



The Port of Northern Montana Multimodal Hub Center, consisting of 18 leasable lots in Shelby, Montana, has been designated as a BNSF Certified Site. 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

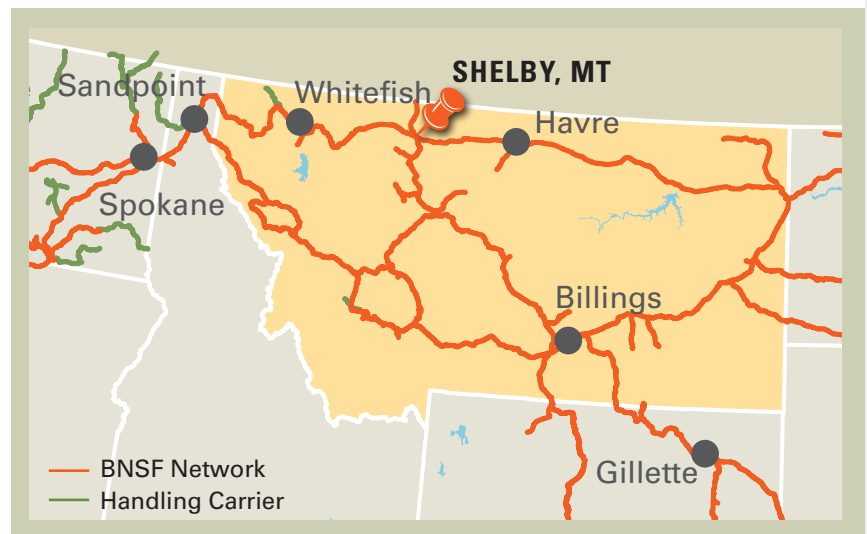
PROPERTY DETAILS

The Port of Northern Montana Multimodal Hub Center is designed as a fully functional inland port capable of receiving and delivering large industrial equipment and multiple bulk materials. Located at the intersection of two major BNSF Railway lines, Interstate Highway 15, and US Highway 2, the Center represents a major enhancement of regional logistics capacity including site development, new and enlarged roads, other traffic improvements, and nearly 15,000 feet of new rail line.

The Port of Northern Montana is a collaborative effort by public and private organizations to improve logistics for thousands of square miles of highly productive and growing parts of northern Montana and southern Alberta.

Site Details:

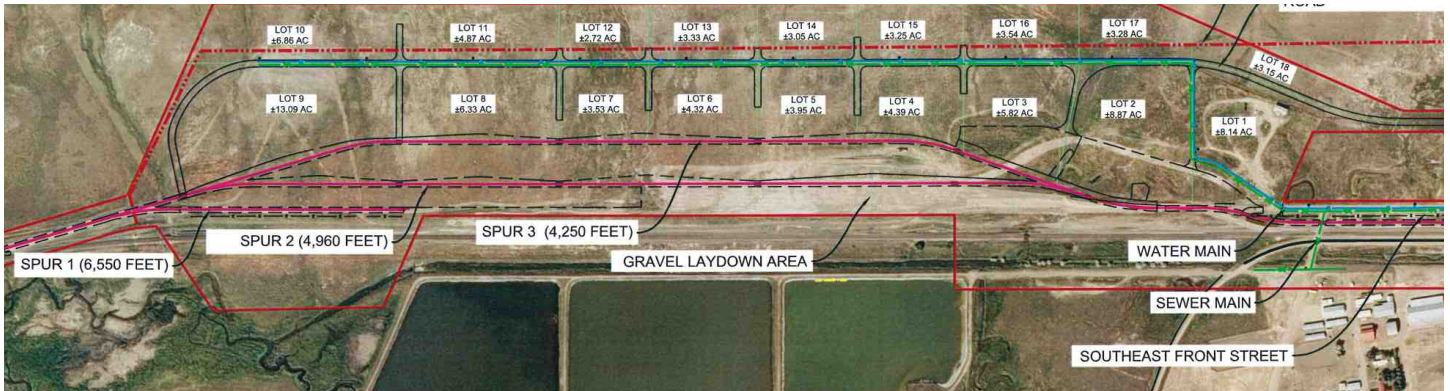
- 93 available acres (18 individual lots)
- Direct rail access to BNSF Railway
- Access to Interstate Highway 15 and U.S. Highway 2
- Inland port capable of handling large industrial equipment and materials
- Bulk rail car transloading



CONTACT INFORMATION

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SITE PROFILE	
Land Area	93 acres
Physical Address	111 First St. South Shelby, MT 59474 (Toole County)
Zoning	General Industrial District
Owner	Northern Express Transportation Authority
Price	\$30,000 per acre

UTILITIES	
Electric	Marias River Electric Coop
Gas	Shelby Gas Association
Water	City of Shelby
Wastewater	City of Shelby
Telecommunications	3 Rivers Communications and Qwest

DEMOGRAPHICS	
Shelby is the county seat of Toole County. The county population is approximately 5,300.	
POPULATION	
Shelby, MT	3,376
15 mile radius	3,519
20 mile radius	4,473
25 mile radius	11,752

WORKFORCE	
Shelby attracts commuters from many of the surrounding areas.	
Total Wage & Salary Employment	2,889
Annual Mean Wage	\$40,464

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.