



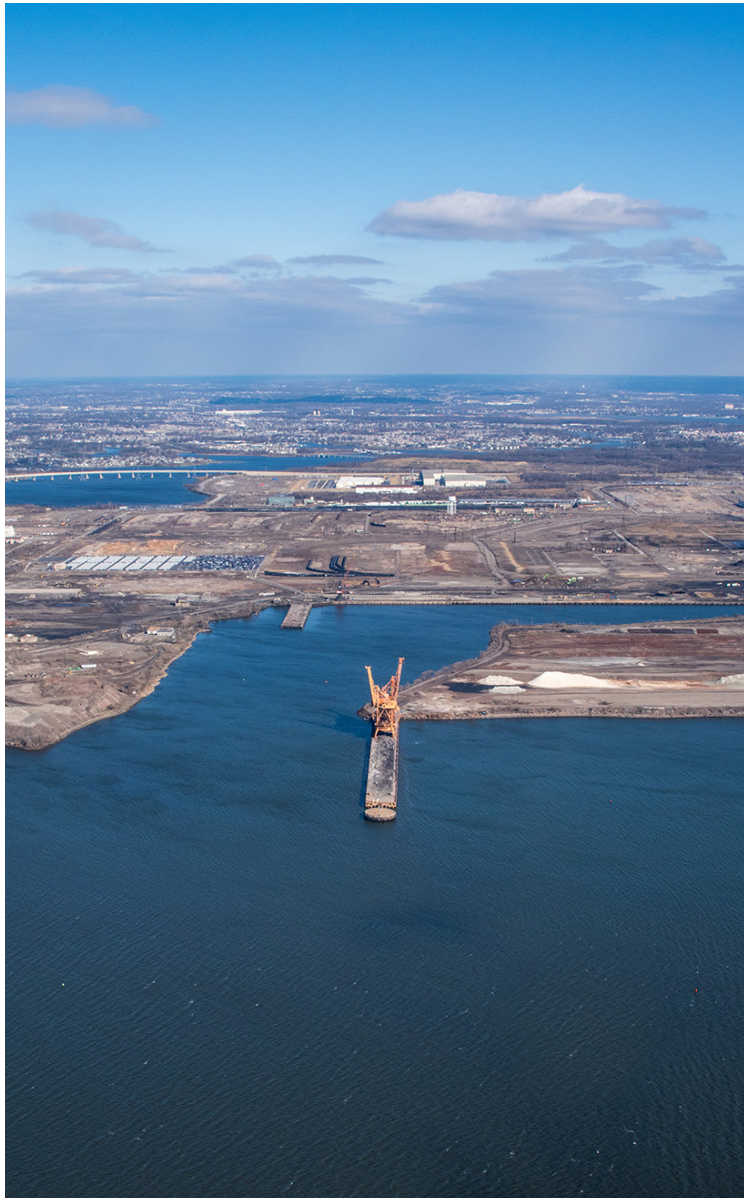
**TRADEPOINT  
ATLANTIC**

3,100 ACRE  
MULTI-MODAL CENTER  
FOR GLOBAL TRADE

# OFFSHORE WIND

STRAIGHT TO  
THE POINT.

YOU HAVE IT ALL AT  
TRADEPOINT ATLANTIC:  
SPACE, ACCESS, AND  
ECONOMICS!



**TRADEPOINT  
ATLANTIC**

Tradepoint Atlantic (TPA) is the premier location for offshore wind on the U.S. East Coast. Geographically positioned squarely in the middle of 13 planned offshore project lease areas, TPA provides logistical advantages for the offshore wind sector that no other facility can offer. 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 property on the Eastern Seaboard.

## SPACE

With a total of 3,100 acres, 1,000 of which are reserved for marine-related activities, there are no restrictions in the amount of growth potential at TPA. Several areas are in close proximity to marine assets for component storage, assembly, and manufacturing.

## ACCESS

Tradepoint Atlantic's logistical capability can provide efficiencies to offshore wind with an impressive menu of options:

### **Marine Terminal**

Three distinct areas to support maritime operations. A 2,200'-long berth with 36' of water, a 1,020'-long finger pier with 41' of water, as well as a separate channel on the eastern side of the property with a depth of +/- 20'.

### **Railroad**

Over 100 miles of functioning rail on the property associated with Tradepoint Rail, TPA's short-line railroad with over 30 employees and five locomotives. The largest privately held rail yard on the East Coast and the only terminal in Baltimore with direct access to both CSX and Norfolk Southern (NS).

