



Introducing the South Shore Transload Facility

Served directly by the
Chicago South Shore Railroad (CSS)

BACKGROUND: This 10-acre site was acquired by Anacostia Rail Holdings in February 2022. Chicago South Shore RR is the serving railroad who connects with the following roads: BNSF, BOCT, BRC, CF&E, CN, CP, CRL, CSXT, GRW, IAIS, IHB, INRD, NS, SCIH, UP and WSOR.

CURRENT SERVICE: Tues, Thurs, Saturday with potential to increase service as volume warrants.

PROPERTY FEATURES: Located off of IN 212 in Michigan City, situated 3 miles from Interstate 94 & US Rt. 12, and is within 1 mile of US Rt. 20 for fast and easy access to major metros by truck. The property encompasses a total of 10 acres that are split into two parcels. The split includes seven acres of potential material storage and working space, not including the scale and building area. While the property is largely unpaved, approximately 3 acres are gravelled.

FACILITY FAST FACTS:

- Includes 620' of straight track which can hold approximately 10 rail cars
- Has significant property improvements including upgraded water, power, and sewer with a newer truck scale that can be utilized fairly among customers
- Has potential to include a trailer for office space use by a transloader or customer and is designed to accommodate business growth for customers of all sizes
- Can accommodate multiple customers as a shared site or operate as a dedicated facility for a single use customer. Also offers customers the ability to access both sides of a centerbeam railcar for unloading lumber products
- Based on the current layout of the property, the following commodity markets are favorable for this site and region: lumber and panel products, structural steel including beams, pilings, rebar, aggregates, stone, cement, other covered hopper minerals, chemical products and other non-hazardous liquids



THE RIGHT LOCATION

The Chicago South Shore & South Bend Railroad (CSS) provides the most strategic access to high density areas and is poised for growth. We've successfully operated for more than a quarter century in the third largest economic region in the United States. CSS connects markets and delivers value with reliable service, daily Class I interchanges, and unique partnerships with many entities.

Our line parallels critical transportation infrastructure while providing the personal touch of a small business. The South Shore Transload site, as well as our other properties on this railroad, allow us to partner with our future customers and offer flexibility that supports our mutual business success.

