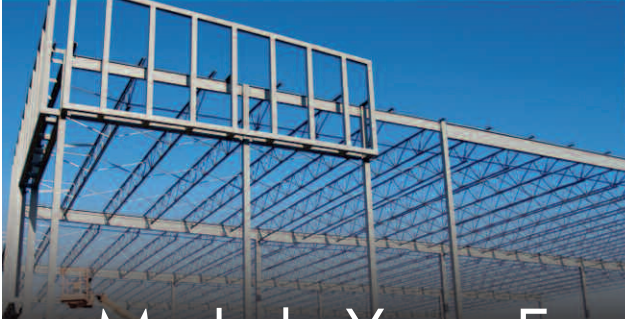


N.E. INTEGRATED LOGISTICS CENTER



BUILD-TO-SUIT SERVICES



Match Your Facilities to Your Long-Term
Needs *and* Your Bottom Line

NEILC's site development services can design, build, and operate
a facility meeting your specific requirements

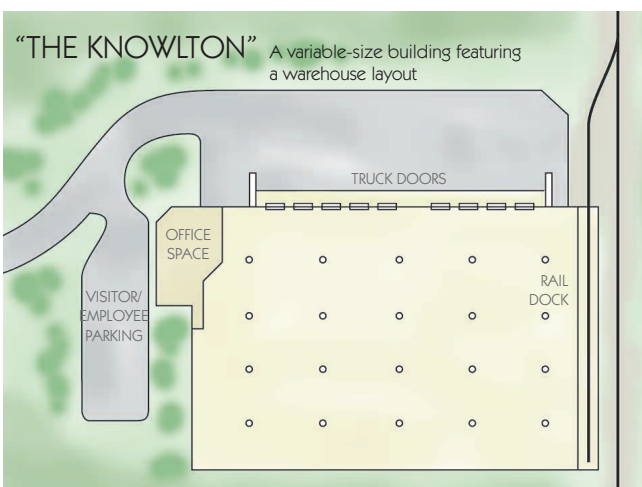
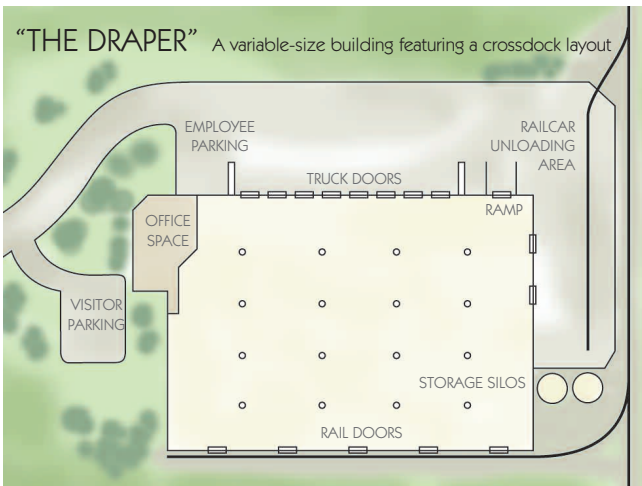


Let us build it your way

The N. E. Integrated Logistics Center is pleased to offer the logistic and manufacturing community a turn-key “build-to-suit” facility strategically located in the Northeast along the Grafton and Upton Railroad.

Recognizing that both current and future customers can have a wide variety of needs when it comes to interior space, the NEILC is ready to handle unique opportunities by offering customized "build-to-suit" logistics-centric development. Our affiliate company, First Colony Group, has the experience and resources needed to quickly design and build quality 100,000+ s/f custom warehouses, flex buildings, and manufacturing facilities at most NEILC locations. This includes building facilities that are leased to, and managed for, customers, as well as managing projects for customers who are focused on owning their facilities.

First Colony Group’s seasoned team is focused on providing modern facilities through a full-service, build-to-suit design approach. They specialize in working with clients from the early planning stages to design and/or construct the project in an efficient manner, maintaining a high quality of workmanship, while staying within budget. Their experience allows them to navigate through the zoning, permitting, utility infrastructure, and roadway improvements requirements to prepare a site for fast-track construction.



With over 3,000,000 square feet of commercial/industrial space built, operated, and leased, First Colony Group has established themselves as a preferred developer in New England. The team’s extensive experience combined with excellent relationships within state and local government, along with the communities in which they do business, offers clients a friendly partner who works along all fronts to develop the right facility for all stakeholders involved.

