



LOGISTICS
CENTER
VI

400,000 ±
SQUARE
FEET

TRADEPOINT ATLANTIC

3,300 acre global logistics center

and industrial site at Sparrows Point
in Baltimore, Maryland, features an
unmatched combination of access
to deep-water berths, rail and
highways.



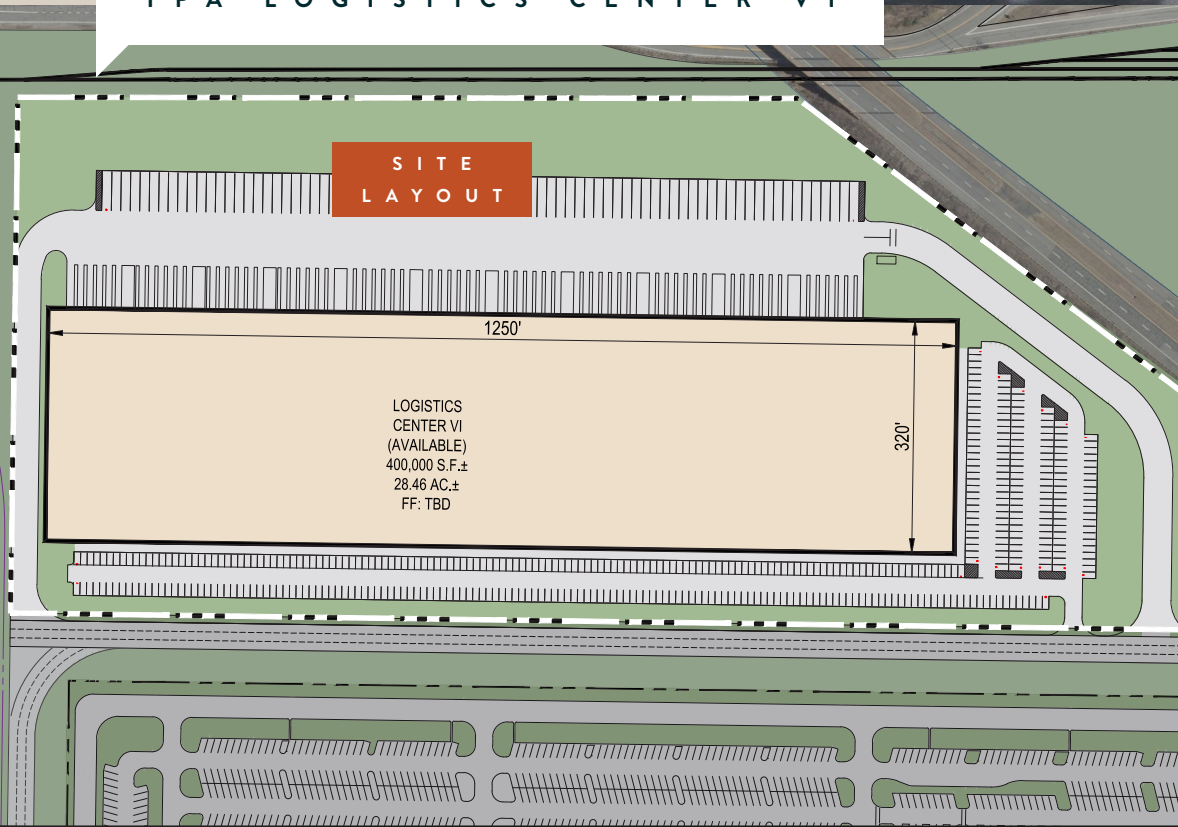
INCENTIVES



- 6% Sales & use tax exemption on construction materials and equipment
- Chesapeake Enterprise Zone (10 yr property tax credit, employment & job tax credits)
- Foreign Trade Zone #74
- BGE Smart Energy for Economic Development (SEED) Program for qualifying commercial customers:
 - A 25% reduction on electric and natural gas distribution and demand charges
 - A 75% discount on service extension costs for business in a Maryland Enterprise Zone
- Custom tailored incentive packages available



TPA LOGISTICS CENTER VI



SITE AREA
25.27 acres

BUILDING AREA
400,441± SF (Total)

DIVISIBLE TO
91,200± SF

TRAILER DROPS
89

DOCK DOORS
43 fully equipped; 20 future

DRIVE-IN DOORS
2

EMPLOYEE PARKING
411

CLEAR HEIGHT
36'

BUILDING SPECS

SPEC BUILDING | 400,441 SF

DELIVERING JULY 2021



400,411± SF
Divisible to
91,200 SF



36' clear



43 fully
equipped
dock doors;
20 future



2 drive-in doors



Column bay spacing
57'-0" x 50'-0",
60'-0" speed

UNMATCHED MULTIMODAL CONNECTIVITY

Tradepoint Atlantic leverages Port, Rail and Truck access to provide significant logistical advantages to our customers



TRUCK ACCESS

Unparalleled access to interstate highways with I-695 bisecting the property, and nearby connections to both I-95 for north-south movements and I-70 for cargo going west.



