



CAMINO

INLAND PORT AT *LONG SAULT*

LEASE, BUILD-TO-SUIT, & LAND SALE OPPORTUNITIES



UNLOCK UNMATCHED OPPORTUNITY AT CAMINO LONG SAULT

Welcome to Camino Inland Port at Long Sault — Eastern Ontario's newest hub for large-format industrial, rail, and logistics development. Strategically located along CN's Kingston Subdivision, Camino Long Sault is a CN Certified Rail Ready site, master-planned to serve the next generation of high-capacity tenants. With 530 acres of developable land and up to 6 million square feet of industrial build-out potential, this site is designed to support advanced manufacturing, logistics, and warehousing operations at scale.

Tenants and buyers will benefit from a new 3 km public road, dual cargo line access, and over 100,000 feet of track—enough to accommodate two full 8,000-foot block trains and a car capacity of 1,000 to 1,200. With 135 acres dedicated to rail, storage, and an intermodal yard, and 2–3 sites ready for 1 million SF industrial users, Camino Long Sault offers flexible options for both lease, build-to-suit and land sale opportunities.

At full build-out, the site will support a container throughput of 16,000 TEUs, making it one of the most powerful intermodal platforms in the region.

Camino Long Sault — your gateway to a smarter, faster, and more connected future.



WHY CAMINO LONG SAULT?

Camino offers a rare combination of strategic location, scalable design, and future rail-ready infrastructure ideal for companies with supply chains across Eastern Canada and the Northeastern U.S. Our strategic benefits include:



LOCATION

The site's central location near the Quebec-Ontario border along the St-Lawrence Seaway and the Canada-US border will reduce transportation costs if rail infrastructure is implemented



ACCESS TO POWER

Abundant power access ensures the site meets the energy demands of high power users.



SCALABILITY

Phased construction of this Inland Port will provide an opportunity to scale-up from initial development requirements should more space be required



TENANT SYNERGIES

Scale of this Inland Port provides land and strategic opportunities for occupier's partners and network to co-locate if needed, contributing to tenant synergies.



LAYDOWN FACILITIES

Land can be made available in the Park for container storage and/or overflow trailer parking **S**



