



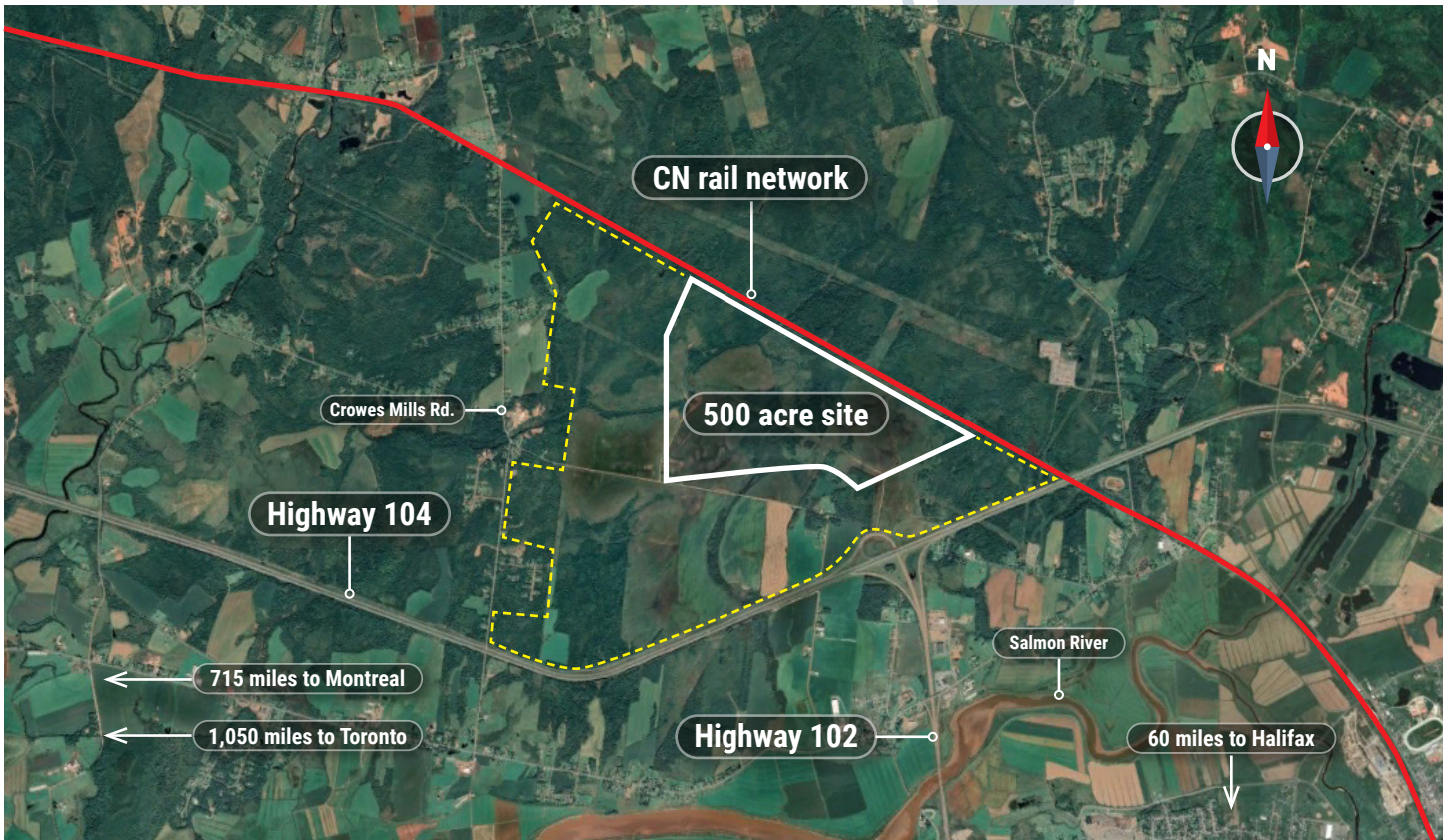
CN
CERTIFIED
 RAIL READY
 SITE

ScotiaPort

Colchester County | Nova Scotia

Property Information:

Site Name ScotiaPort
Location Colchester County, Nova Scotia
Latitude 45 23' 45" N
Longitude 63 18' 39" W
Ownership ScotiaPort Inc
Site Size 500 acres (options for expansion)
Rail Frontage 8,200 ft. (2,500 metres)



Contact: **Alexandre Besnard**
 alexandre.besnard@cn.ca



Certification review by JLL
 is certified accurate as of March 2021



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

Through our 3rd party partner, JLL, this site has been evaluated 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: Springhill milepost 4

Frontage: 8,200 ft. (2,500 metres) on CN mainline

Operations: Suitable for hook and haul operations



Specific Property Information

Zoning classification: Rural General (RG); developer in negotiation to expand zoning

Electric: Nova Scotia Power

Natural Gas: None in area

Water: Well service, pipeline source 0.5 km

Wastewater: Septic service, pipeline service 0.5 km

Telecommunications: Bell and Eastlink

Highways: Hwys 102 and 104 (adjacent)
site access via Crowes Mills Road



Regulatory Assessments:

Environmental: No issues identified

Heritage: No issues identified

First Nations: No issues identified

Conservation Authorities: On-site creeks -
minimal impact to site



Suggested Fit for Use:

Ideal for rail-centric carloads including agribusiness, wood and paper products, transloading



Aerial view - looking north from highway with site on the left.



Cleared land looking west from rail line.



Looking west at site from rail line.