



# A 204,000 SQ. FT. RAIL-SERVED BUILDING ON AN 18-ACRE, BUILD-TO-SUIT PROPERTY

AT THE CUMBERLAND VALLEY BUSINESS PARK IN CHAMBERSBURG, PA

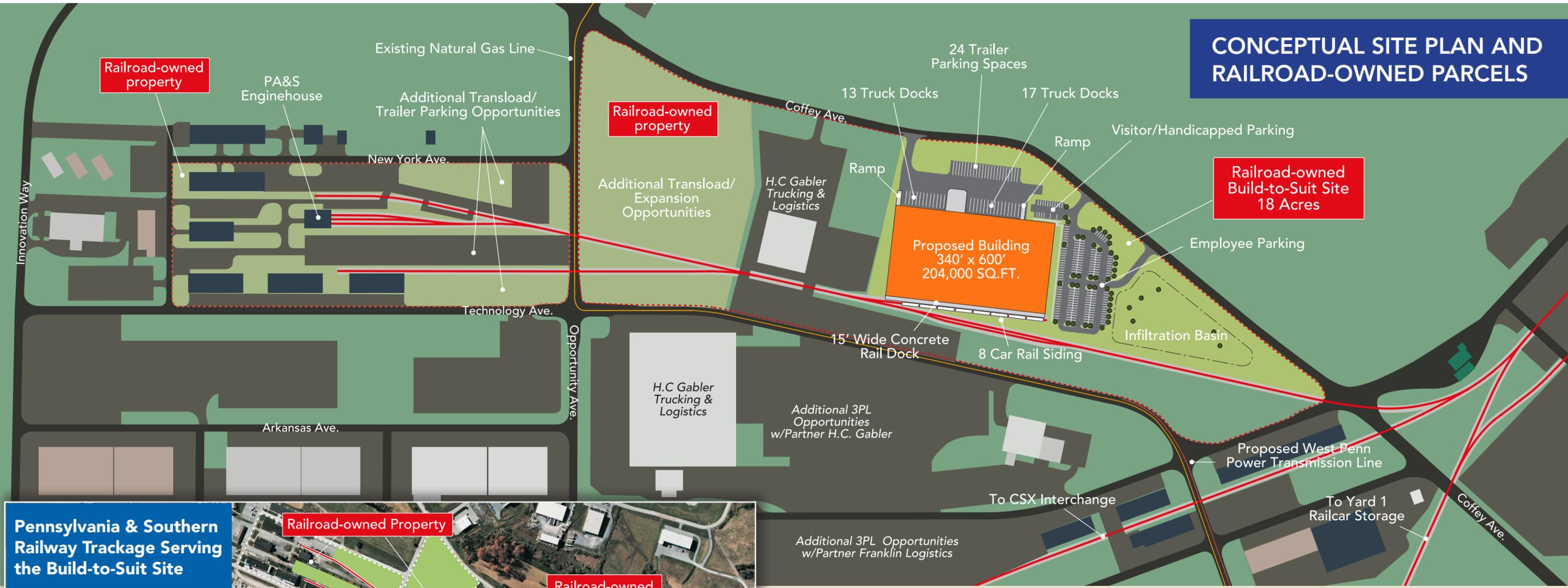
The Pennsylvania & Southern Railway (PA&S) is pleased to present an overview and conceptual plan for our 18-acre, rail-served, build-to-suit property in the Cumberland Valley Business Park. The strategic location is perfect for light manufacturing, warehousing, packaging, or cross docking.

The PA&S is committed to working with interested parties to exceed their expectations in the site selection process. We will work with the Letterkenny Industrial Development Authority (LIDA) and our industry partners to ensure that your requirements for a new facility are fully met – from concept, through construction, to accepting the first rail car shipment.