RAIL CONNECTIVITY

Daily switching with two Class I railroads (CSX and Norfolk Southern) provided by Tradepoint Atlantic's wholly owned short line railroad, Tradepoint Rail.

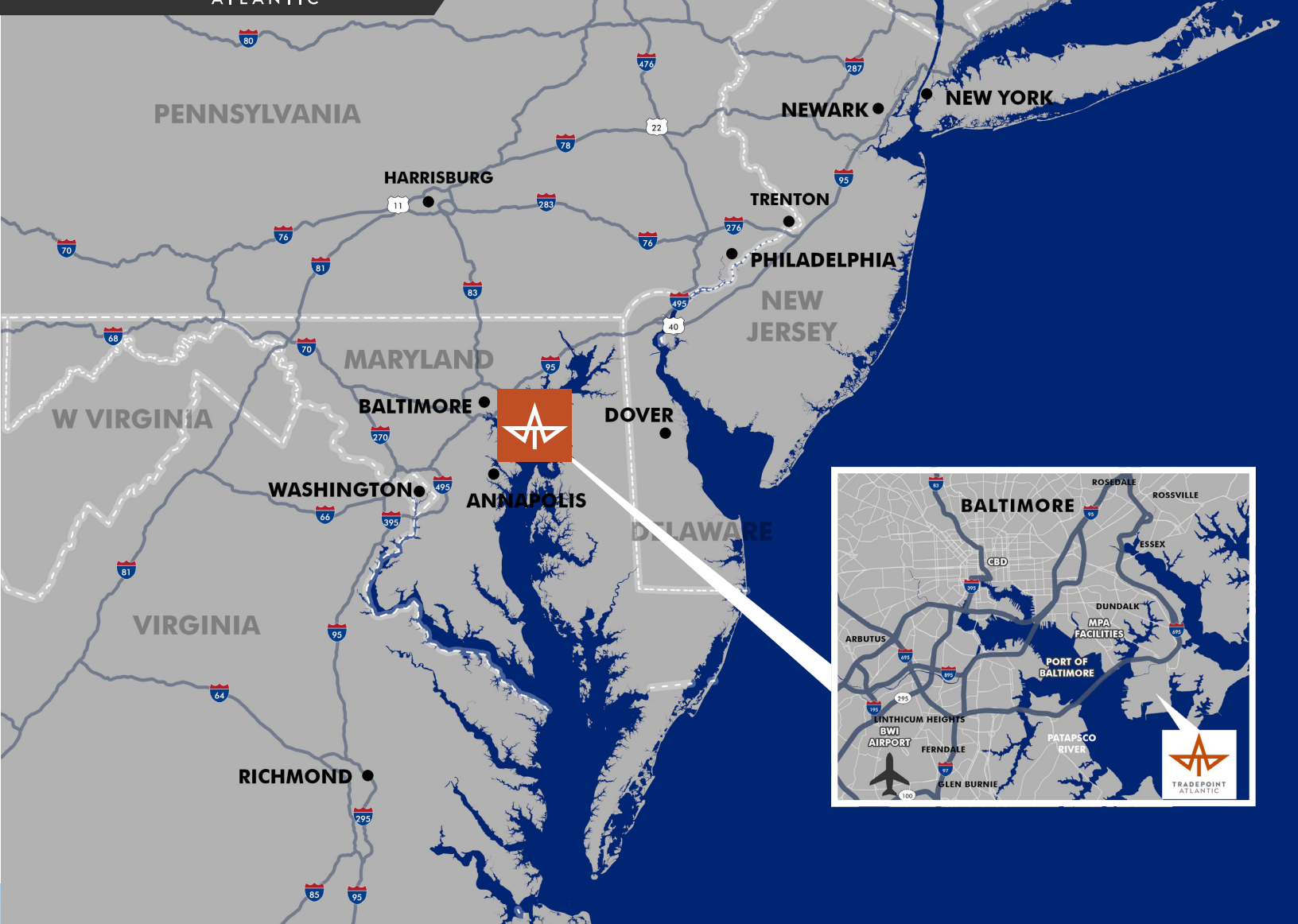


DEEP WATER PORT

Deep water access within the Port of Baltimore facilitating the flow of water-borne commerce. Onsite access to an existing 50' main shipping channel with four 2,200' linear foot berths and a 1,150' finger pier.

TPA LOGISTICS CENTER VI





FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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