

**OPPORTUNITY
ZONE LOCATION**

LEASE OR OWNER/USER OPPORTUNITY

1301 HAMPTON PARK BOULEVARD

STEEPLECHASE 95 INTERNATIONAL BUSINESS PARK | CAPITOL HEIGHTS, MARYLAND 20743



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Adjacent to I-95/I-495



4 miles to DC



10 miles to
Reagan National Airport



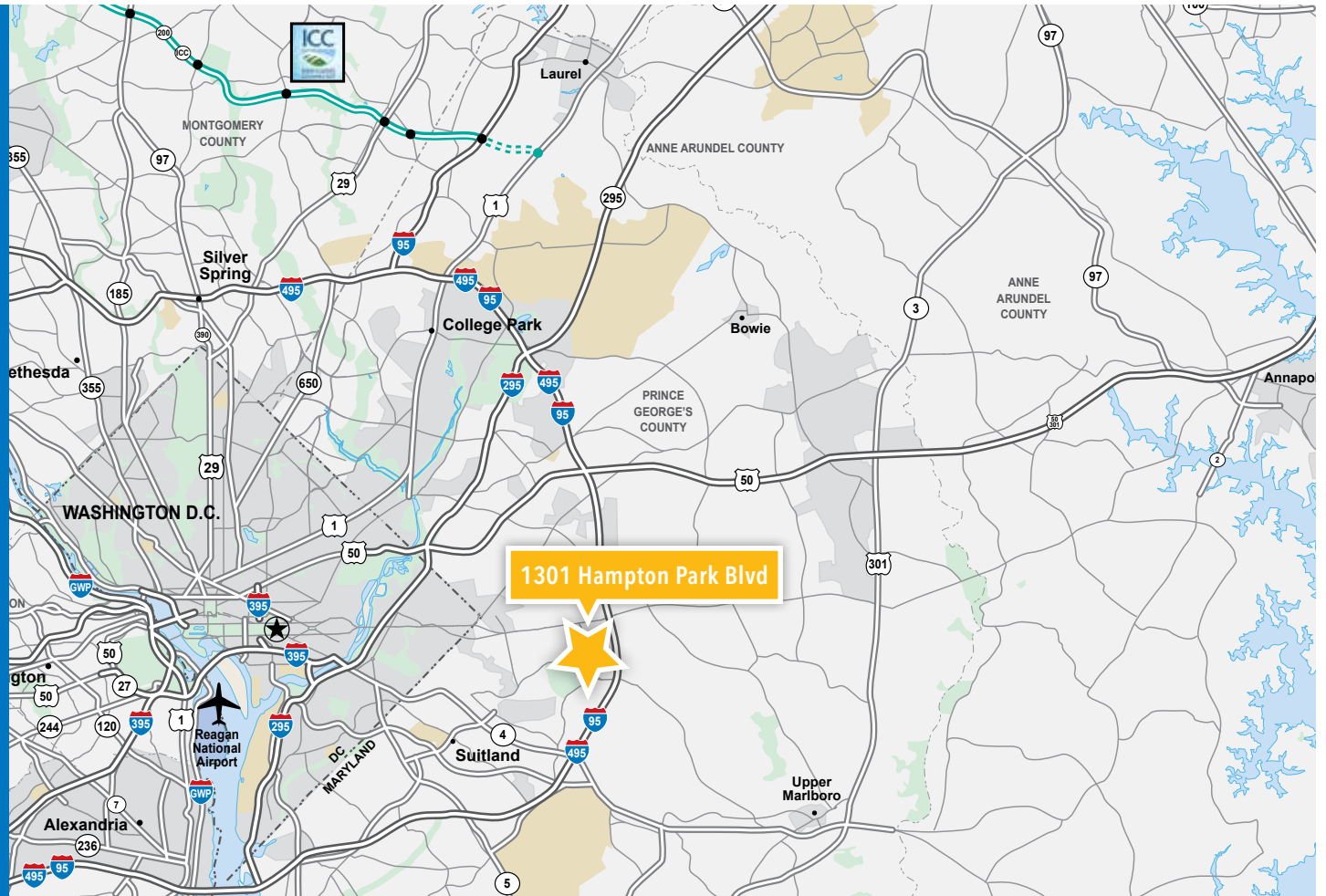
13 miles to
Northern Virginia



28 miles to
BWI Airport



32 miles to
Baltimore



CONTACT

