

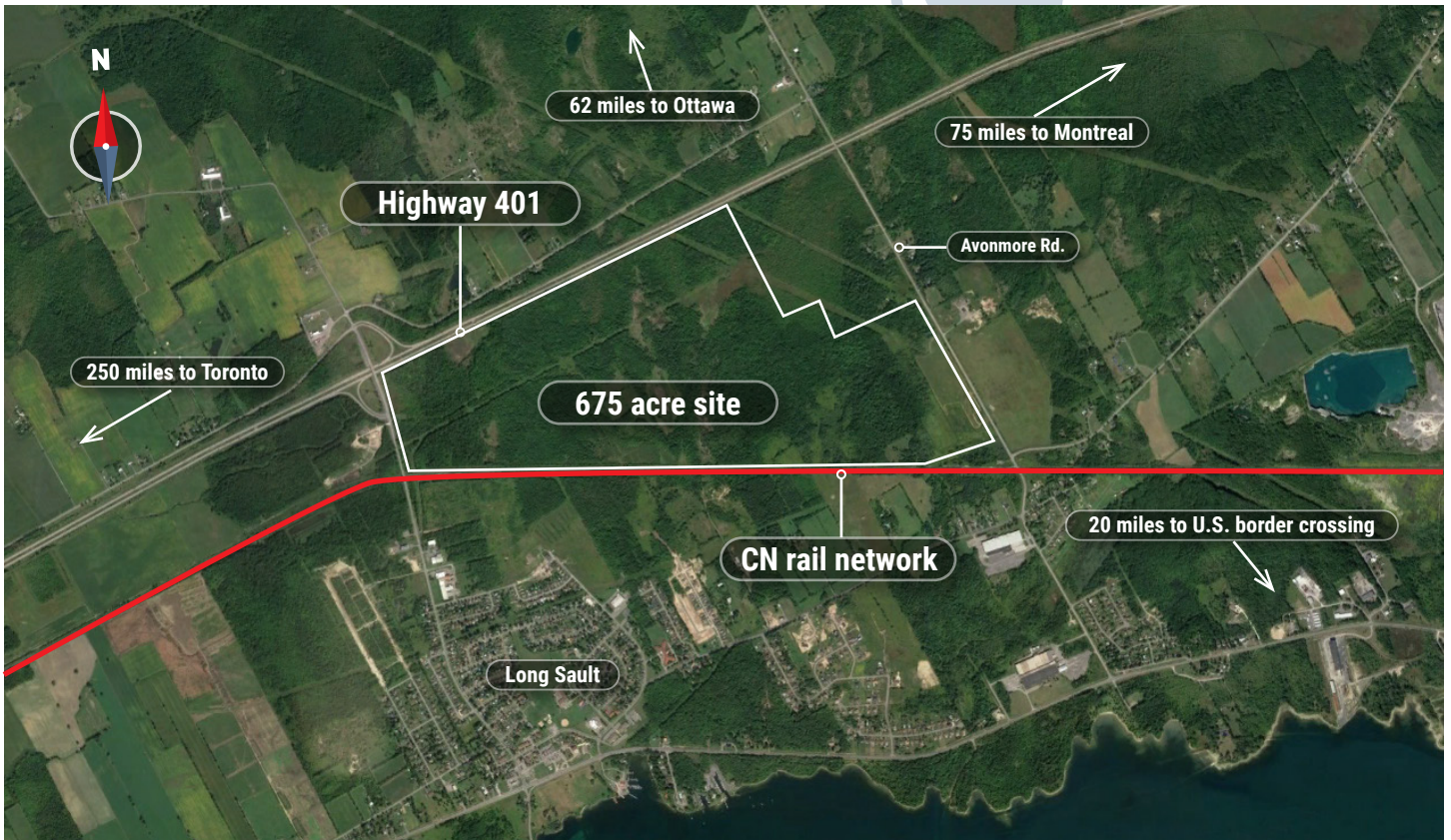


Long Sault

South Stormont | Ontario

Property Information:

- Site Name Long Sault, Ontario
- Location Township of South Stormont, ON
- Latitude 45° 02' 33" N
- Longitude 74° 53' 12" W
- Ownership Avenue 31 Capital
- Site Size 675 acres (575 developable acres)
- Rail Frontage 10,000 feet direct access



Contact: **Daniel Chan**
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Certification review by JLL
is certified accurate as of March 2021

Long Sault

South Stormont | Ontario



This location has been designated a CN Certified Rail Ready Site.

Through our 3rd party partner, JLL, this site has been evaluated and verified to the highest standards and is now available for development. Our trusted, dedicated team has the resources and expertise in supply chain logistics and facility development, and we're ready to help you get to your final operational success and beyond.

By selecting a CN Rail Ready Site, you can:

- Reduce development and project build time
- Reduce investment risk by ensuring access to rail
- Increase speed to market for your products
- Lower costs due to mitigated risk

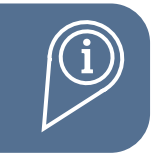


CN Rail Connectivity:

Subdivision: Kingston mainline milepost 73.9

Frontage: 10,000 ft. (3,000 metres)

Operations: Ideal for hook and haul service



Specific Property Information

Zoning classification: MH - Heavy industrial zone

Electric: HydroOne transmission power

Natural Gas: Available 400m west of property

Water: Municipal water supply

Wastewater: No issues identified

Telecommunications: High-speed fiber available

Highways: Adjacent to Hwy 401 (main highway between Montreal and Toronto)



Regulatory Assessments:

Environmental: EA under development

Heritage: No issues identified

First Nations: No issues identified

Conservation Authorities: Raisin River Conservation Authority provided guidance and support



Suggested Fit for Use:

Ideal for, but not limited to: agriculture, automotive, chemicals, petroleum products, renewables, and steel manufacturing and distribution



View from property



Looking west from Avonmore Road



Looking north at Highway 401 (exit 778) site is on right



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