

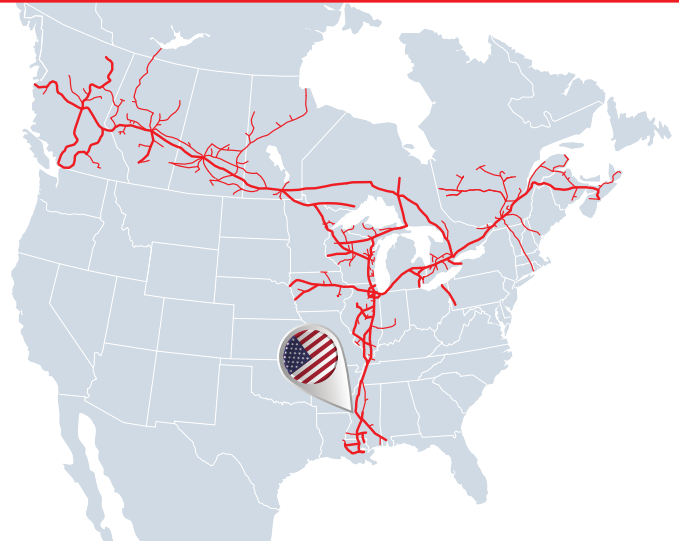


Leatherman Site

Lake Cormorant | DeSoto | Mississippi

Property Information:

- Site Name** Leatherman Site
- Location** 11470 Starlanding Road, DeSoto
- Latitude** 34° 54' 34" N
- Longitude** 90° 11' 33" W
- Ownership** Leatherman Family Land Partner
- Site Size** 437 acres (265 acres developable)
- Rail Frontage** Direct access



Contact: **James Gunther**
james.gunther@cn.ca



Leatherman Site

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

Through our 3rd party partner, Krech Ojard & Associates 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:

CN mainline (mile post 20.38, Yazoo Subdivision) is adjacent to site.

Specific Property Information

Zoning classification: Planned Unit Development District, Agricultural District, Planned Commercial District

Electric: Entergy Mississippi, Inc.

Natural Gas: Atmos Energy Corporation

Water: Walls Water Association

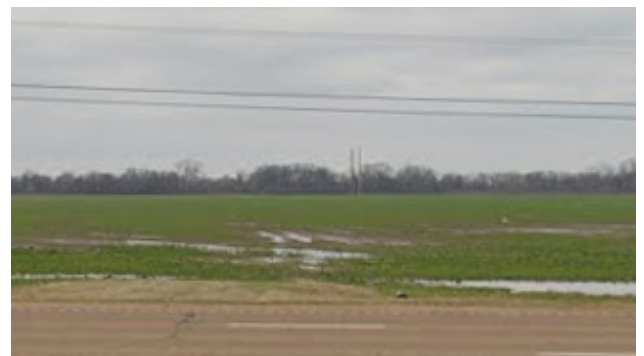
Highways: US-61 (0 mi.) and Interstate 61 (20 mi.)

Regulatory Assessments:

Professional site assessment work has been advanced

Suggested Fit for Use:

Warehousing, production and assembly plants



Facing site from Hwy 61



View of CN mainline adjacent to site



View from Starlanding Rd