



FOR LEASE OR SALE
7845 CARNEAL RD

334,772 SF
WEST PADUCAH, KY

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PHOENIX
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Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



**DIRECTLY ADJACENT TO
THE TRIPLE RAIL SITE**



**ADDITIONAL LAND
AVAILABLE FOR EXPANSION**



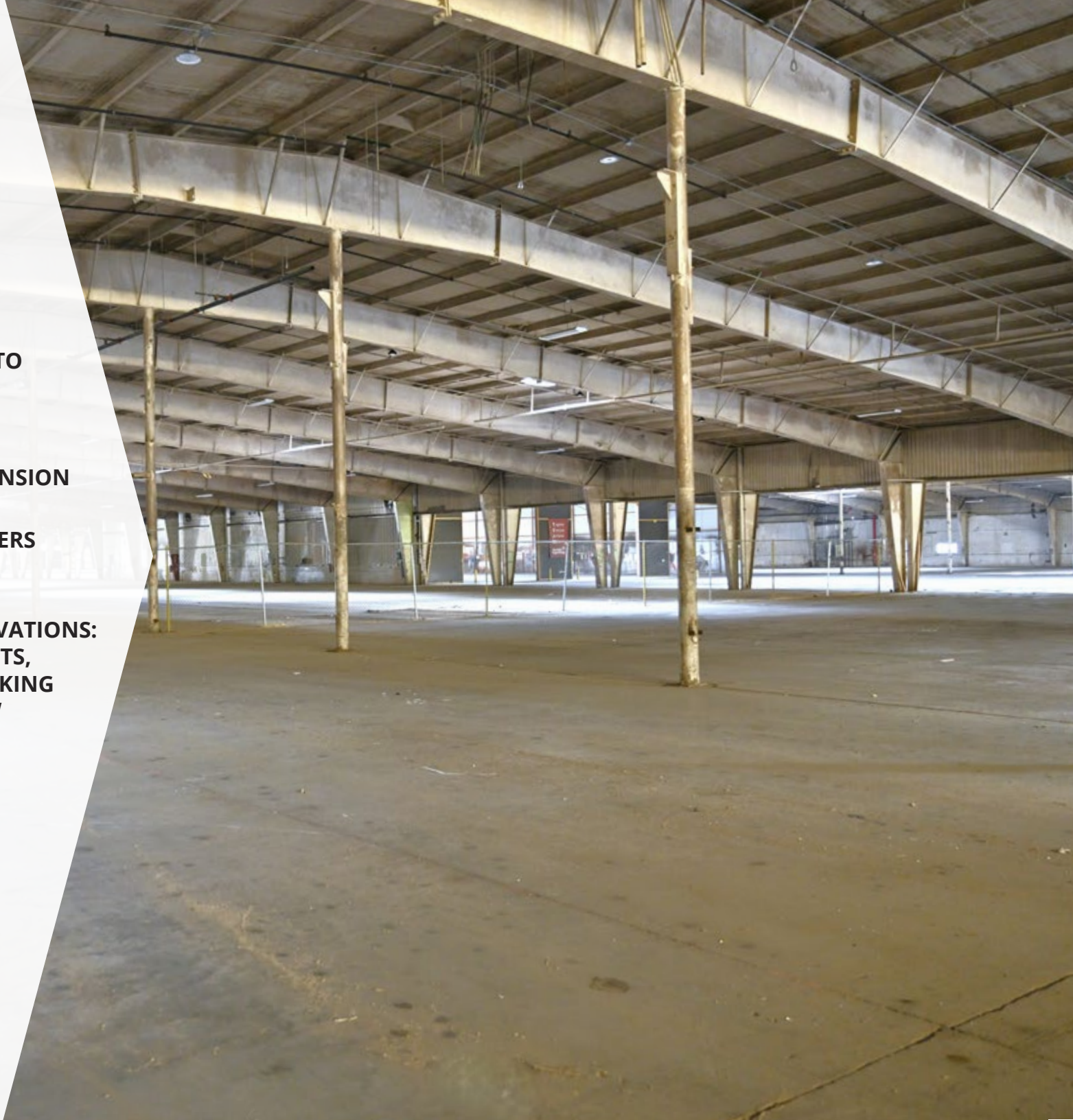
**ADJACENT TO BIG RIVERS
SUBSTATION: 15MW**



**2026 PLANNED RENOVATIONS:
WHITE-BOX, LED LIGHTS,
EXTERIOR PAINT, PARKING
LOT, NEW ROOF, NEW
DOCKS, & MORE**



**CLOSE PROXIMITY
TO THE PADUCAH
GASEOUS DIFFUSION
PLANT**



PROPERTY DETAILS

7845 CARNEAL RD | WEST PADUCAH, KY

AVAILABLE SPACE	334,772 SF
DOCK DOORS	7
DRIVE-IN DOORS	13
CLEAR HEIGHT	25' Peak 14' Eave
COLUMN WIDTH/DEPTH	24' x 100'
ROOF	Metal, Pitched
WALLS	Metal & Masonry
FLOORS	6" Concrete
YEAR BUILT	1966
FIRE SUPPRESSION	100% Wet
POWER	277/480v 3 Phase
PARKING	185 Surface Spaces
LAND AREA	29.15 Acres
RAIL ACCESS	Rail Possible via Canadian National
STORAGE SILOS	One 20,000 gal, Heated Ten 104,000 lb
ZONING	ML: Light Industry Zone
PARCEL ID	054-00-00-023.01



WASTEWATER TREATMENT SYSTEM



FULLY FENCED



CONVENIENT ACCESS TO I-24



PADUCAH: AN AREA POSITIONED FOR TRANSFORMATION

TRIPLE RAIL SITE

- Over 800+ acres of greenfield land slated for large-scale industrial development (owned by EDC)
- All utilities in place, each having a significant amount of excess capacity
- Triple service providing direct access in all directions: North, South, East, and West
- Barge access at the confluence of the Ohio, Tennessee, and Cumberland rivers, and just miles from the Mississippi River

GASEOUS DIFFUSION PLANT

- Previously the last government-owned uranium enrichment facility operating in the United States
- One of four DOE nuclear complex properties identified as suitable homes for new data centers for artificial intelligence (AI) and electric power generation
- General Matter, a US uranium enrichment startup, set to invest \$1.5 billion to create a new commercial uranium enrichment facility on 100 acres excess land at Diffusion Plant

SITE PLAN

7845 CARNEAL RD | WEST PADUCAH, KY



PADUCAH GASEOUS
DIFFUSION PLANT



TRIPLE RAIL SITE



High Point

Grahamville

Heath

Woodville Rd West Paducah

LOCATION MAP

7845 CARNEAL RD | WEST PADUCAH, KY

I-24	6 MILES
NASHVILLE, TN	147 MILES
ST. LOUIS, MO	175 MILES
LOUISVILLE, KY	226 MILES



WEST PADUCAH

