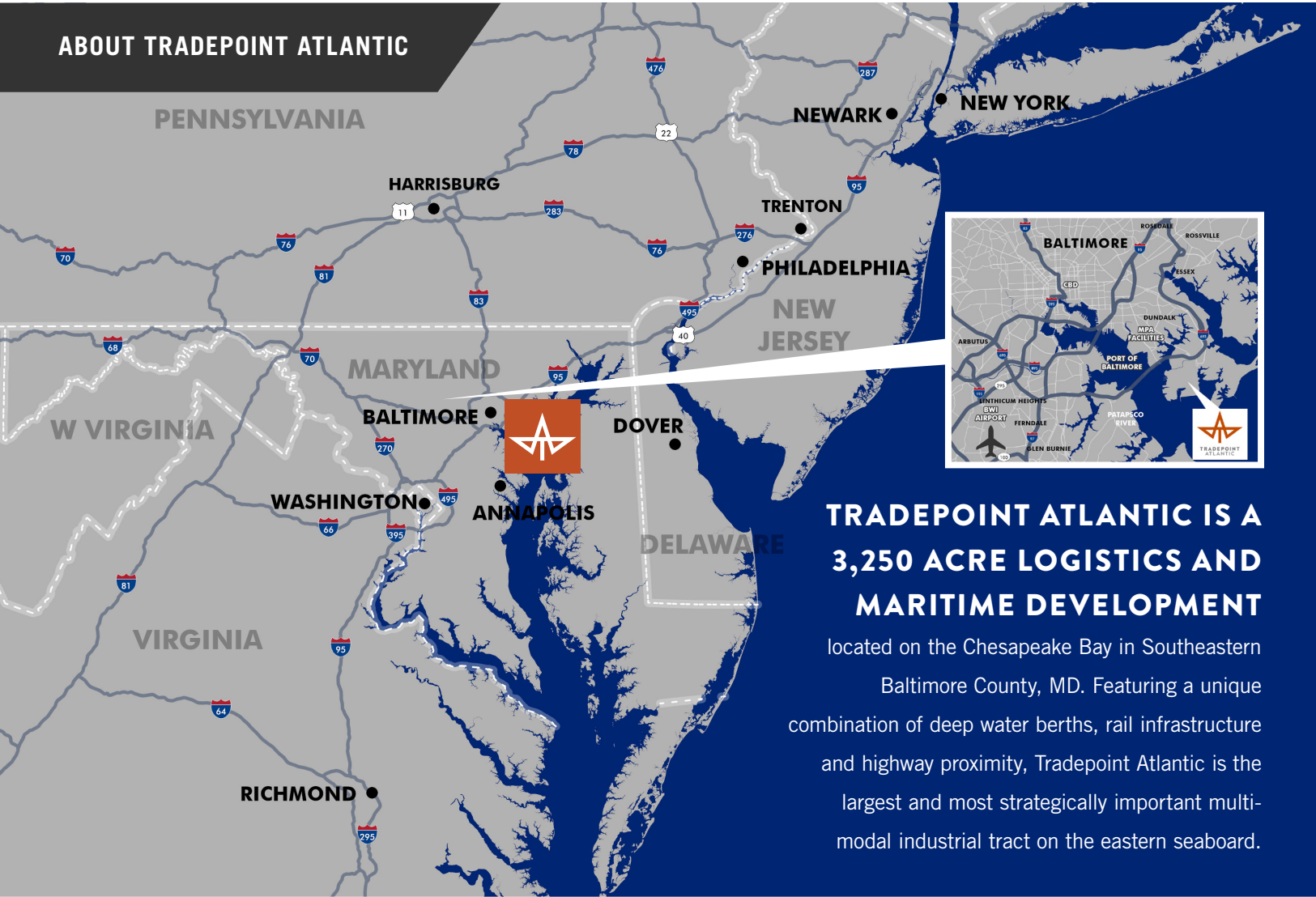




ABOUT TRADEPOINT ATLANTIC



TRADEPOINT ATLANTIC IS A 3,250 ACRE LOGISTICS AND MARITIME DEVELOPMENT

located on the Chesapeake Bay in Southeastern Baltimore County, MD. Featuring a unique combination of deep water berths, rail infrastructure and highway proximity, TradePoint Atlantic is the largest and most strategically important multi-modal industrial tract on the eastern seaboard.



LAND



MARINE



RAIL

OVERVIEW AND LOCATION

- Largest multi-modal site available for development on the East Coast
- Immediate access to interstate and regional road network (I-95, I-695, I-895/Harbor Tunnel Thruway, I-295/Baltimore - Washington Parkway) as well as Interstates 70 and 83

PORT

- 2200' East / West berth in protected turning basin with 36' of water and plans to dredge to 40'
- 1150' finger pier with 41' of water and plans to dredge to 50'
- Deep water port (36' to 42' with access to 50' main channel)
- Plans in place to dredge to 40' and 50'
- Protective turning basin
- Access to 50' main shipping channel
- Multiple berths, including a 1,150' finger pier
- Barge pier available
- Auto / Ro-Ro Terminal
- Future terminal development
- Vessel loading / unloading

RAIL

- Privately owned and operated short line railroad
- 70 miles of short line rail
- Connections to two Class I railroads (CSX/NS)
- Largest privately-owned dual served yard on the East Coast
- Capable of landing multiple 100 car unit trains
- Rail car services and storage on site
- Over 1,500 car spots available for storage
- Additional available services, including cleaning, scrapping, and repair

LAND

- 3,250 total acres
- 8,000,000 SF of new construction with an additional 8,000,000 SF of future development
- Industrial zoning
- Logistics, distribution, manufacturing, retail

