



# OmniTRAX Rail-Ready Sites

We understand how difficult finding the perfect site can be. Through our **Rail-Ready Sites** program, the **OmniTRAX** Industrial Development team works with local, regional and state economic development partners in the areas where we operate to identify optimal rail-served sites. **Rail-Ready Sites** are designed to create certainty, speed-to-market and due diligence for our customers.

You can trust that these sites have been vetted for their rail readiness and industrial development capabilities through a review of:

- Access and design to the North American freight rail network
- Utility capabilities, placement and capacities
- Current zoning and permitting
- Road and highway access
- Workforce information
- Incentive offerings at the state and local level

### Benefits of locating at an **OmniTRAX Rail-Ready Site**:

- Reduces development time and uncertainty
- Increases speed to market
- Shortens facility construction process
- Competitive rail pricing

## The **OmniTRAX Rail-Ready Sites** Process:

### Research & Due Diligence



- Identification of Greenfield, Brownfield and Out-of-Service sites along our railroad
- Collaboration with ED Partners to understand the readiness and potential development barriers of each site

### Site Ranking & Promotional Material Creation



- Ranking of sites based on preparedness and speed to market for prospects
- Creation of site specific marketing sheets with approved rail design

### Marketing & Lead Generation



- Rail Development Day kickoff event to create awareness around sites
- Presentation of sites through OmniTRAX and ED Partner sales channels

### Team Together



- Ongoing support of promotional efforts
- Assistance with site visits and outreach to site selectors

No matter what type of project you are pursuing, we are committed to finding a solution that is effective for your business operations and successfully bolsters your bottom line.

Contact our Industrial Development team today. We are ready to support your project with **Rail Made Easy**.

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