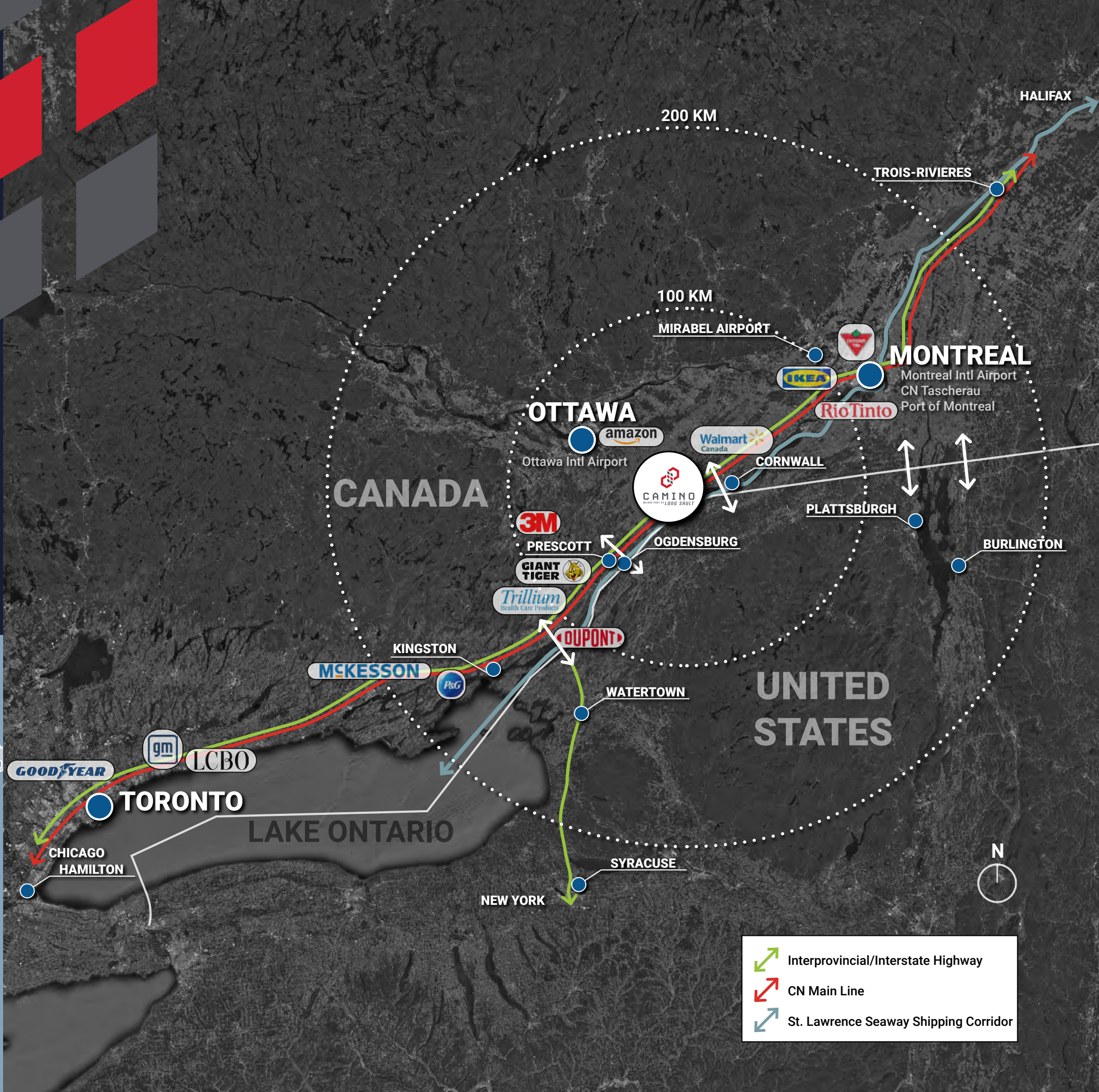
SUSTAINABLE SUPPLY CHAIN

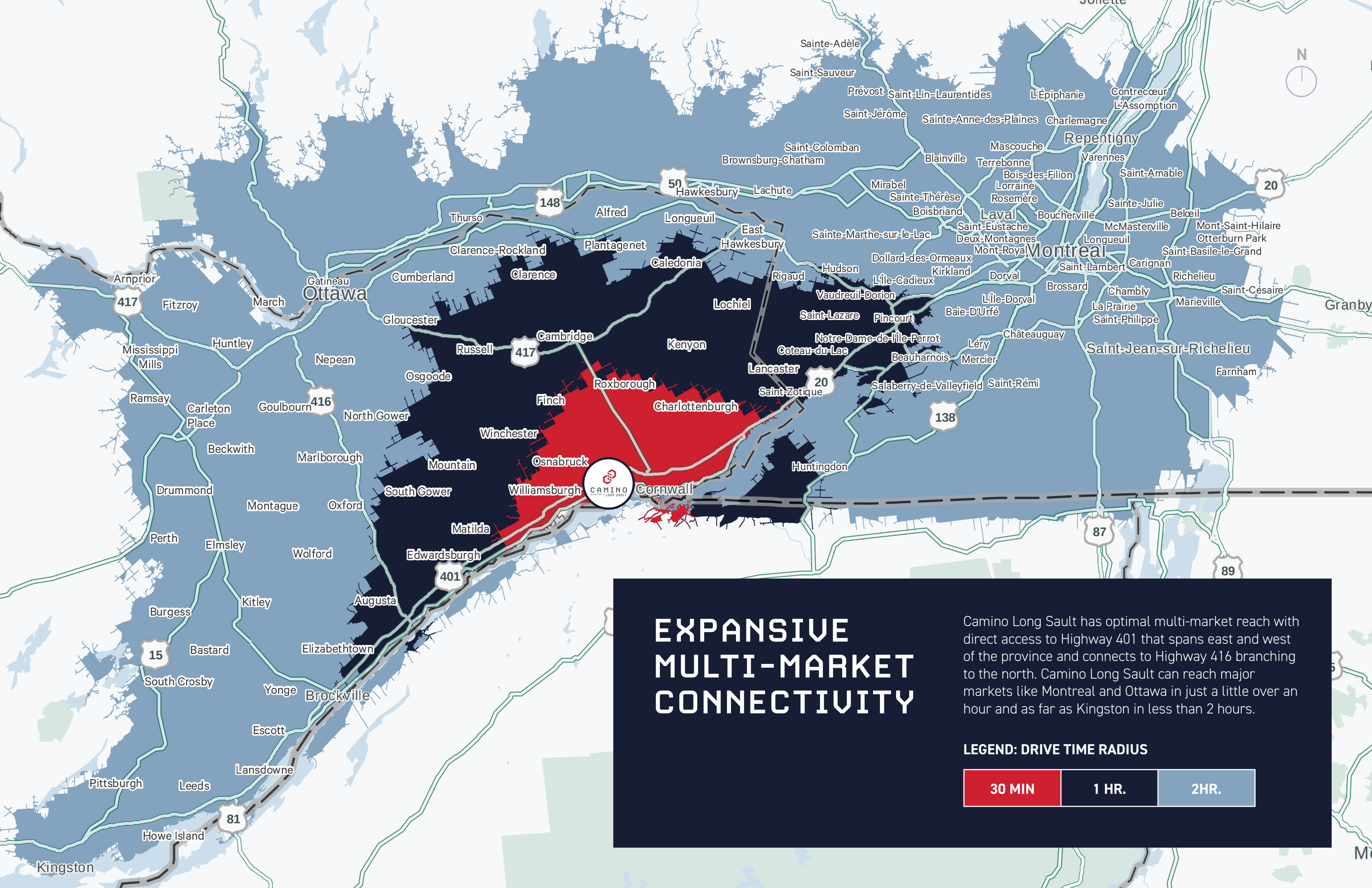
Locating at Camino Long Sault shows responsibility and leadership in demonstrating sustainable supply chain and business practices by reducing carbon emissions through rail transport.

