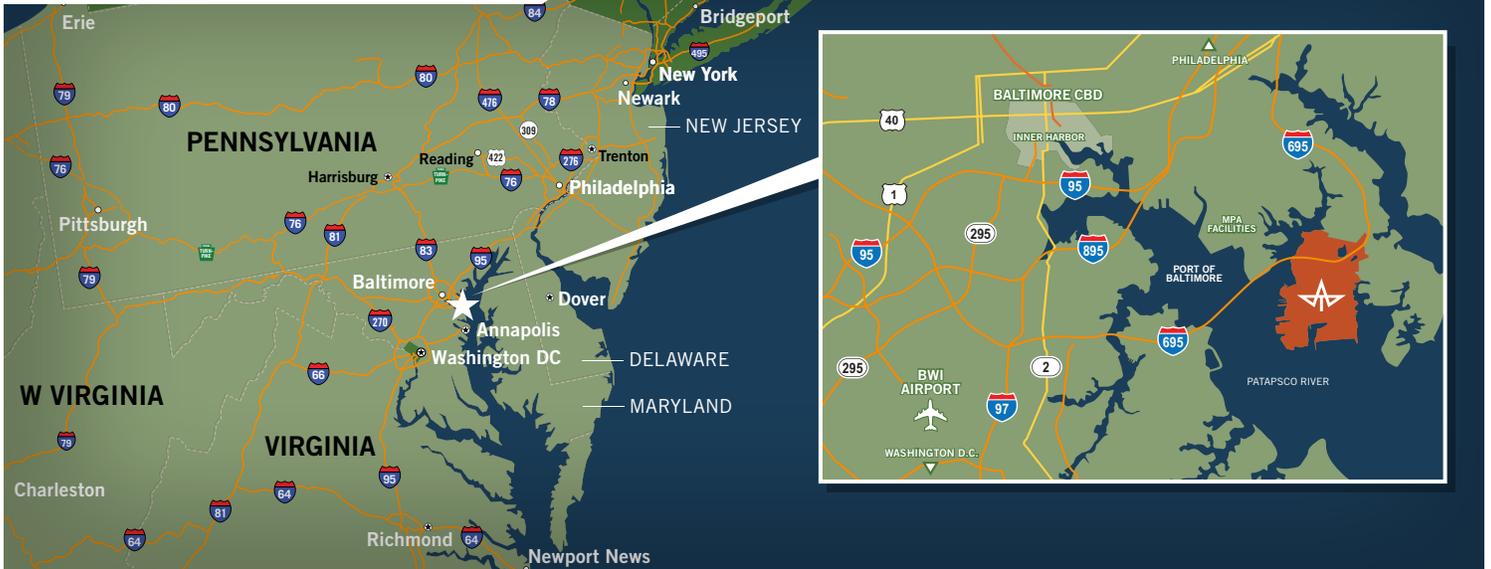




ABOUT TRADEPOINT ATLANTIC



TradePoint Atlantic is a 3,100 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.

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

- Deep water port (36' to 42' with access to 50' main channel)
- Plans in place to dredge to 40' and 50'
- Protective turning basin
- Multiple berths, including a 1,150' finger pier
- Barge pier available
- Auto / Ro-Ro Terminal
- Potential container terminal development
- Vessel loading / unloading

RAIL

- 100 miles of short line
- 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

- 3,100 total acres
- 15,000,000 +/- s.f. 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 water treatment plant
- Industrial reservoir available for process water

INCENTIVES

- 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 SEED Program
- Custom tailored incentive packages available



TRADEPOINT ATLANTIC MASTER PLAN

[CSX]



DIRECT ACCESS TO I-695

UNDER ARMOUR E-COMM FACILITY

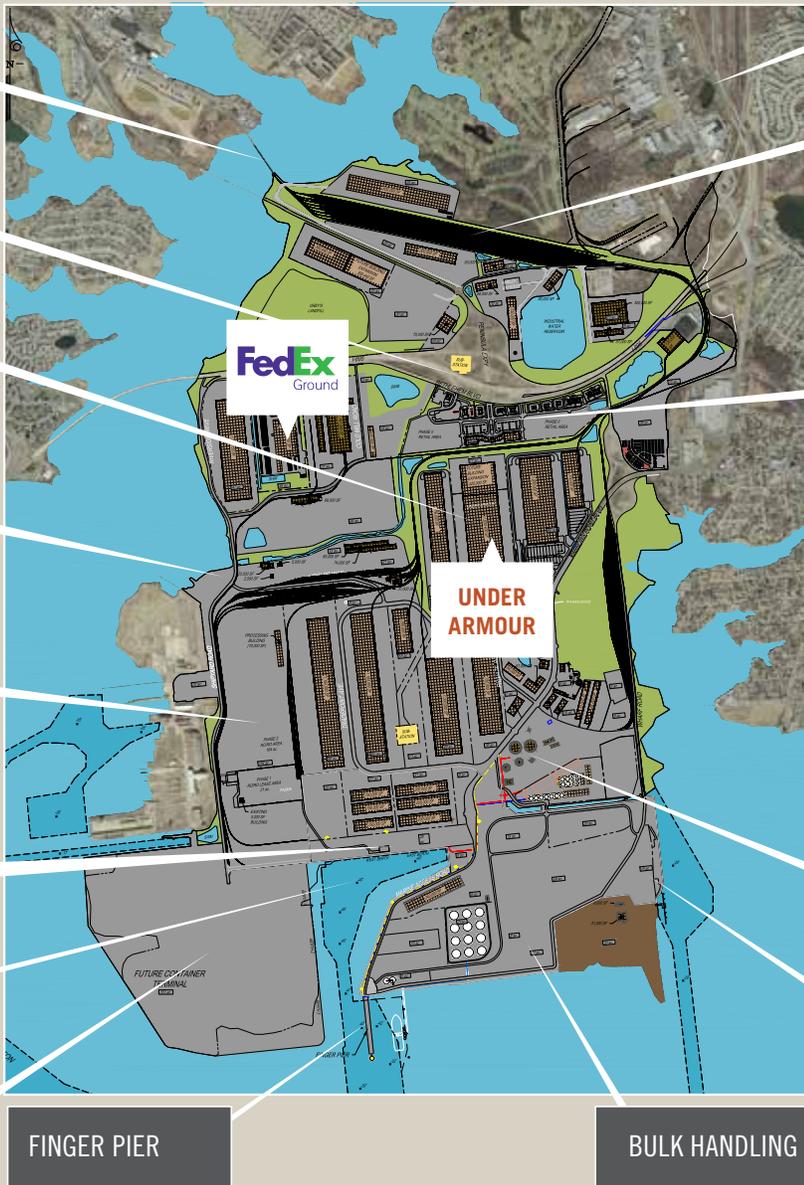
WATER TREATMENT PLANT

AUTO/RORO

EAST-WEST BERTH

DEEP WATER TURNING BASIN

FUTURE CONTAINER TERMINAL



NORTH INTERCHANGE YARD
Served equally by two Class I railroads
100 car unit train capable

RETAIL
150 acres designated for retail

LEGEND

- Proposed Warehouse
- Existing Rail
- Proposed Rail Upgrades
- Future Container Terminal
- Bulk Handling and Storage
- Green Space

700MBBL TANK STORAGE

BARGE PIER

FINGER PIER

BULK HANDLING

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