Our parent company, Rail Enterprise Group, has a proven record of commitment to customers that has defined our two railroads and made them successful. Our “customer first” model incorporating safety, service, partnerships, and investment has allowed us to grow to serve over 65 customers (including Home Depot, AriZona Beverages, Plastic Express, Cargill, Franklin Logistics, and more), moving over 10,000 railcars each year. We tailor our rail services to meet the needs of each customer, helping them to succeed and grow in the marketplace. Our industry alliances and logistical partners allow us to reach both nationally and globally with cost-competitive services. Our model will offer tremendous value to any company as it opens its new facility.

In this brochure is a conceptual plan of how the property can be developed, details about our railroad’s capabilities, the site’s excellent connectivity, and how we are already looking ahead to the possibility of expansion and growth.

# CONCEPTUAL SITE PLAN AND RAILROAD-OWNED PARCELS



## Pennsylvania & Southern Railway Trackage Serving the Build-to-Suit Site



## FACILITY AND RAIL SERVICES HIGHLIGHTS

- Parcel totaling 18 acres owned by PA&S and pre-approved for development
- Our engineering firm has designed a conceptual 204,000 SQ FT building with rail siding to illustrate the site's potential
- Additional PA&S-owned parcels nearby for storage or transloading
- PA&S would acquire adjacent parcels to provide for future growth, including building and siding capacity expansion
- PA&S Railway will provide up to 7 day/week switching services
- Crews will be available to provide the facility with multiple switches per day, increasing facility throughput
- 250-car spot "Yard 1" will have 2-3 tracks dedicated to serving the new facility. These tracks will provide forward inventory positioning of inbound railcars (loaded or empty), as well storage-in-transit of loaded outbound railcars. Additional tracks near the facility will also be utilized to provide rapid on-demand switching.
- CSX "Class 1" connection via its hub at Hagerstown, MD
- On-site trucking and logistics companies can provide complete door-to-door trucking services
- Cumberland Valley Business Park is a Keystone Opportunity Zone (KOZ) offering state and local tax incentives
- Letterkenny Industrial Development Authority (LIDA) owns and operates the electrical distribution system
- On-site water and sewer
- Natural gas is available, including higher pressure to certain parcels



# CONNECTIVITY



The site location in the Cumberland Valley Business Park (CVBP) offers complete and rapid connectivity to the northeast and mid-Atlantic by truck, and all of North America by rail.

## Highway Access

Access to multiple highways allows one day travel times for products moving by truck to major markets in the Northeast and Mid-Atlantic, including the ports of Baltimore and New York and New Jersey.

- The site on Coffey Ave has direct access to the park's main gate, and is only 5 miles from I-81
- I-81 offers quick travel times to I-76 and I-78 to the north, and I-70 and I-270 to the south
- U.S. Routes 11, 997, 30 all pass adjacent or close to the park

## Rail Access

Rail connectivity is provided by CSX, our Class 1 interchange partner. CSX provides the reach and strength for shippers to access all of North America, including major east and west coast ports.

- PA&S is served out of Hagerstown, MD, a major CSX hub
- PA&S has over 30 miles of track, including two 250-car capacity storage yards and five-mile long mainline



## CONNECTIVITY WITH OUR OPERATION IN NEW JERSEY - THE RARITAN CENTRAL RAILWAY

The extensive rail, trucking, and logistics services at Rail Enterprise Group's other railroad, the Raritan Central Railway, will also be available to our new site partner. The Raritan Central serves and connects 2,350-acre Raritan Center Business Park and the 500-acre Heller Industrial Park using 30 miles of rail.

- Warehousing, cross dock, transloading, reloading, and import/export services
- 41 modern paper and food-grade buildings
- 22 million square feet of space under roof - 15 million square feet in Raritan Center and 7 million square feet in Heller Park
- 150 bulk transfer rail car spots
- Five acres of outside storage
- 150 storage-in-transit rail car spots
- 15 miles from the Port of NY&NJ
- Two Class 1 connections: CSX and NS

The Pennsylvania & Southern Railway looks forward to furthering the discussion of this exciting site development opportunity. Eyal Shapira, President & CEO of the PA&S Railway, is available at any time to reply to questions or comments:

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Find us on the web: [railenterprisegroup.com](http://railenterprisegroup.com)

