



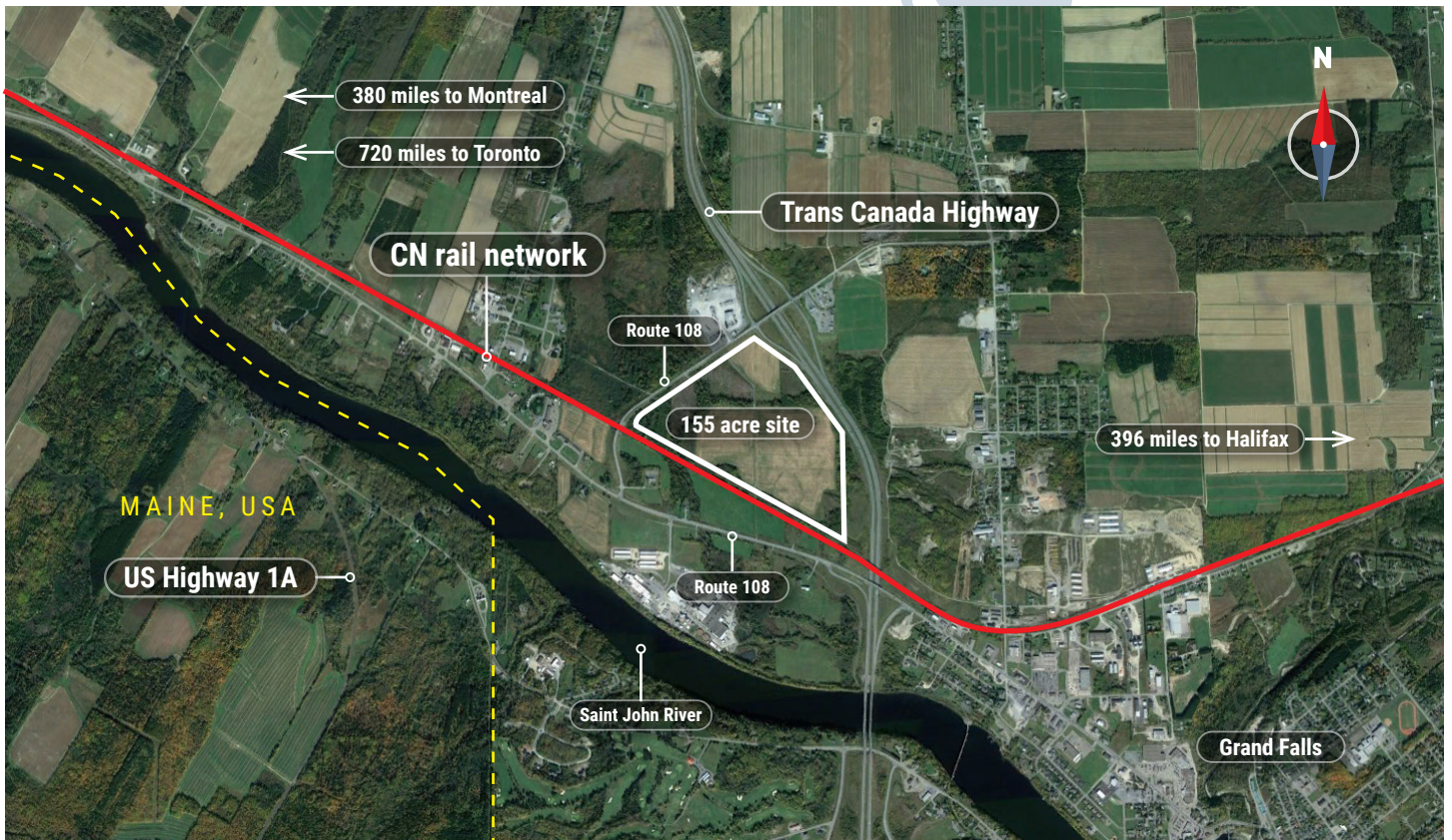
CN
CERTIFIED
 RAIL READY
 SITE

Grand Falls

Grand Falls | New Brunswick

Property Information:

Site Name Grand Falls
Location 855 route 108
Latitude 47 04' 15" N
Longitude 67 46' 32" W
Ownership Melanie R Desjardins, Rejean Rioux, Guy Rioux
Site Size 155 acres
Rail Frontage 0.75 mi (1.2 kms)



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



Certification review by JLL
 is certified accurate as of December 2023

Grand Falls

Grand Falls | New Brunswick



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: Napadogan milepost 184
Frontage: 0.75 mi (1.2 kms) on CN mainline
Operations: Suitable for hook and haul operations



Specific Property Information

Zoning classification: Industrial commercial
Electric: NB Power - Grand Falls Generating Station
Natural Gas: Liberty Utilities (pipeline 100 kms away)
Water: Not provided by city (service 450 m away)
Wastewater: Not provided by city (service 450 m away)
Telecommunications: Rogers, Telus, Bell
Highways: TransCanada Hwy, exit to route 108



Regulatory Assessments:

Environmental: No issues identified
Heritage: N/A
First Nations: N/A
Conservation Authorities: N/A



Suggested Fit for Use:

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



Aerial view of site looking north with Trans Canada Highway on the right and CN rail line at bottom.



View looking across the highway to the site.



View looking west near CN rail line with site on right.



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



Certification review by JLL
is certified accurate as of December 2023