INDUSTRY IN MOTION



MULTI-MODAL CENTER FOR GLOBAL TRADE



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.





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INCENTIVES

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- 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

DRIVE-IN DOORS

2

411

CLEAR HEIGHT

36'

BUILDING SPECS



TR

91.200 SF

36' clear

43 fully equipped dock doors;

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.

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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-born commerce. Onsite access to an existing 50' main shipping channel with four 2,200' linear foot berths and a 1,150' finger pier.

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DELIVERING JULY 2021



20 future



2 drive-in doors



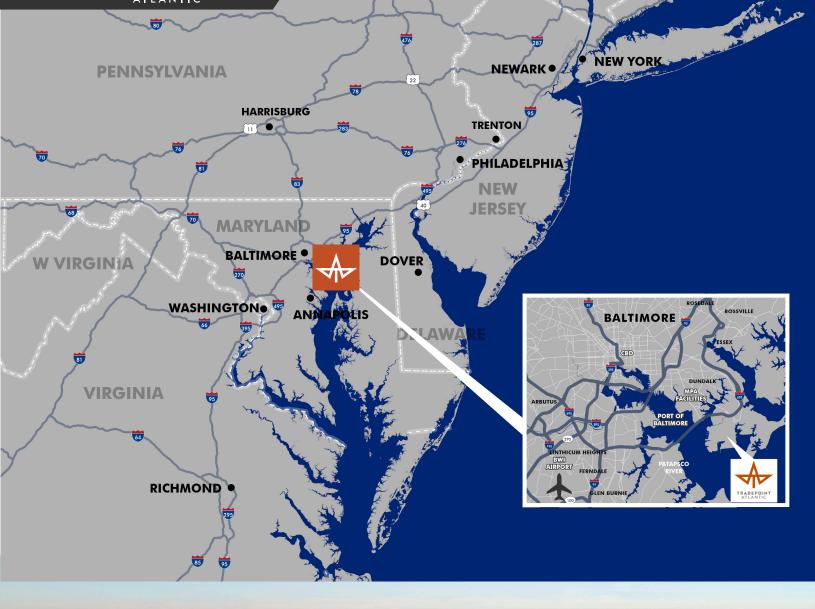
Column bay spacing 57'-0"x 50'-0", 60'-0" speed

TPA LOGISTICS CENTER VI











FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

WILLIAM PELLINGTON Executive Vice President +1 410 244 3137 bill.pellington@cbre.com **THOMAS MINK** Senior Vice President +1 410 244 3171 toby.min<u>k@cbre.com</u>

JON CASELLA Senior Vice President +1 410 244 3127 jonathan.casella@cbre.com



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