Build-to-Suit Facilities Include:

- Plastic Packaging and Distribution
- Food Grade Warehouse
- Cross-dock
- Injection Molding
- Food Manufacturing
- Packaging
- Distribution
- Green technology options (solar, wind)





Putting you in a position for growth

The NEILC's Central Massachusetts location and access to major rail and highway routes allows for expedited shipping, transloading, and distribution of products throughout the Northeast marketplace. All major New England metropolitan areas are within a one-day truck trip time (400 miles) of our hubs. NEILC hubs are located less than 10 miles (about 15 minutes) from two major interstates, I-90 and I-495, using available truck routes which avoid congestion and signals. I-495 provides a rapid north-south connection between northern New England and I-95 in Mansfield, Massachusetts. I-90 provides a direct connection to Boston, Springfield, Albany, and beyond. Other roadways, including Routes 140, 20, 9, and 146, provide complete local distribution options.

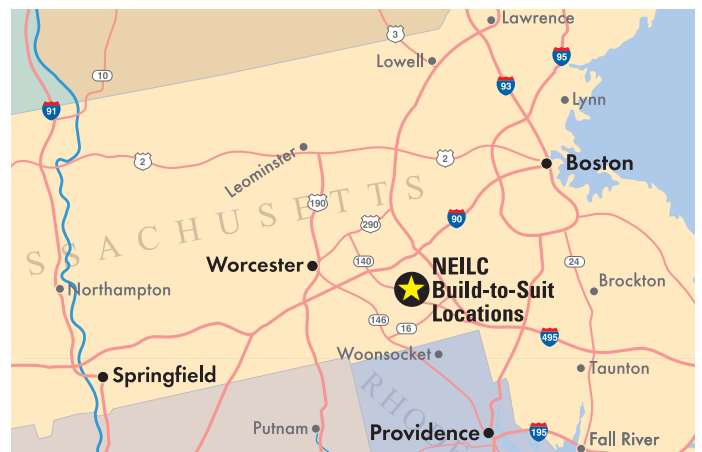
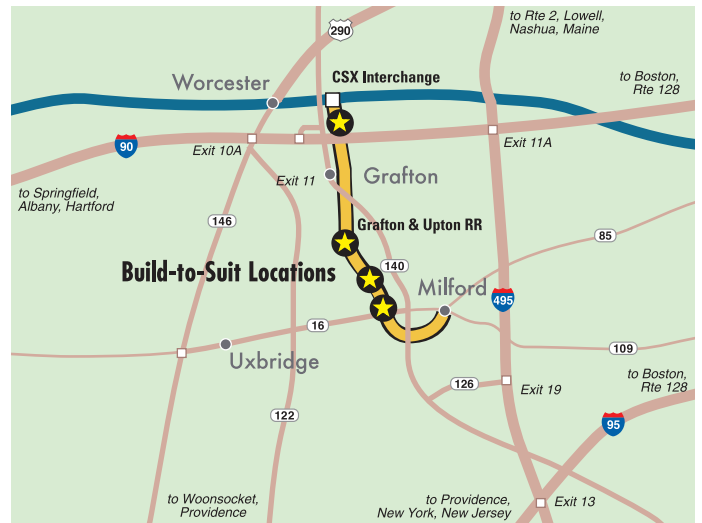
The Grafton & Upton Railroad interchanges with CSX, a nationally recognized carrier, via its mainline into New England at North Grafton, just outside Worcester. Rapid and dependable service can be offered from points throughout the United States, Canada, and Mexico with our interchange partner. NEILC hubs are also convenient to major New England ports, allowing products to be routed to and from ship to rail for delivery throughout North America or overseas.

■ Average Distances to major roadways and markets (miles)

I-495, Exit 18	.8
Route 146 (north-south, Worcester to Providence)	10
I-90, Exit 11 (MassPike east-west, Boston to Albany)	.2 to 15
I-95 (north-south, Maine to New Jersey)	11
Boston (Seaport terminal)	.40
I-93 (north, New Hampshire, Vermont, Canada)	.49
Albany	.145
New York City	.203
Port of New York & New Jersey	.210

