## INDUSTRY IN MOTION



MULTI-MODAL CENTER FOR GLOBAL TRADE



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.





tradepointatlantic.com

#### INCENTIVES

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- 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 AVAILABLE SITE AREA 19.73± acres AVAILABLE BUILDING SITE AREA LAYOUT 310,000± SF DIVISIBLE TO $100.000 \pm SF$ LOGISTICS CENTER VI (AVAILABLE) TRAILER DROPS 320' 71 310,080 S.F.± 19.73 AC.± FF: TBD DOCK DOORS 33 fully equipped; 19 future DRIVE-IN DOORS EMPLOYEE PARKING 365 CLEAR HEIGHT 36'

# 310,000± SF 36' clear Divisible to

BUILDING SPECS

33 fully equipped dock doors; expandable to

### UNMATCHED MULTIMODAL CONNECTIVITY

100,000 SF

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.

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#### **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-born commerce. Onsite access to an existing 50' main shipping channel with four 2,200' linear foot berths and a 1,150' finger pier.

### **DELIVERING JUNE 2021**



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1 drive-in door



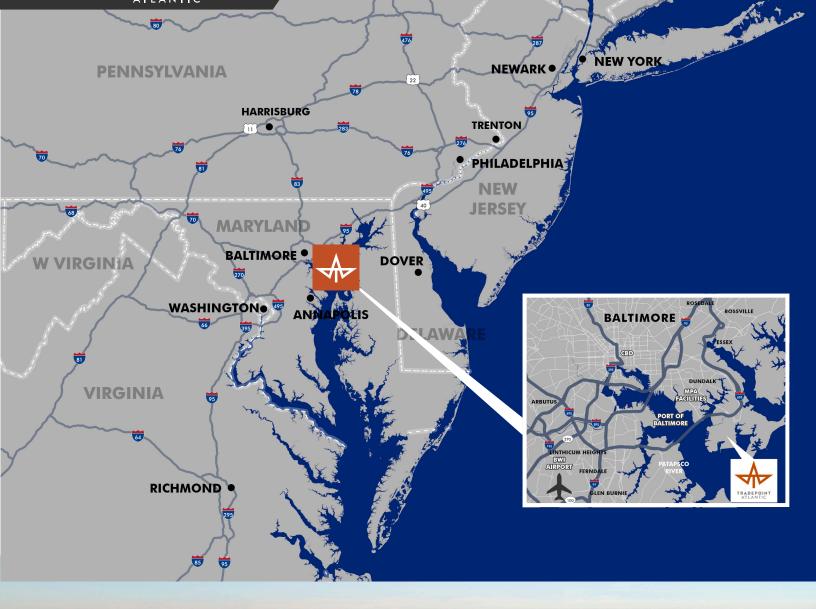
Column bay spacing 57'-0"x 50'-0", 60'-0" speed

TPA LOGISTICS CENTER VI











#### FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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