



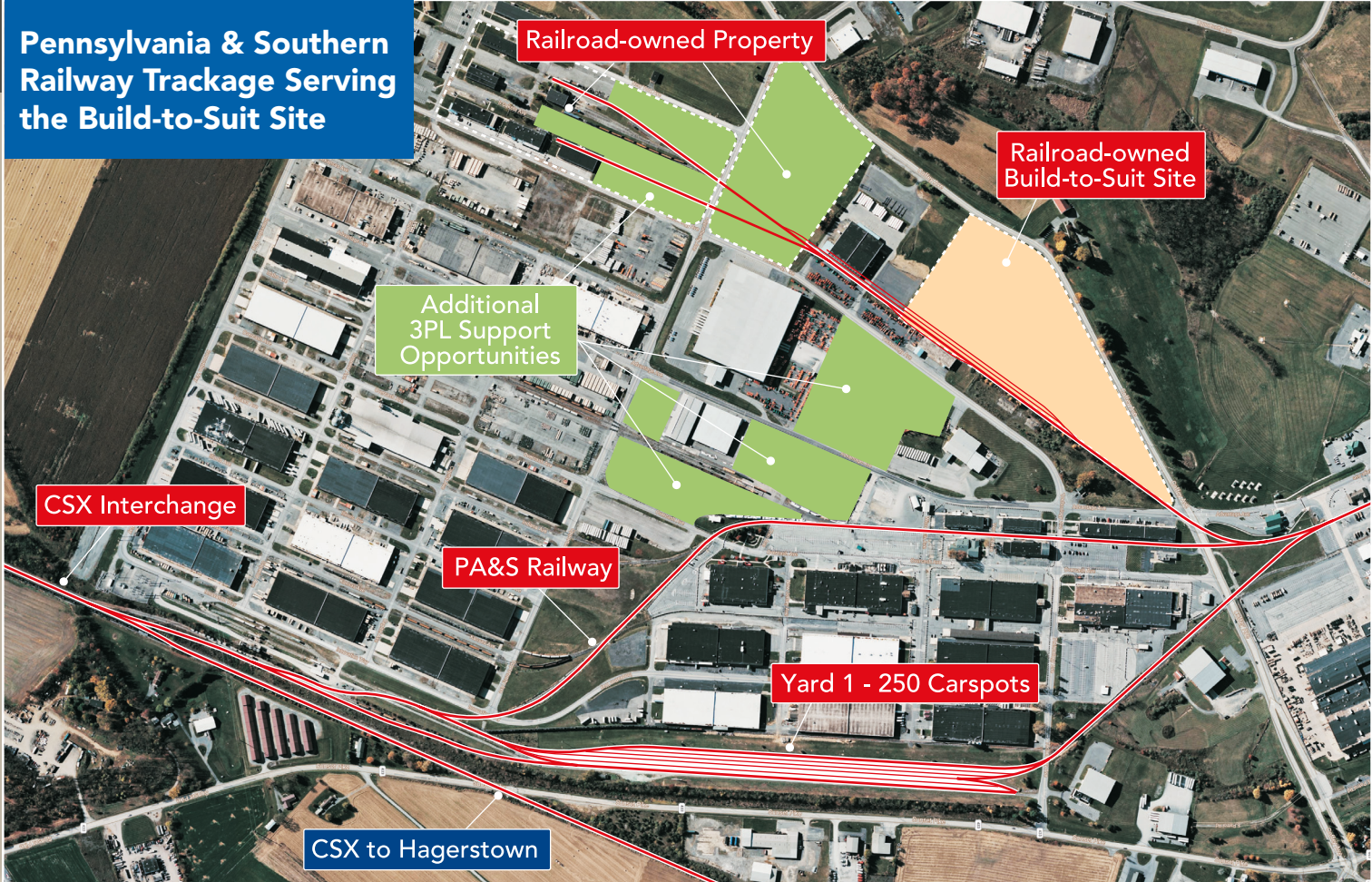
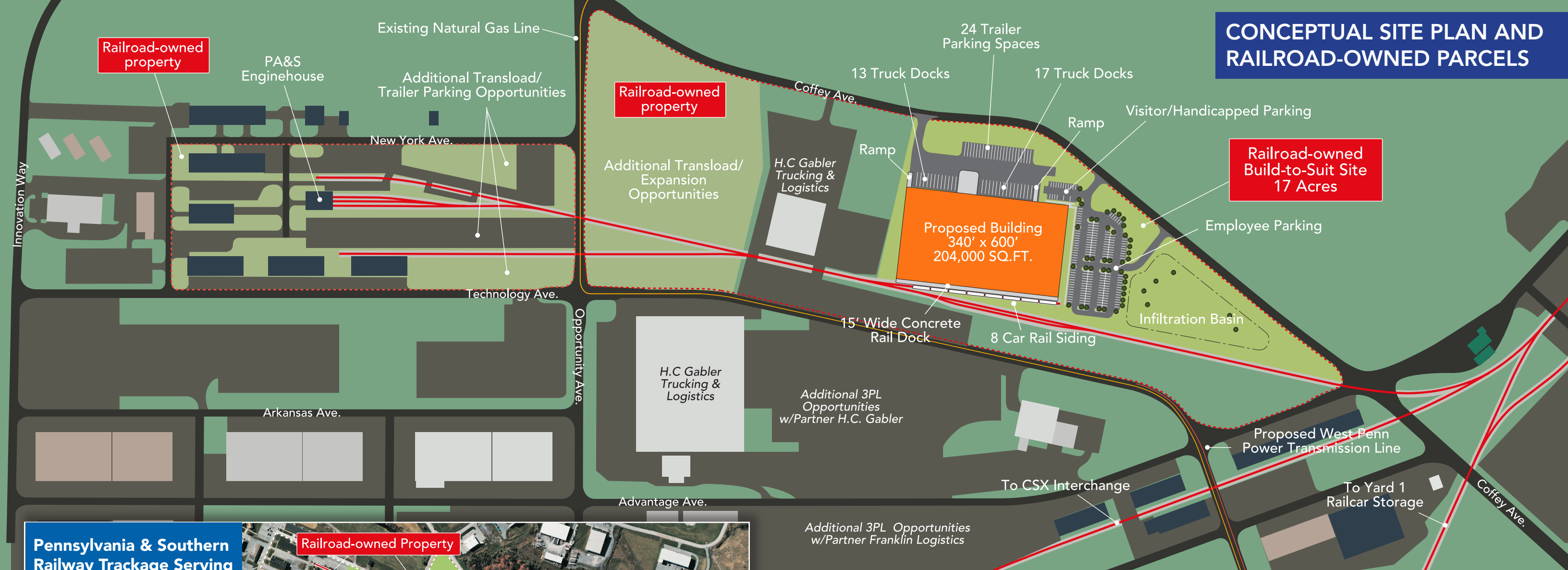
60,000 TO 204,000 SQ. FT. RAIL-SERVED BUILDING