AT THE HEART OF CN RAIL'S EASTERN CANADIAN NETWORK

Camino Long Sault is strategically located at the heart of CN Rail's Eastern Canadian network—midway between Halifax and Chicago—making it a critical link between Canadian and U.S. markets. Situated directly on Highway 401, one of North America's busiest trade corridors with over \$500 million in daily goods movement, Camino Long Sault offers seamless access to multiple U.S. border crossings and key intermodal routes stretching from Kingston and Ottawa to Montreal and Western Quebec.

Being a CN Certified Rail Ready Site means Camino Long Sault has undergone rigorous evaluation by an independent third party and will be rail accessible by CN and ready for developmen.





EXPANSIVE MULTI-MARKET CONNECTIVITY

Camino Long Sault has optimal multi-market reach with direct access to Highway 401 that spans east and west of the province and connects to Highway 416 branching to the north. Camino Long Sault can reach major markets like Montreal and Ottawa in just a little over an hour and as far as Kingston in less than 2 hours.

LEGEND: DRIVE TIME RADIUS

30 MIN

1 HR.

2HR.

ACCESS TO AN & ABUNDANT LABOUR POOL

With a strong available labour force—160,000 people within 50 km and over 3.2 million within 100 km—Camino Long Sault provides both the connectivity and workforce scale needed for long-term industrial growth. For tenants and buyers seeking a central, connected, and congestion-free logistics platform, Camino Long Sault offers a rare and strategic advantage.

DEMOGRAPHICS (2024 EST.)	LONG SAULT	CORNWALL	OTTAWA	MONTREAL	TORONTO
Population	3,166	65,828	1,268,562	4,505,225	6,986,413
Labour Force	63.3%	56.1%	66.9%	67.2%	64.1%
Occupation in Trades, transport, equipment operators & related	19.8%	20.5%	10.7%	13.9%	13.5%
Occupations unique to processing, manufacturing & utilities	7.2%	8.7%	1.4%	3.9%	3.9%



WHY RAIL?

Rail is an efficient and environmentally friendly way to move goods providing greater efficiency and productivity, resulting in lower cost, improved asset utilization and increased capacity while maintaining safe operations.



