

LARGE-FORMAT FLEX FACILITY

826 E PARK DR | GRAYSON, KY 41143

THE OFFERING

Northmarq is pleased to offer for sale or lease a 104,320 SF large-format flex / operations facility situated on 20.337 acres within EastPark Industrial Center, a 1,000-acre regional industrial park along the Interstate 64 corridor in northeastern Kentucky.

The Property is located within the same industrial park as TeraWulf's planned Muskie Data Campus, a hyperscale HPC / AI development expected to support more than 1 GW of total data center capacity. Initial delivery of 500 MW is targeted to ramp in the second half of 2028, supported by Kentucky Power's planned 345 kV substation connected to the existing 765 kV grid. Buyers and users should independently verify all parcel-specific utility capacity, serviceability, zoning, infrastructure, and physical suitability considerations.

VIEW
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PROPERTY ATTRIBUTES

EASTPARK / TERAWULF
ECOSYSTEM

104,320 SF FLEX/
OPERATIONS FACILITY

LOW-BASIS EASTPARK
SITE CONTROL

MULTIPLE VALUE-
CREATION PATHS

STRATEGIC I-64
CORRIDOR ACCESS



OFFERED EXCLUSIVELY BY



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