BRIAN WATTS

443.285.7673

brian.watts@transwestern.com

JEFF GROVES

443.285.7666

jeff.groves@transwestern.com

JASON SULLIVAN

443.285.7663

jason.sullivan@transwestern.com



7160 Columbia Gateway Drive, Suite 210
Columbia, Maryland 21046

443.285.0770
transwestern.com

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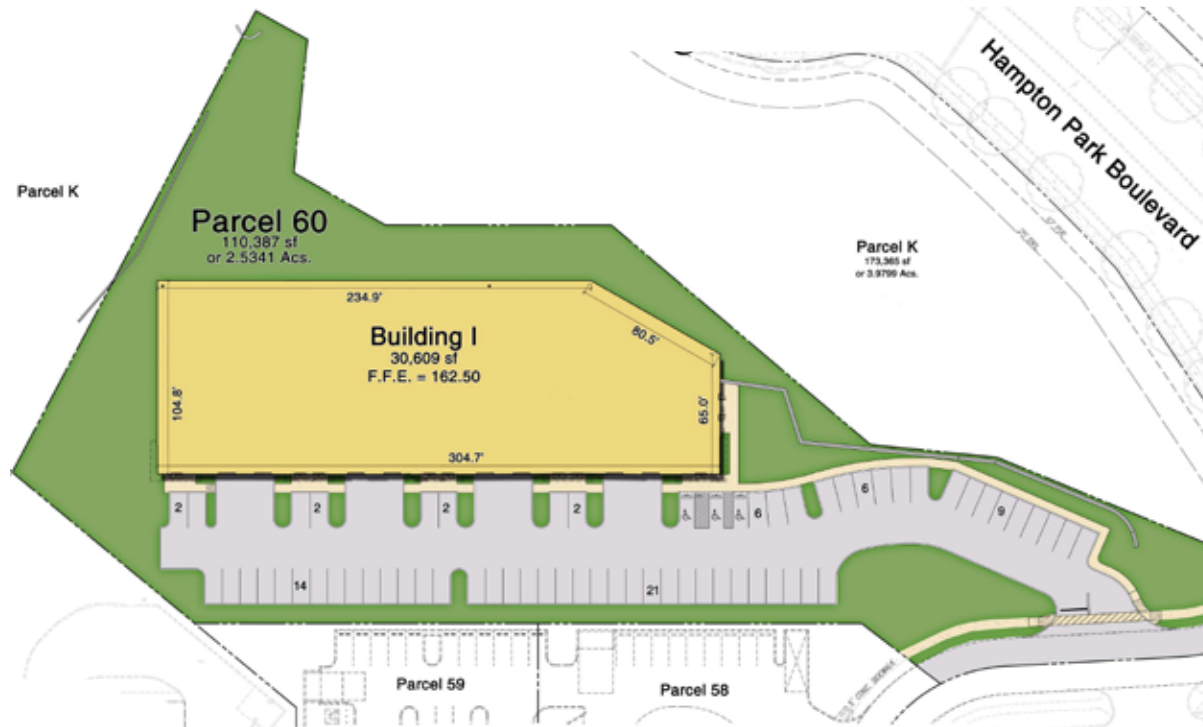
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PROPERTY INFORMATION