75%

Moving freight by rail
Instead of truck reduces
CHC emissions by 75%



479 MILES

One train can move on average
a ton of freight 479 miles on a
single gallon of fuel



300+ TRUCKS

One single freight train can
replace over 300 big trucks



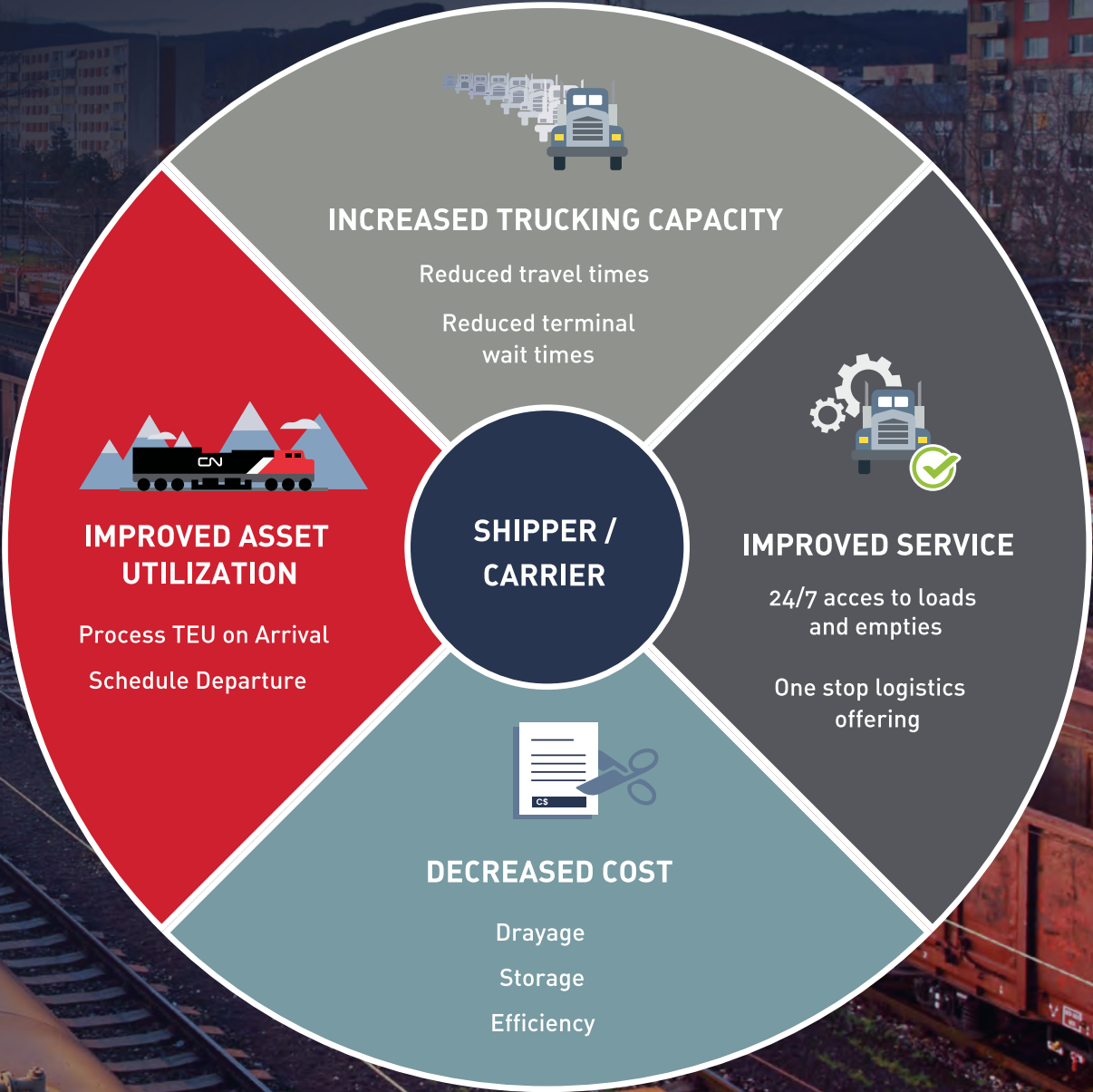
90%

Tier 4 locomotives reduce
particulate emissions by as
much as 90%



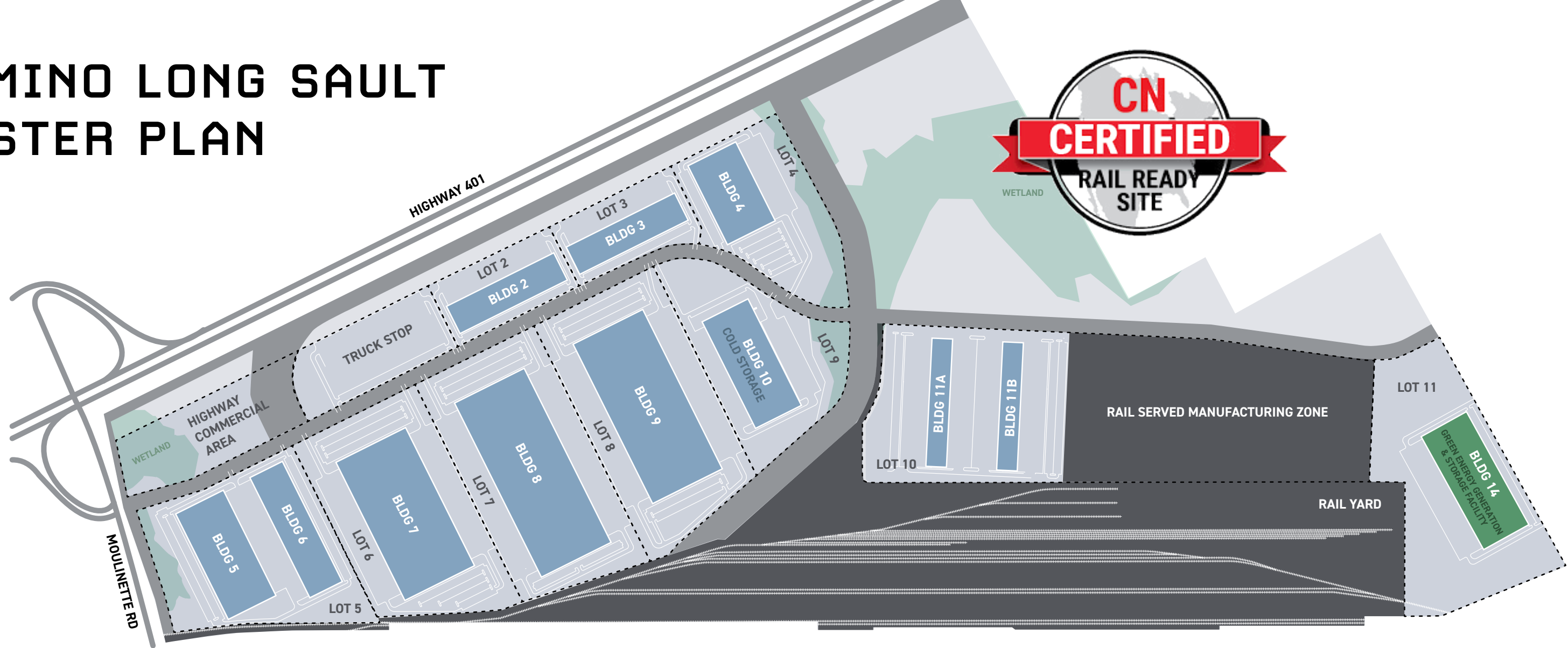
4-5 TIMES

Trains on average are four to
five times more fuel efficient
than trucks



LEARN MORE ABOUT CAMINO INLAND PORTS

CAMINO LONG SAULT MASTER PLAN



LOT	SITE AREA (SF)	SITE AREA (AC)	BLDG AREA (SF)
2	480,670	11.03	192,170
3	498,785	11.45	194,120
4	1,011,675	23.22	249,604
5	1,579,922	36.27	333,507
6	1,564,725	35.92	264,600
7	1,755,305	40.30	638,408
8	1,738,478	39.91	802,568
9	1,157,365	26.57	736,448
10	3,787,846	86.96	334,998
11	1,619,528	37.18	141,004
Truck Stop	55,851	1.28	141,004
Highway Commercial Area	27,457	0.63	338,400
TOTAL	15,277,607	350.72	4,366,831

