



**B&K PROPERTY  
DEVELOPMENT**



# FOR SALE OR LEASE

## **+/- 40 ACRES CALVERT CITY, KY INDUSTRIAL PARK**

### **PROPERTY FEATURES**

+/- 40 acres in the Calvert City industrial park including:

- State and County maintained paved road - 95 Sanford Lane
- Rail spur on site
- Excess electrical capacity
- Less than 1 mile to multiple major US interstates

### **UTILITY PROVIDERS**

- Calvert City Water Works
- JPEC/Big Rivers Electric
- 100+ MW Electrical Capacity
- Atmos Gas
- Paducah Power Systems, Windstream, Quad State Internet

### **CITIES**

- Paducah: **16 miles**
- Nashville: **122 miles**
- St. Louis: **190 miles**
- Louisville: **203 miles**
- Chicago: **390 miles**

### **AIRPORTS**

- KY Dam Village Airport M35: **8.1 miles**
- Barkley Regional Airport, PAH: **27.0 miles**
- Nashville International Airport, BNA: **128.0 miles**

### **INTERSTATES**

- I-69: **5.4 miles**
- I-24: **5.6 miles**
- US Highway 62: **2.4 miles**

### **RAILWAYS**

- Served by Paducah & Louisville (P&L)
- Railway with a direct rail spur onto P&L's railroad on the property

### **ENGINEERING**

- Phase 1 Environmental Study Completed
- Geotechnical Analysis Completed
- Archeological and Historical Site Assessment Completed
- Kentucky Department of Transportation Traffic Impact Study Completed



# CALVERT CITY CO-LOCATION FACILITY

## Utility redundancy:

- Redundant ingress power from Jackson Purchase Electric Co-operative/Big Rivers Electric - North & South
- Located less than 1500' from Tennessee Valley Authority (TVA) peaking plant
- Atmos Gas provides natural gas - electrical generator redundancy
- 6" direct feed water line with upgradable capacity
- Multiple water wells pre-dug on property

## Trained, affordable & ready-to-work resources:

- Calvert City is home to one of the largest data center and IT consulting firms in the region with notable data center build out & engineering experience
- Area electrical engineers familiar with data center/crypto data center power plant buildouts readily available
- Average 12% lower cost living than Nashville, 10% lower cost of living than St. Louis
- Certified Work Ready Community

## Carrier and data providers:

- Paducah Power Systems Fibernet:  
Local Fiber Carrier
- Quad State Internet:  
Local Fiber Carrier
- Spectrum Commercial/Spectrum Enterprise:  
Coax, Fiber, and MPLS carrier
- Windstream Commercial:  
Copper, Fiber, and MPLS carrier

## Geo-redundancy of circuits and infrastructure:

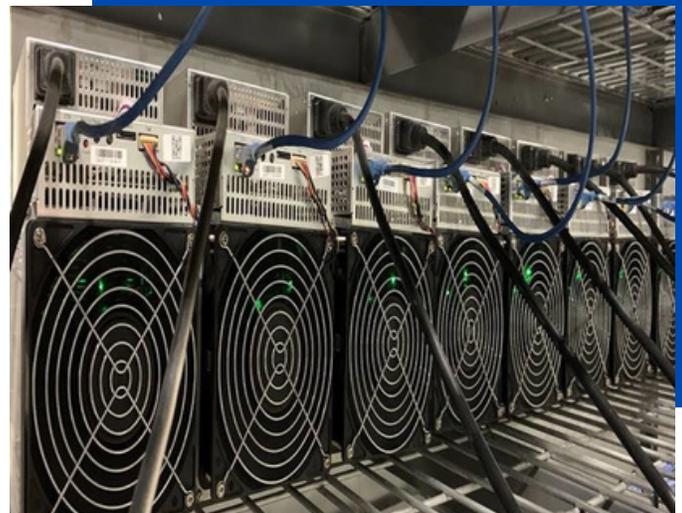
- Paducah Power Systems/Quad State:  
Ingress - South
- Spectrum Commercial/Enterprise:  
Ingress- North
- Windstream Communications:  
Ingress - East

## Technology and Data Transport Facts:

- Layer 2 transport to Paducah Internet Exchange (IX), Equinix Chicago, 365 Data Centers' Nashville, L3 Atlanta, Spectrum Enterprise Chicago
- Layer 1 regional transport from Quad State Internet
- Cross connects to all major carriers is available regional transport network
- Extremely low average latency to major carriers (< 3ms)

## Neighboring Data Centers within 25 miles:

- Core Scientific
- Soluna Energy
- Computer Services, Inc. (CSI)





Located in the heart of the central US, the Calvert City Industrial park is the home to companies such as Ashland Chemical, Westlake PVC, Air Products, Arkema, etc. with reliable and low cost power provided by Tennessee Valley Authority, Jackson Purchase Electric, and Calvert City Water & Sewer. The property at 95 Sanford Lane is impressive with hundreds of MW of electrical capacity, on-site rail spur onto the Paducah & Louisville railroad, and state/county maintained roadways and is ready for immediate development. This property is ideally suited for a co-location data center, cryptocurrency data center, and other technology & industrial businesses.

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**B&K PROPERTY DEVELOPMENT IS PROUD TO OFFER 95 SANFORD LANE IN THE CALVERT CITY INDUSTRIAL PARK FOR SALE OR LEASE AND WILL DEVELOP TO SUIT.**

**FOR MORE INFORMATION, CONTACT:**

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