OTHER INFRASTRUCTURE

- Significant natural gas and power
- Redundant power capabilities
- Reliable water flow
- State-of-the-art industrial water treatment plant
- Industrial reservoir available for process water

INCENTIVES

- Maryland Sales & Use tax exemption on construction materials, warehousing and manufacturing equipment (6%)
- Baltimore County Chesapeake Enterprise Zone:
 - Real Property Tax Credit over a 10 year period
 - State Income Tax Credit for newly hired employees
 - BGE "Rider 7" Price Reduction program
- More Jobs for Marylander's Act: tax credits available to new and existing manufacturers in Maryland that create new jobs and to non-manufacturers in Maryland Opportunity Zones.
- Baltimore Foreign Trade Zone (FTZ) #74: Users can store, assemble, repackage or manufacture foreign and domestic merchandise. Merchandise in the zone is not subject to U.S. duty or excise tax.
- 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
- Additional, custom tailored incentive packages available

TRADEPOINT ATLANTIC MASTERPLAN

LEGEND

- 1 AMAZON
- 2 FED EX GROUND
- 3 ACCESS WORLD
- 4 ALUMA & BRAND SAFWAY
- 5 GOTHAM GREENS
- 6 HARLEY DAVIDSON
- 7 ROYAL FARMS
- 8 C.STEINWEG
- 9 CAPROCK GRAIN
- 10 AMAZON
- 11 UNDER ARMOUR
- 12 ATLANTIC FOREST PRODUCTS
- 13 VOLKSWAGEN
- 14 HOME DEPOT
- 15 FLOOR DECOR
- 16 PERDUE
- 17 TA CHEN
- 18 ORSTED
- 19 LAFARGE



RETAIL/MIXED-USE
70 ACRES DESIGNATED
FOR RETAIL

FUTURE
TERMINAL

FINGER PIER

BULK HANDLING



TRADEPOINT ATLANTIC

MULTI-MODAL CENTER
FOR GLOBAL TRADE

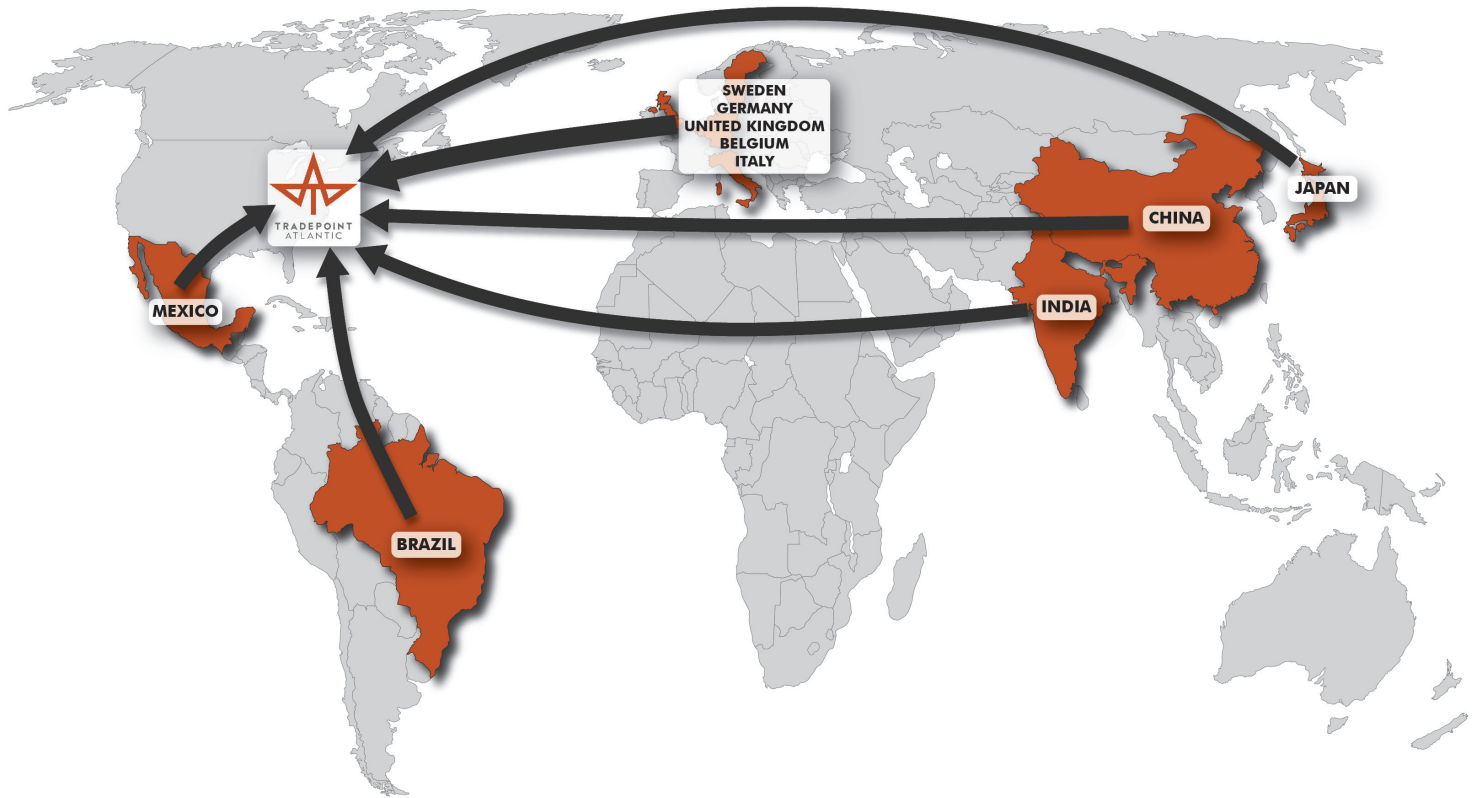
LAND



MARINE



RAIL



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