- New Class A construction
- ESFR sprinklers
- 18' clear height
- Column spacing: 35' x 35'
- 35' x 105' bay dimensions
- 64 automobile spaces
- Drive-in door dimensions: 10' x 10'
- Primary electrical service: 2000 amps, 277/480 volt, 3ph, 4w
- Gas-fired ceiling mounted heaters
- Roof is TPO over metal deck
- Warehouse lighting to spec
- 2.53 acre lot size
- Immediate access to I-95/I-495
- Outstanding signage/visibility
- Abundant retail amenities within walking distance
- Enterprise Zone
- Opportunity Zone with tax benefits

AVAILABLE SPACE

- 30,609 SF
- 3,675 SF bay size
- Flex/retail
- 8 drive-in doors

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OPPORTUNITY ZONE

- The investment offers tremendous tax advantages due to the property's location in an Opportunity Zone.
- The Opportunity Zone program is a nationwide initiative administered by the U.S. Treasury created under the 2017 Tax Cuts and Jobs Act. The program provides federal tax incentives for investment in distressed communities through qualified Opportunity Funds over the next 10 years.
- Opportunity Funds are private sector investment vehicles that invest at least 90 percent of their capital in Opportunity Zones. U.S. investors currently hold trillions of dollars in unrealized capital gains in stocks and mutual funds alone—a significant untapped resource for economic development. Opportunity Funds provide investors the chance to put that money to work rebuilding the nation's left-behind communities. The fund model will enable a broad array of investors to pool their resources in Opportunity Zones, increasing the scale of investments going to underserved areas.

The Opportunity Zone program offers three tax incentives for investing in Opportunity Zones through qualified Opportunity Funds:



TEMPORARY DEFERRAL OF CAPITAL GAINS

All gains invested in the qualified Opportunity Fund may be deferred in the year the temporary deferral election is made.



STEP-UP IN BASIS

Investments held in the qualified Opportunity Fund for at least five years will receive a basis increase equal to 10%. Investments held in the qualified Opportunity Fund for at least seven years will receive a basis increase equal to 15%.



PERMANENT EXCLUSION

100% of capital gains from the sale or exchange of an investment in a qualified Opportunity Fund will be excluded from capital gains tax if the investment is held for at least 10 years. (This exclusion applies to the gains accrued from an investment in a qualified opportunity fund, and not the original gains invested into an opportunity fund.)

