



PHOENIX INVESTORS

Opportunity. Execution. Value Creation.

FOR IMMEDIATE RELEASE:

April 2, 2026

FOR MORE INFORMATION:

Anthony Crivello

Phoenix Investors, a limited liability company

(414) 982-4810, anthony@phoenixinvestors.com

PHOENIX INVESTORS ANNOUNCES INDUSTRIAL ACQUISITION IN WEST PADUCAH, KENTUCKY

WEST PADUCAH, KY (April 2, 2026) — An affiliate of Phoenix Investors (“Phoenix”), a national commercial real estate investment firm based in Milwaukee, Wisconsin, announced the acquisition of a 334,772-square-foot industrial property located at 7845 Carneal Road in West Paducah, Kentucky. The facility sits on approximately 29 acres and offers a strategic logistics location within one of the nation’s most significant multimodal transportation corridors.

Originally constructed in 1966, the property features versatile industrial infrastructure suited for manufacturing, distribution, and bulk logistics users. The facility includes clear heights up to 25 feet, seven dock doors, thirteen drive-in doors, and expansive yard and parking areas within a fully fenced site. The building also offers 277/480-volt, three-phase electrical service and flexible warehouse space capable of accommodating a wide range of operations.

A key advantage of the property is its proximity to the region’s highly sought-after “Triple Rail” site, offering direct multi-rail access and connectivity to multiple rail carriers. Tenants benefit from service options through Paducah & Louisville Railway (P&L), Canadian National (CN), and BNSF Railway, creating flexible routing opportunities for both domestic and international supply chains.

In addition to rail connectivity, the facility is strategically positioned within one of the nation’s most important inland waterway networks. West Paducah sits at the confluence of the Ohio, Tennessee, Cumberland, and Mississippi Rivers, making it a major inland shipping gateway. Approximately 75 percent of all U.S. inland marine traffic passes within 40 miles of the region, supporting significant barge activity and active riverport operations for bulk goods and industrial materials.

Phoenix plans to undertake a series of capital improvements in 2026 to further modernize and reposition the property for modern industrial users. Planned upgrades include white-boxing portions of the building, installing high-efficiency LED lighting, exterior painting, parking lot improvements, dock upgrades, and additional site enhancements designed to improve operational efficiency.

“West Paducah offers a unique combination of rail, river, and highway connectivity that is increasingly difficult to replicate in today’s industrial market,” said Luke Herder, VP of Acquisition & Leasing at Phoenix. “With the planned improvements and access to multiple transportation modes, including three rail carriers and one of the country’s most active inland waterways, this facility presents a compelling opportunity for manufacturers and logistics operators seeking scalable space in a strategic location.”

About Phoenix Investors

Phoenix Investors is the leading expert in the acquisition, renovation, and release of former manufacturing facilities in the United States. In addition to being one of the country’s largest owners of industrial real estate, Phoenix has expanded its platform to include the acquisition and repositioning of data center assets, supporting the growing demand for digital infrastructure. The revitalization of facilities throughout the continental United States positively transforms communities and restarts the economic engine in the communities we serve. Phoenix’s affiliate companies hold equity interests in a portfolio of industrial properties totaling approximately 86 million square feet and spanning 27 states, delivering corporations with a cost-effective national footprint to dynamically supply creative solutions to meet their leasing needs.

For more information, please visit <https://phoenixinvestors.com>.