



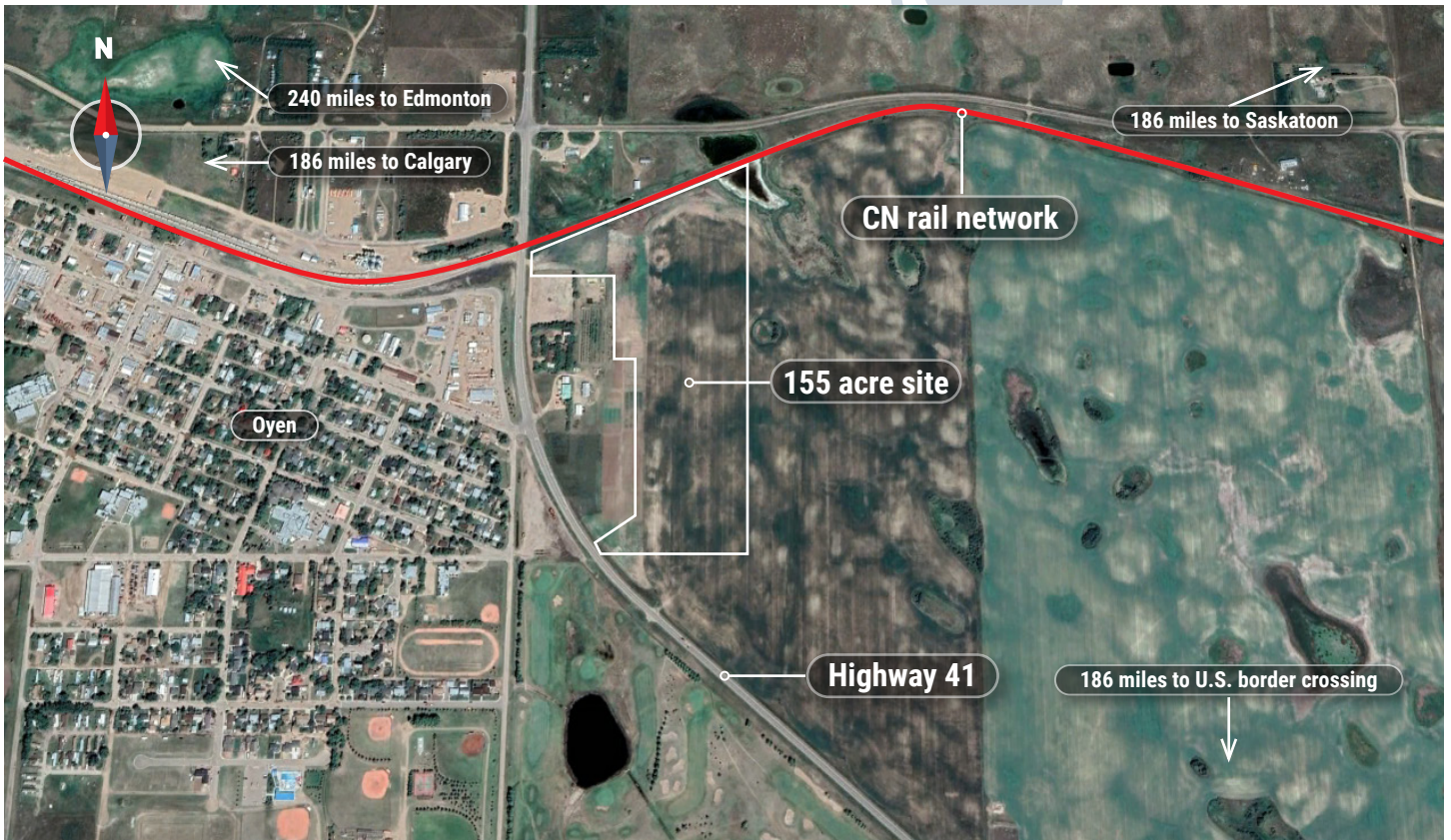
CN
CERTIFIED
 RAIL READY
 SITE

Oyen Regional Railpark

Oyen | Alberta

Property Information:

Site Name Oyen Regional Railpark
Location NW-35-27-4-W4
Latitude 51° 21' 20" N
Longitude 110° 28' 12" W
Ownership Oyen Development Corporation
Site Size 155 acres plus 125 acres in proximity
Rail Frontage 3,000 feet direct access



Contact: **Karen Jensen**
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Certification review by JLL
 is certified accurate as of March 2021

Oyen Regional Railpark

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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

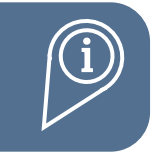


CN Rail Connectivity:

Subdivision: Oyen mainline milepost 65.98

Frontage: 3,000 ft. (915 metres)

Operations: Regular manifest service; can accommodate hook and haul unit trains



Specific Property Information:

Zoning classification: Agricultural; Town of Oyen supports Industrial rezoning

Electric: Atco

Natural Gas: Atco

Water: Aquifer 3 miles east

Wastewater: Town of Oyen

Telecommunications: Telus and Netago

Highways: Highway 41



View from property



Regulatory Assessments:

Environmental: No issues identified

Heritage: No issues identified

First Nations: No issues identified

Conservation Authorities: Supportive and engaged in site development



Suggested Fit for Use:

Agricultural, industrial, energy



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