530 ACRES

Net Developable Land

3 KM

New Public Road

4.5 – 6.0M

Square Feet Of Industrial

2 - 3 SITES

Available For 1M SF
Large-Format Industrial

135 ACRES

Rail, Storage &
Intermodal Yard

100,000

Track Feet for 2 Block-
Trains Of 8,000 Feet Each

1,000 - 1,200

Car Capacity

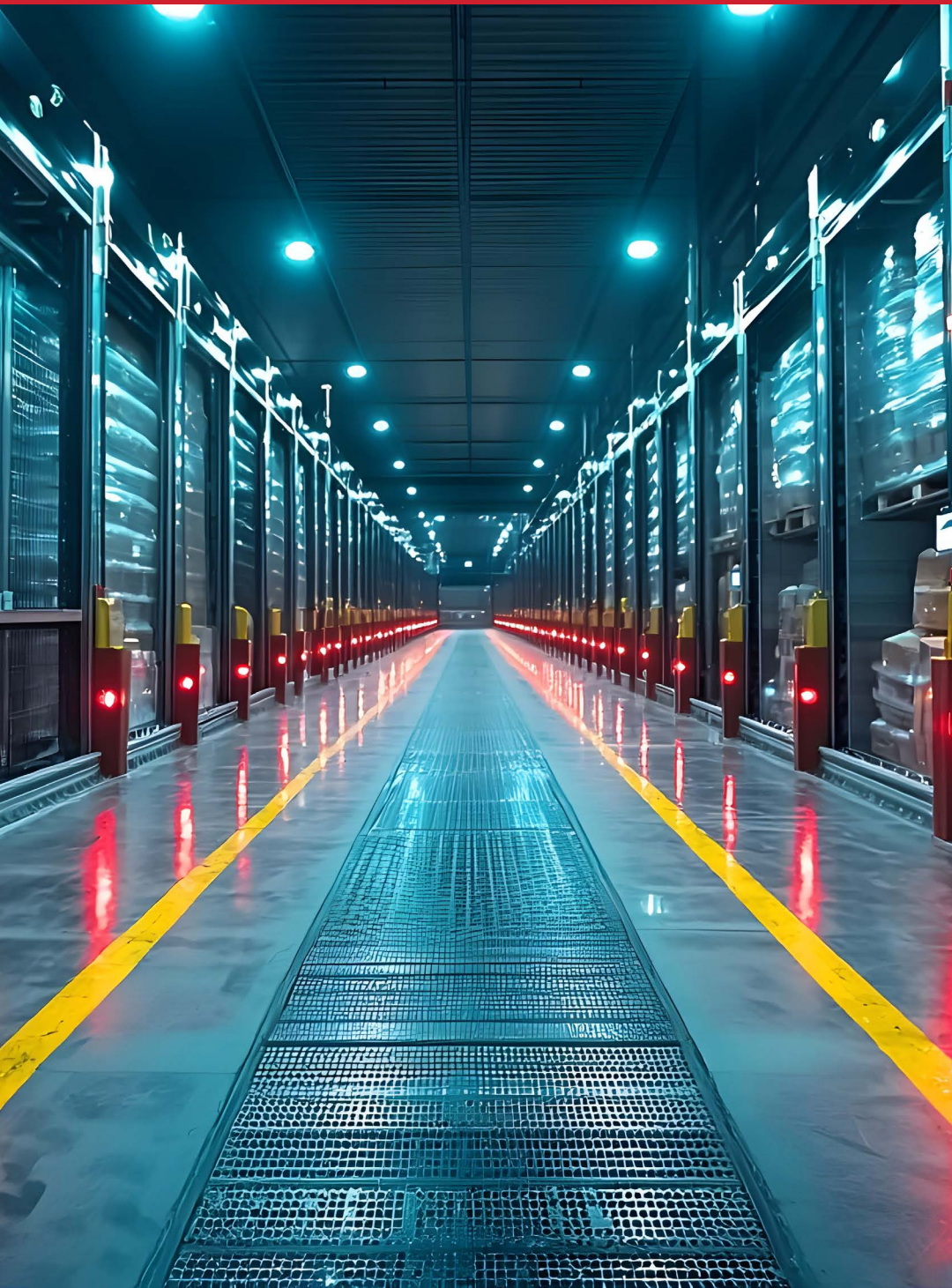
16,000 TEU

Capacity At Full Build-Out

DISCOVER ENDLESS POSSIBILITIES AT CAMINO LONG SAULT

The opportunities at Camino Long Sault are endless. Click below to view sample plans for Cold Storage, Large Block Industrial, and Cross Docking and discover how Camino Long Sault is the right choice for your business.

