



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.





## INCENTIVES



- 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 LAYOUT

LOGISTICS CENTER VI (AVAILABLE)  
310,080 S.F.±  
19.73 AC.±  
FF: TBD



AVAILABLE SITE AREA  
**19.73± acres**

AVAILABLE BUILDING AREA  
**310,000± SF**

DIVISIBLE TO  
**100,000± SF**

TRAILER DROPS  
**71**

DOCK DOORS  
**33 fully equipped; 19 future**

DRIVE-IN DOORS  
**1**

EMPLOYEE PARKING  
**365**

CLEAR HEIGHT  
**36'**

## BUILDING SPECS

SPEC BUILDING | 400,441 SF

DELIVERING JUNE 2021



**310,000± SF**  
Divisible to  
**100,000 SF**



**36' clear**



**33 fully equipped dock doors;**  
expandable to  
**52**



**1 drive-in door**



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

## 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.



### 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.



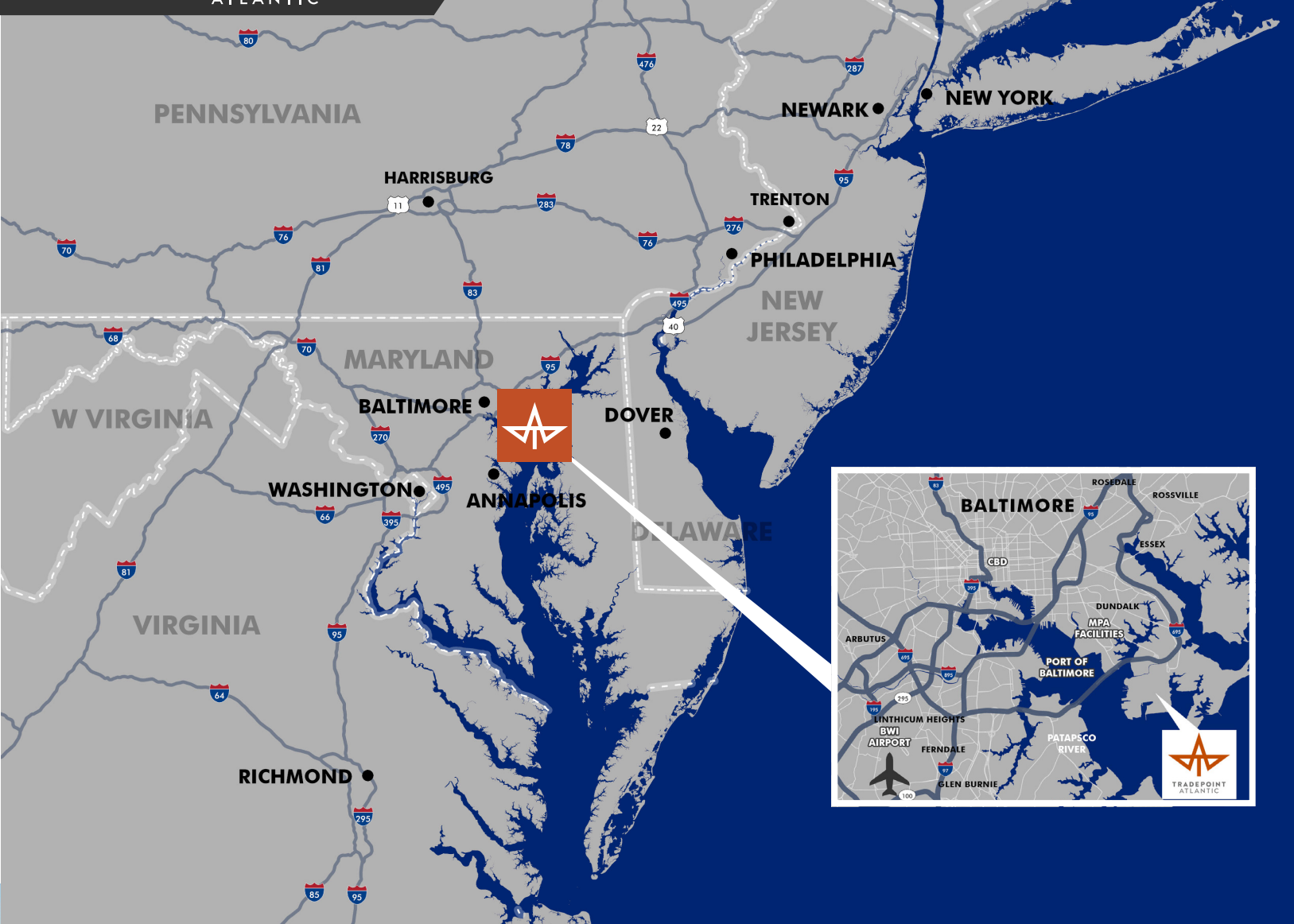
### DEEP WATER PORT

Deep water access within the Port of Baltimore facilitating the flow of water-borne commerce. Onsite access to an existing 50' main shipping channel with four 2,200' linear foot berths and a 1,150' finger pier.

## TPA LOGISTICS CENTER VI







FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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