



RARITAN CENTRAL RAILWAY • PENNSYLVANIA & SOUTHERN RAILWAY
IOWA & MIDDLETOWN RAILWAY • WOLF CREEK RAILROAD

Introducing the Iowa & Middletown Railway and the Wolf Creek Railroad

Dear Friends,

Many of you know the Raritan Central and Pennsylvania & Southern Railways as the leading providers of distribution-centric rail logistics services in the Northeast. Over the last decade we have continually improved and expanded our infrastructure, the quality of the services we offer, and the range of commodities that we handle in an effort to provide our customers with the best solution for their logistics challenges. Today, I would like to introduce you to an exciting development that will see us carry our successful service model to an entirely new region of the country.

On January 1, 2019, two newly-formed rail logistics operations, the Iowa & Middletown Railway and the Wolf Creek Railroad, will join our family of railroads. The Iowa & Middletown will serve the Commerce Center of Southeast Iowa in Middletown, Iowa, while the Wolf Creek will serve the Milan Commercial Complex in Milan, Tennessee. We will be working with our partners at both locations to develop customer-centric, multimodal transportation and logistics centers that will offer a comprehensive range of services for a wide range of commodities. Included in this package is an introductory insert that lists some of the features and capabilities of the two new railroads. Also included is our Bulk Products Services insert that highlights the extensive bulk products handling capabilities available at all four of our railroads.

To help provide a unified look for all of our properties, we have rebranded our operations under the Rail Enterprise Group name with a new look and new logos for each operation. Be assured, only the graphics have changed. We will continue to offer our customers the same great level of service they have come to expect at all of our locations.

I invite you to contact me or the Rail Enterprise Group team regarding the opportunities that will be available at our two new operations.

Best Regards,

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COMPETE, GROW, AND SUCCEED



with complete rail and logistics solutions at our new central U.S. locations: Milan, Tennessee, and Middletown, Iowa.

The Iowa & Middletown Railway and Wolf Creek Railroad will commence operations on January 1, 2019, in the commercial zones of two Department of Defense facilities in Milan, Tennessee, and Middletown, Iowa.



These strategically located properties feature extensive rail and logistics infrastructure and build upon our current operations in Raritan Center, NJ, and Letterkenny, PA. All Rail Enterprise Group locations utilize our business process re-engineering (BPR) and optimization models to provide world-class logistics solutions to our customers.



These new logistic centers will offer customer-centric, multimodal transportation and distribution services combined with industry-leading transload, cross dock, warehouse, and packaging services.



The two facilities' central locations provide quick and easy access to major cross-country shipping lanes (rail and highway) for rapid movement throughout the Northeast, nationally, or overseas. Their location along the Mississippi River will also allow for excellent regional market penetration from southern Wisconsin to central Alabama.

Look to our new locations to situate your:

- Plastics and resins transloading and packaging
- Light and heavy manufacturing
- Steel and building products reloading
- Specialized logistics services for the ag industry
- Food grade and perishable operations
- Warehousing, cross docking and reloading

Both properties feature:

- Hundreds of thousands of square feet of existing building space available
- Extensive parking, lay-down, and storage areas
- Hundreds of shovel-ready acres available for construction of new buildings ranging in size from 10,000 SQ FT to 300,000 SQ FT.
- Over seven thousand car spots for in-transit, empty, or loaded car storage



Choose to Compete at Rail Enterprise Group's Two New Logistics Centers



MILAN COMMERCIAL COMPLEX - MILAN, TENNESSEE

Facility Highlights

- 20,000+ acre facility; almost 100 miles of rail
- Manufacturing and production line buildings available
- Warehouses/storage buildings range from 10,000 SQ FT to 60,000 SQ FT; 14-25' high ceilings, concrete floors, rail and truck door access.
- Select TN Certified Site property available at facility - 107-acre Graball Site
- Manufacturing support program available
- Fully fenced and guarded; 24/7 security, fire, and EMS services
- On-site truck scale

Railcar Storage

- 4,500 rail car spots - loaded, empty, in-transit, or awaiting lease
- Railcar repair, maintenance, and cleaning on-site

Rail and Highway Connections:

- CSX and the West Tennessee Railroad
- I-40 (18 mi), Highway 45E (direct access), Highway 70 Alt/79 (1/2 mi)
- 110 mi to Port of Memphis (Mississippi River)

Commodities Handled:

Automotive parts and materials, food grade products, soybeans, corn, grains, and other agricultural products. Also plastic/resin/chemical commodities for shipment to the extensive plastic/chemical industry in Tennessee.



COMMERCE CENTER OF SOUTHEAST IOWA - MIDDLETOWN, IOWA

Facility Highlights

- 19,000 +/- acre facility; over 100 miles of rail
- 25,000 SQ FT buildings available with rail and truck door access
- 152-acre State of Iowa and BNSF Certified Site available; perfect for 50,000 - 300,000 SQ FT building.
- Manufacturing support program available
- Fully fenced and guarded; 24/7 security, fire, and EMS services

Railcar Storage

- 2,500 rail car spots - loaded, empty, in-transit, or awaiting lease
- Railcar repair, maintenance, and cleaning on-site

Rail and Highway Connections:

- BNSF
- Highway 34 (direct access), Highway 61 (5 mi), I-80 (71 mi), I-74 (60mi)
- 7 mi to Port of Burlington (Mississippi River)

Commodities Handled:

Grains and grain products, fertilizers, bulk foods (corn, soybean, etc.), perishables (vegetables, etc.), frozen foods, oils and syrups (corn/soybean), and canned goods, plastics, resins, machinery and components, plastics products, generation equipment, farm and construction equipment, wind energy components

Complete Connectivity



The Wolf Creek Railroad and the Iowa & Middletown Railway will be able to provide shippers with East Coast connectivity using the services available at Rail Enterprise Group's operations in Edison, NJ (Raritan Center Business Park), and Chambersburg, PA (Cumberland Valley Business Park). Rail Enterprise Group is one of the leading providers of rail-served logistics services in the Northeast. Both locations offer extensive rail and logistics services, including international connections through the Port of NYNJ.

Contact us today to:

- Find out more about the infrastructure and logistics services at our two new sites
- Reserve car storage spaces

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