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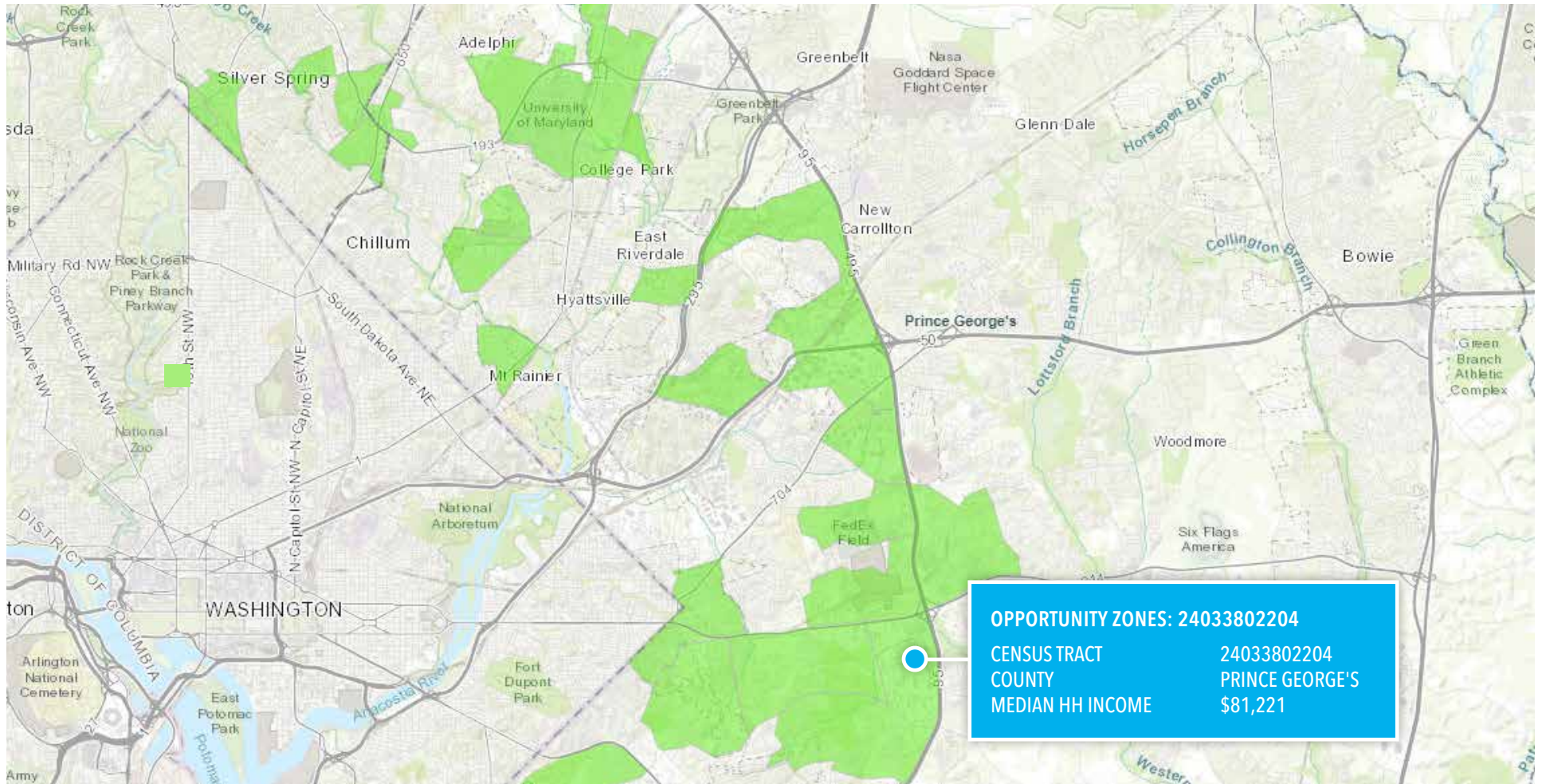
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PRINCE GEORGE'S COUNTY ENTERPRISE ZONE

The property is located in an Enterprise Tax Zone, providing discounts for property taxes for the first ten years of building life.

OBJECTIVES OF THE PROGRAM

An Enterprise Zone is an area of a county, city or town in which state and local incentives are offered to encourage the expansion of existing businesses and the attraction of new business investment and jobs. The County's Enterprise Zone Program is administered by the Prince George's County Economic Development Corporation (PGCEDC).

ENTERPRISE ZONE SUB-ZONES AND FOCUS AREAS

The Prince George's County state-designated Enterprise Zone, located primarily inside the Beltway, is divided into six sub-zones. The PGCEDC was actively involved in 43 Enterprise Zone projects since 1998. This Enterprise Zone activity is expected to generate \$130.35 million in new investment and create or retain 2,302 jobs.

ENTERPRISE ZONE INCENTIVES

State Income Tax Credit

Disadvantaged Employee = credit of \$6,000/Employee, spread over 3 years

\$3,000 (Year 1)

\$2,000 (Year 2)

\$1,000 (Year 3)

Non-disadvantaged Employee = one time credit of \$1,000/Employee

Prince George's County Real Property Tax Credit

10-year Real Property Tax Credit for increases to real property assessment resulting from qualified new construction or improvement to real property. 80% tax credit in the first 5 years and 70% to 30% tax credit in the next 5 years.