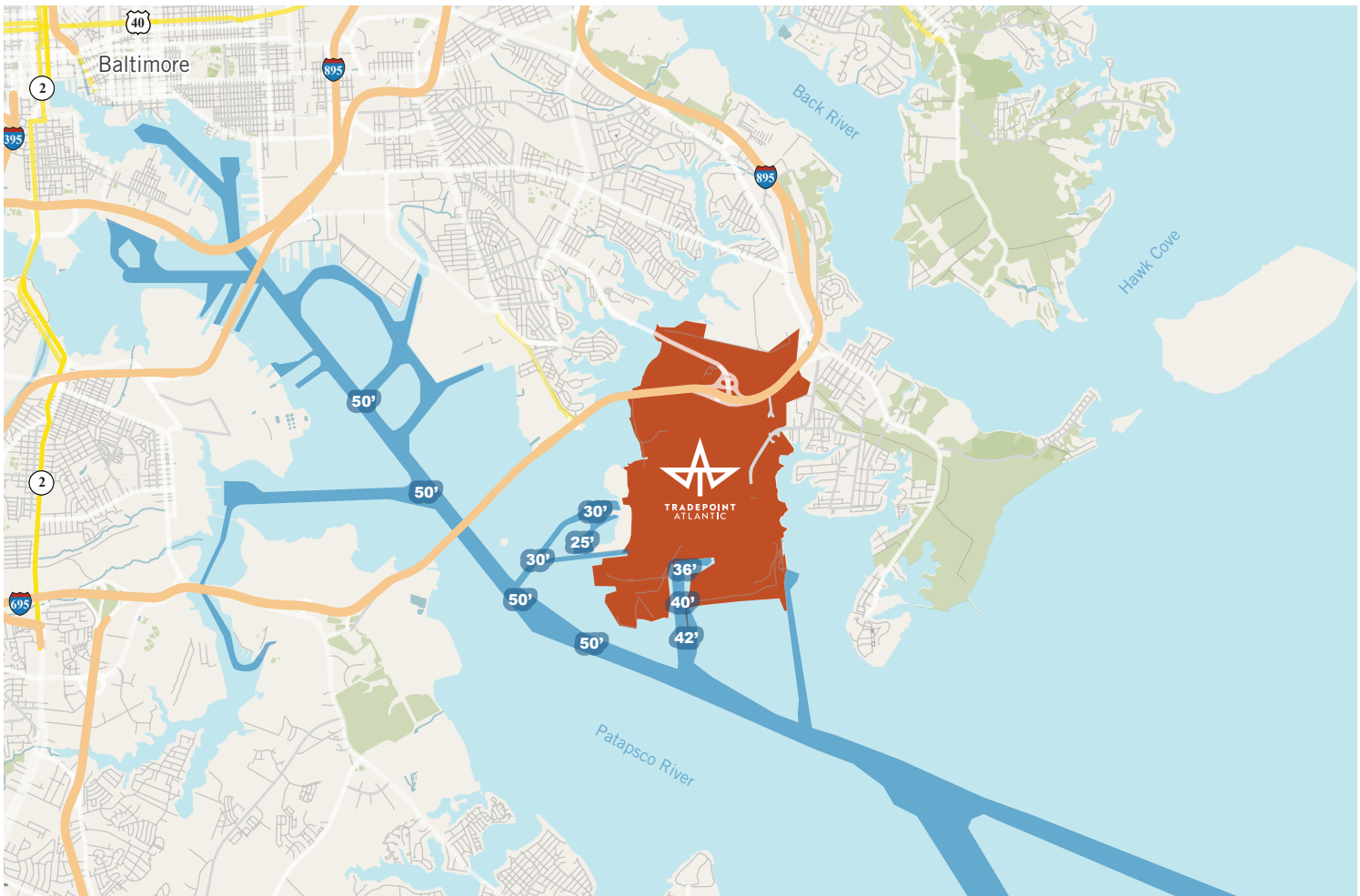
### **Highway**

An interstate highway, I-695, running through the property which provides unparalleled access to I-95 (North/South) and I-70 (East/West).

## ECONOMICS

To facilitate growth on the property, Tradepoint Atlantic offers an impressive menu of economic incentives specific to construction, manufacturing, foreign trade zone, and more. Located in the Baltimore Metropolitan area, it also offers access to a qualified and skilled workforce.





# STRATEGIC LOCATION



Strategically located in the Mid-Atlantic with access to the entire U.S. East Coast and ideally positioned between northeast and southeast offshore wind locations.



# STRATEGIC LOCATION



- Offshore wind laydown
- Offshore wind manufacturing
- Offshore wind vessel loading

300+ acres designated in three areas of the property for offshore wind loading and unloading, manufacturing, laydown and staging:

- Finger Pier
- East Berth
- Premium location on eastern side of property





# OFFSHORE WIND AT TRADEPOINT ATLANTIC



TradePoint Atlantic provides lifting and transport capabilities on and off vessels.