ON A SHOVEL-READY, 17-ACRE, BUILD-TO-SUIT PROPERTY IN
THE CUMBERLAND VALLEY BUSINESS PARK, CHAMBERSBURG, PA

The Pennsylvania & Southern Railway (PA&S) is pleased to present this overview and conceptual plan for our 17-acre property in the Cumberland Valley Business Park. The strategic location is perfect for light manufacturing, warehousing, packaging, or cross docking.

- The rail-served site has an approved Land Development Plan and is shovel-ready.
- The maximum building size on the approved plan is 204,000 SQ. FT. A smaller facility (60,000 to 100,000 SQ. FT.) can be located within the 204k footprint and expanded in the future.
- The PA&S is committed to working with you and our partners to ensure that your requirements for the new facility are fully met.
- Our parent company, Rail Enterprise Group (REG), has a proven record of commitment to customers: our "customer first" model will tailor our rail services to meet your individual needs.
- REG's two railroads currently serve over 65 companies, including Home Depot, AriZona Beverages, Plastic Express, Cargill, and Franklin Logistics, and move over 10,000 railcars eah year.
- Our industry alliances and logistical partners allow us to reach nationally and globally with cost-competitive services, offering tremendous value to any company as it opens its new facility.

CONCEPTUAL SITE PLAN AND RAILROAD-OWNED PARCELS



FACILITY AND RAIL SERVICES HIGHLIGHTS

- **Shovel-ready parcel** totaling 17 acres owned by PA&S and approved for development
- The site is ideal for construction of a building of any size between **60,000 and 204,000 SQ FT**
- A **conceptual, 204,000 SQ FT building** was designed by our engineering firm to illustrate the maximum-sized facility allowed under the approved Land Development Plan.
- **Additional PA&S-owned parcels nearby** for storage or transloading
- PA&S can 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**. Additional tracks near the facility can 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 services
- Cumberland Valley Business Park is a **Keystone Opportunity Zone (KOZ)** offering state and local tax incentives
- **FIRST ENERGY** 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

