



The Ceres Northgate Terminal is located on 1,300 acres in southeast Saskatchewan adjacent to the U.S./Canada border with North Dakota. The industrial park is served by BNSF Railway and has received certification as part of BNSF Railway's Site Certification program.

BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

### SELECTING A CERTIFIED SITE CAN:

- Reduce development time
- Increase speed to market
- Reduce upfront development risk of rail-served industrial sites

## PROPERTY DETAILS

Ceres Northgate Terminal is located in southeast Saskatchewan, about 80 miles (125 kilometers) northwest of Minot, North Dakota and 30 miles (55 kilometers) east of Estevan, the center of Saskatchewan's energy.

Strategically located on Saskatchewan's heavy haul highway corridor and the Canada/United States Border, the terminal allows easy truck access to energy development, industrial users and the growing agricultural sectors in both the United States and Canada.

The terminal, and its associated infrastructure, represents an investment of over \$100 million and is integrated with United States and Canadian Customs Services for seamless North American trade. Adequate water, power and utilities are readily available.

### Site Details:

- 1,300 acres available for development
- Direct access to BNSF Railway
- 2.7 million bushel grain elevator
- 26,000 metric ton fertilizer warehouse
- Extensive commodity transloading capacity (truck-to-rail and rail-to-truck)
- Two loop tracks and additional track encompassing more than seven miles



## CONTACT INFORMATION

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 <b>SITE PROFILE</b>	
<b>Land Area Phase 1</b>	600 acres
<b>Land Area Phase 2</b>	700 acres
<b>Total Area</b>	1,300 acres
<b>Zoning</b>	Industrial

 <b>FACILITIES</b>	
<b>Existing Tracks</b>	Two loop tracks for loading/unloading unit trains
<b>Transload Capacity</b>	Warehouse facilities, laydown yards, truck scales
<b>Grain Elevator</b>	2.7 million bushel
<b>Fertilizer Warehouse</b>	26,000 metric ton

## BNSF PREMIER PARKS, SITES AND TRANSLOAD PROGRAM

BNSF Certified Sites are a part of the Premier Parks, Sites and Transload program which is a strategic approach to addressing the increasing demand for customer site locations by developing various types of facilities across the BNSF network. BNSF Certified Sites have been reviewed by an industry expert in order to ensure accurate, reliable data. Our goal is to provide an inventory of rail-served sites that are available for immediate development.\*

\* In order to ensure a safe, efficient and economical switch operation, BNSF will want to review and approve the engineering plans to serve each tenant facility.