# OVERVIEW

## PORT

- Deep water port (36' to 42') with access to 50' main channel
- Plans to dredge to 40' and 50'
- Protective turning basin
- Multiple berths, including 1,020' finger pier
- Barge pier available
- Heavy Lift Pad with load bearing capacity of 3,000 PSF

## LAND

- 15,000,000 +/- sq. ft future development
- Industrial zoning
- Logistics, distribution, manufacturing, retail

## RAIL

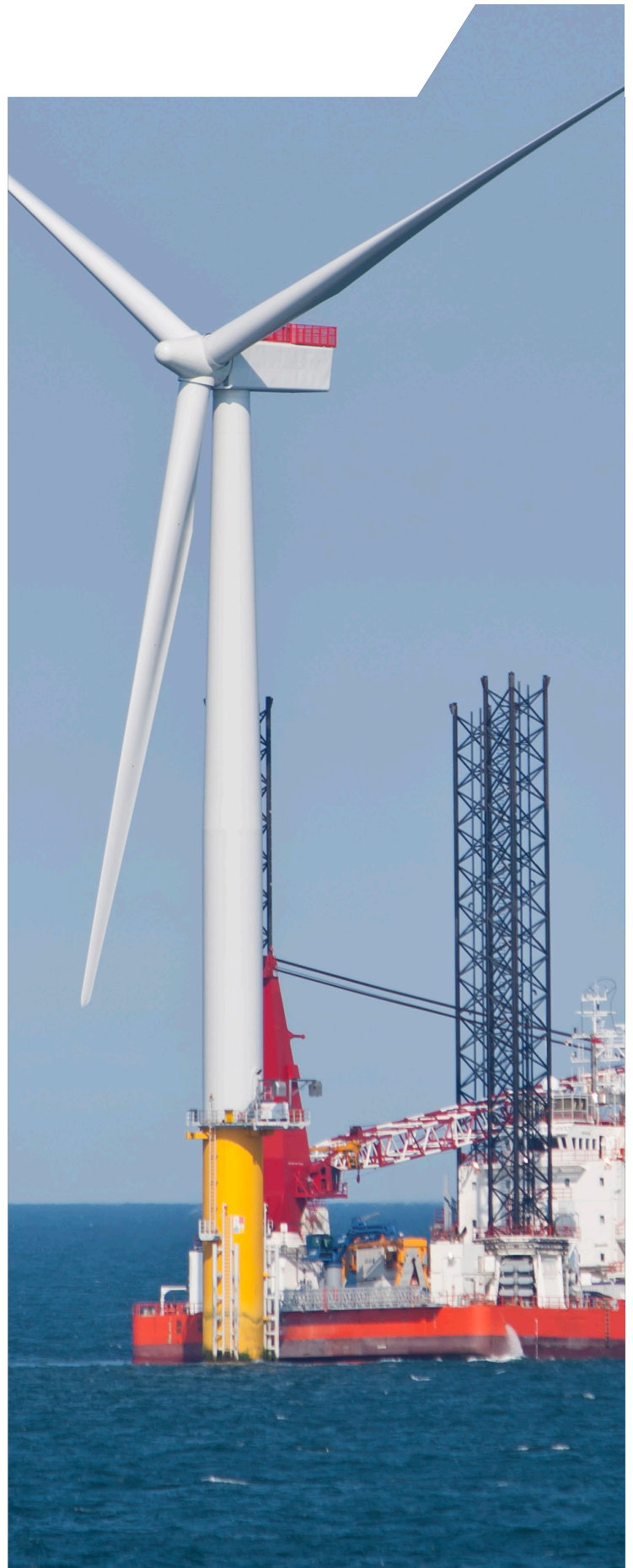
- 100 miles of short-line rail
- Connections to two Class I railroads (CSX and NS)
- Largest, privately-owned, dual-served yard on the U.S. East Coast

## INCENTIVES

- Sales and 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 SEED Program
- More Jobs for Marylanders Act of 2017
- Custom-tailored incentive packages available

## OTHER INFRASTRUCTURE

- Significant natural gas and power
- Redundant power capabilities
- Reliable water flow
- Fixed crane with 80 metric ton lift capacity
- Mobile crane
- Self Propelled Modular Transporters



# CONTACTS

Host Terminals oversees the vast majority of marine operations at TradePoint Atlantic. Host brings expertise in transportation of non-containerized cargo, providing “REAL solutions” for the bulk, break bulk and heavy lift/oversized industry. Host possesses a diverse range of experience in terminal operations, stevedoring, marine asset, and ship agency work, empowering out-of-the-box strategies that transform the industry.

**FOR ADDITIONAL INFORMATION ON OFFSHORE WIND OPPORTUNITIES AT TRADEPOINT ATLANTIC, PLEASE CONTACT HOST TERMINALS:**

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**FOR LAND LEASING INQUIRIES, PLEASE CONTACT JLL:**

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