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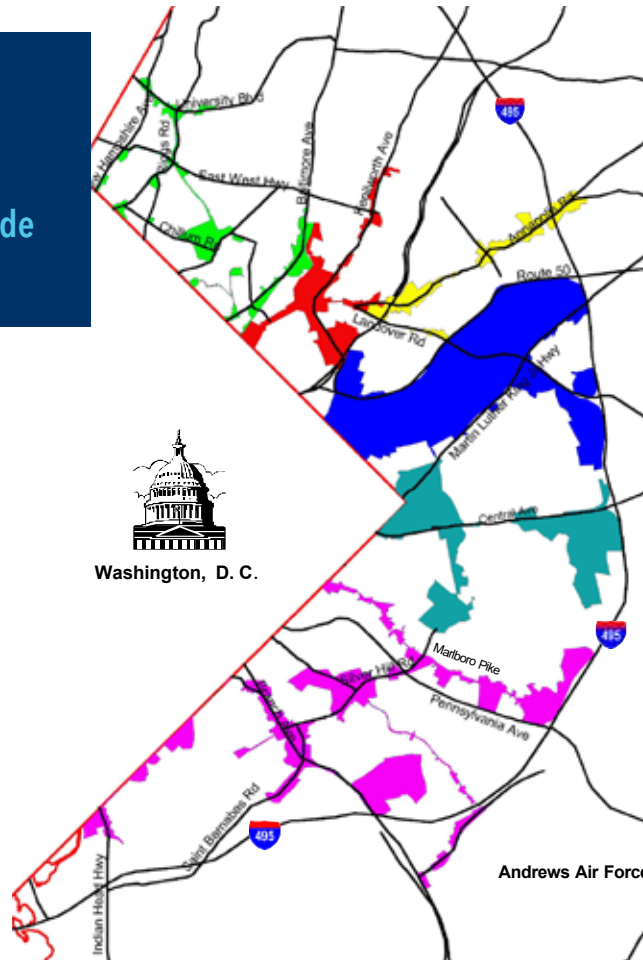
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Prince George's County enterprise zones are predominantly inside the DC beltway



International Corridor/Gateway Arts District

Parts of Langley Park, and the Gateway Arts District communities of Brentwood, Hyattsville, Mount Rainier, and North Brentwood.

Port Towns

Maryland Route 450 from Eastern Avenue to Kenilworth Avenue including Bladensburg, Cottage City and Colmar Manor and Riverdale Park.

Annapolis Road Corridor

Maryland Route 450 (Annapolis Road) from Cheverly to New Carrollton.

Cabin Branch

Between Route 50 and Martin Luther King Jr. Highway and west of the Capital Beltway, covering Cheverly, Glenarden and Landover.

Central Area

Both sides of Central Avenue including Capitol Heights, Seat Pleasant and the Hampton Business Park.

Southern Area

Along Branch Avenue, Marlboro Pike, Silver Hill Road, Allentown Road, Southern Avenue covering Suitland, Forest Heights and the Suitland Metro Station.



Washington, D. C.

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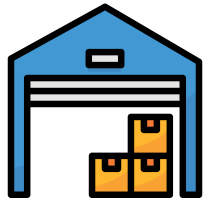
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This property can take advantage of its retail setting and retail adjacencies and attract industrial tenants looking for visibility, showrooms and a friendly customer setting.

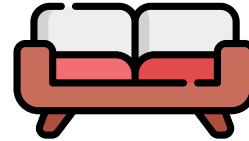
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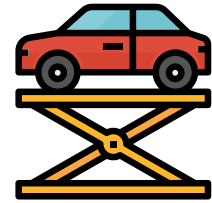
SELF STORAGE



CONTRACT SUPPLY



SHOWROOM



REPAIR SHOP

Demographics	1 mile	3 miles	5 miles
Population	6,162	88,654	251,311
Households	2,846	33,662	92,411
Median Household Income	\$76,657	\$78,508	\$71,251
Retail	5,203	31,317	75,416



DAILY TRAFFIC COUNT ON I-95
208,481

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