■ Additional Grafton & Upton Railroad services

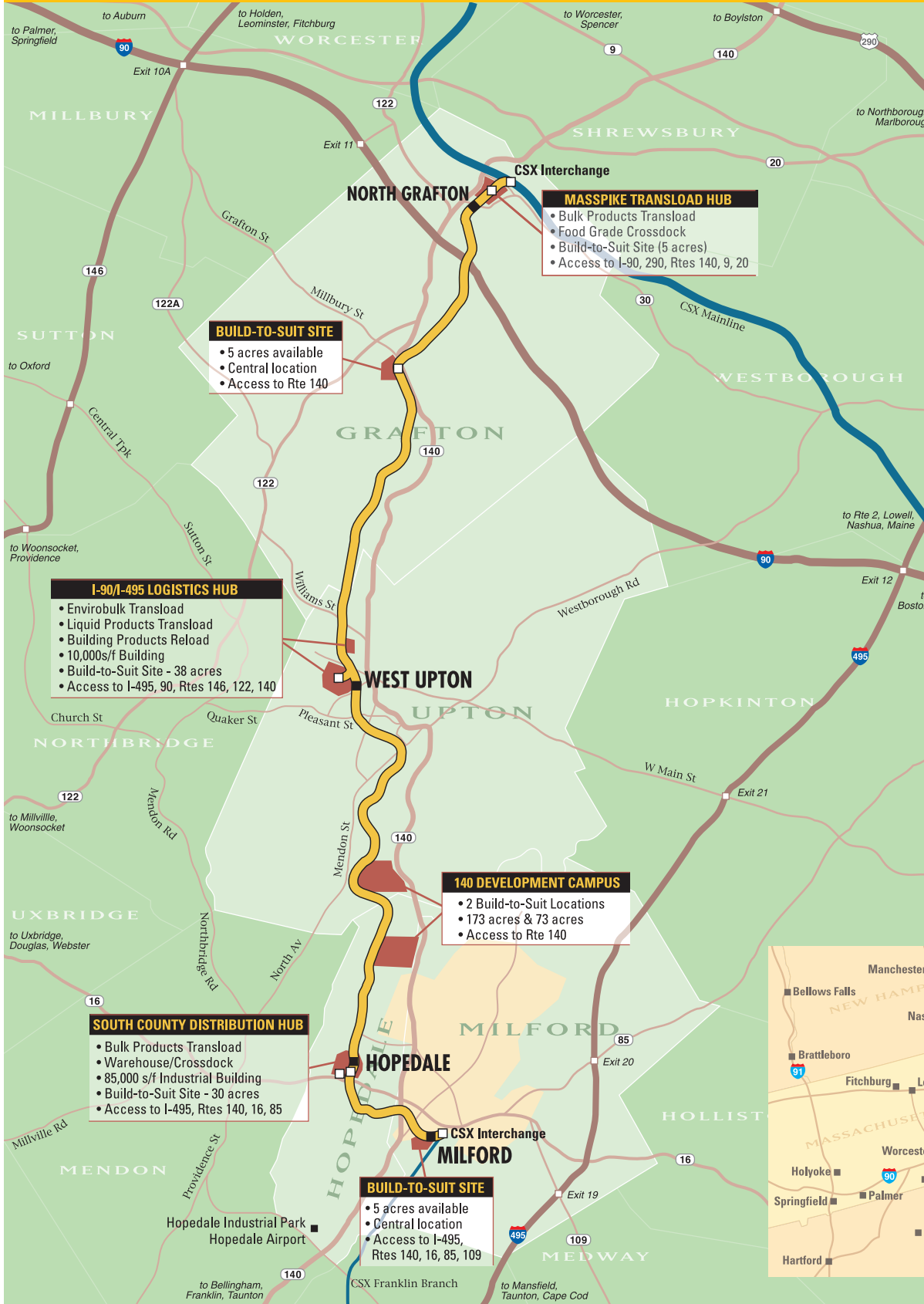
- Domestic 3PL
- International 3PL
- Trucking
- Warehouse Staffing



N.E. INTEGRATED LOGISTICS CENTER

COMPLETE SUPPLY CHAIN SOLUTIONS FOR NEW ENGLAND BUSINESS

REAL ESTATE DEVELOPMENT SITE WORK CONSTRUCTION MANAGEMENT CIVIL ENGINEERING GOVERNMENT RELATIONS
TRANSLOADING RELOADING CROSSDOCKING WAREHOUSING TRUCKING EXPEDITING



The N.E. Integrated Logistics Center is a new concept in providing rail-centric supply chain solutions using the I logistics park model. In a 17-mile rail corridor the NEILC combines three multi-modal logistics hubs, 3PL services, build-to-suit development opportunities, planning, and construction services. The strength of the NEILC rests in the ability to situate customers at the site (or sites) that best suits their needs, all at the same price and with the same point of contact. All of this in a strategic Central New England location.



GRAFTON AND UPTON RAILROAD

50 Westboro Road, North Grafton, MA 01536 508-839-1701

Marketing & Pricing: Eric Moffett 860-627-8924 ericmoffett@graftonuptonrr.com