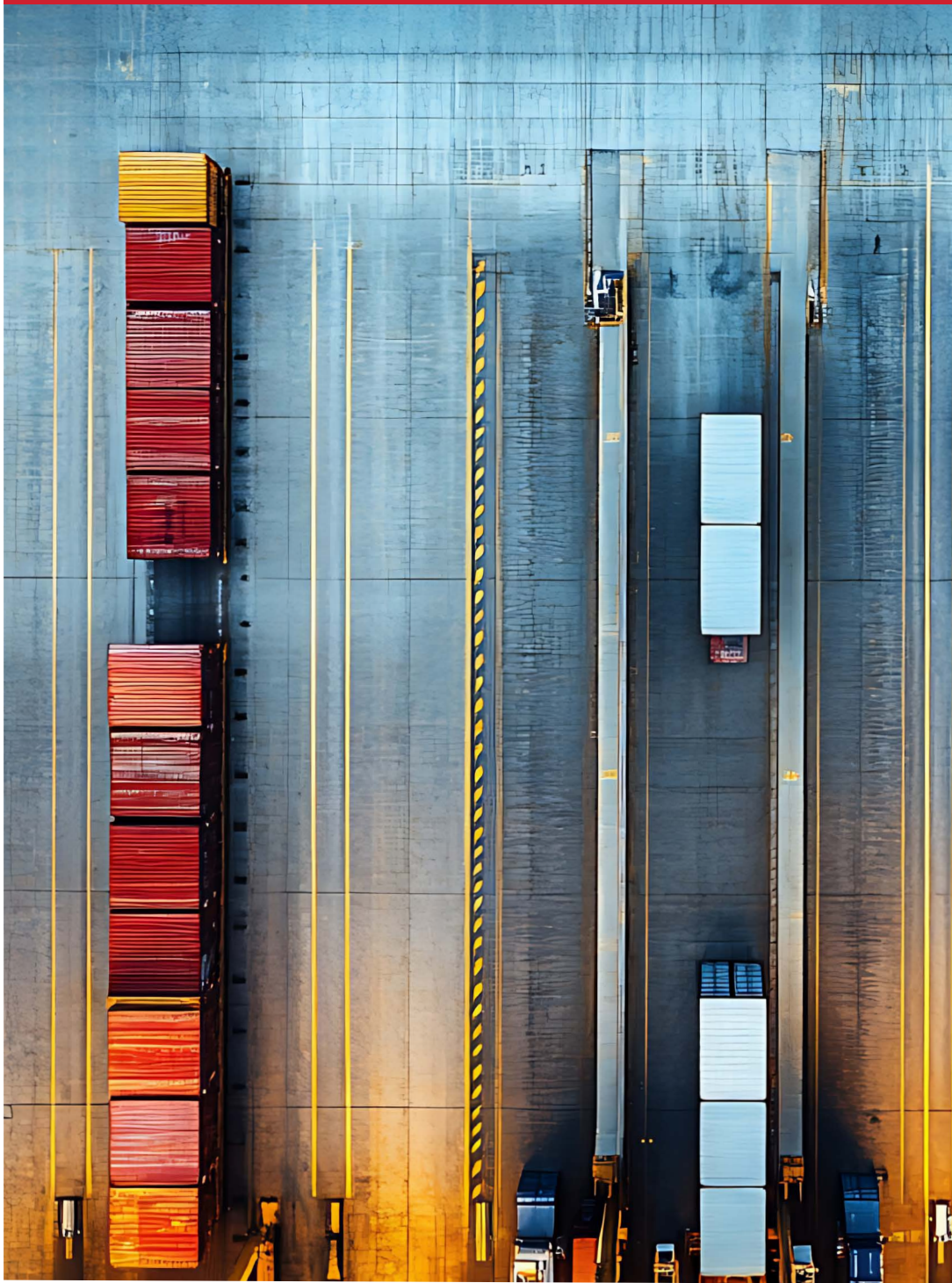
COLD STORAGE 



LARGE BLOCK INDUSTRIAL 



CROSS DOCKING 



ECONOMIC DEVELOPMENT INCENTIVE PROGRAMS

Reach out to our team to learn more about development incentive programs from Province of Ontario & Government of Canada to help bring your vision for your business a reality at Camino Long Sault.

[VIEW ECONOMIC DEVELOPMENT INCENTIVE PROGRAMS](#) 





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AN AVENUE 31 CAPITAL INC. COMPANY

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