



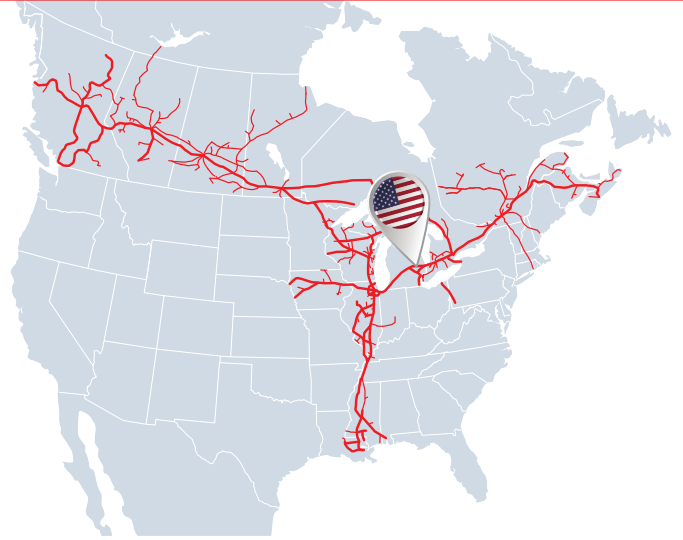
**CN**  
**CERTIFIED**  
 RAIL READY  
 SITE

# RACER Trust Burton Industrial Site

Burton | Genesee | Michigan

## Property information:

**Site Name** ..... RACER Trust Burton Industrial Site  
**Location** ..... Donegal Street  
**Latitude** ..... 43° 1' 42.6" N  
**Longitude** ..... 83° 37' 42.6" W  
**Ownership** ..... RACER Trust  
**Site Size** ..... 55 acres  
**Rail Frontage** ..... 780 feet



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

Through our 3rd party partner, HDR Inc., 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:** Off CN Flint Subdivision milepost 273.9

**Frontage:** 78-ft. direct access

**Operations:** Suitable for manifest and custom spur development

## Specific Property information

**Zoning classification:** City of Burton Industrial Zoning

**Electric:** Consumers Energy Energy-Ready certified

**Natural Gas:** Consumers Energy Energy-Ready certified

**Water:** City of Burton / Genesee County

**Wastewater:** Genesee County

**Highways:** Interstate 69 (1 mi.)

## Regulatory Assessments:

Site completed a VIP (Verified Industrial Properties) due-diligence program in 2024. Extensive due-diligence documentation available, including Phase I ESA, Phase II ESA, floodplain mapping, wetlands, GIS maps, subsurface investigations, zoning maps, and CN rail crossing information.

## Suggested Fit for Use:

Industrial manufacturing, logistics, rail-served industry, automotive and advanced manufacturing supply chain



Drone image from Davison



Drone image from Davison



CN mainline from Genesee Rd