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
daniel.chan@cn.ca
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:** 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

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