

# West Paducah, Kentucky

McCracken County

Building 145-027



- ◆ Available Building
- Rail
- County Boundary
- Tract Status
- Occupied
- Other
- Vacant-Building
- Vacant
- Vacant-secondary



Available Industrial Building (334,664 SF)  
30.0 Acres

## Tyler Mountain Water Building Available Industrial Building 145-027 334,664 sq.ft./31,124 sq.meters

LOCATION: 7845 Carneal Road, Paducah, KY 42086  
ZONING: Industrial  
HIGHWAY ACCESS: I-24 -- 6 miles  
COMMERCIAL AIR ACCESS: Barkley Regional Airport (Paducah, KY)  
Distance: 8.0 miles from building  
RAIL: Canadian National Railway (formerly Illinois Central)  
interior and outside spur  
WATER: West McCracken County Water District  
Size Line: 4-inch line at building; 10-inch line at street  
SEWER: Paducah McCracken Joint Sewer Agency  
Size Line: 6-inch force main line at building  
NATURAL GAS: Atmos Energy Corporation  
Size Line: 8-inch line at street; 4-inch line at building  
ELECTRICITY: Jackson Purchase Energy Corporation  
BROADBAND (Type:Service): Presently Not Available  
OWNER: Tyler, LLC  
OWNER REPRESENTATIVE: CB Richard Ellis|Louisville  
SALE PRICE: \$3,950,000  
LEASE PRICE: \$1.70 p.s.f./yr. (5 year lease); NNN

