

INDUSTRY IN MOTION



TRADEPOINT ATLANTIC

MULTI-MODAL CENTER
FOR GLOBAL TRADE



1935
RESERVOIR
ROAD

103,840±
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



CBRE

INCENTIVES



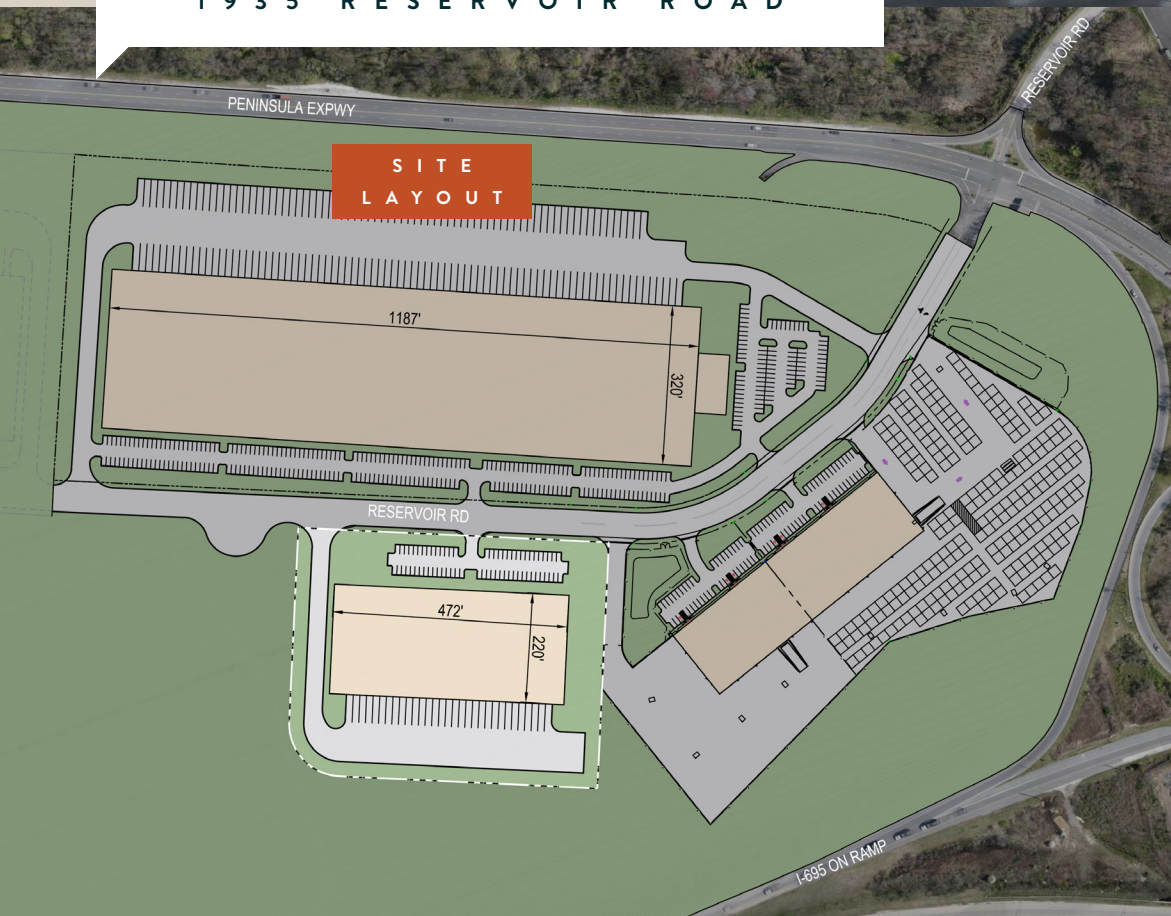
- 6% Sales & use tax exemption on construction materials and equipment
- Chesapeake Enterprise Zone (10 yr property tax credit, employment & job tax credits)
- Foreign Trade Zone #74
- BGE Smart Energy for Economic Development (SEED) Program for qualifying commercial customers:

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

1935 RESERVOIR ROAD



AVAILABLE SITE AREA
7.05± acres

AVAILABLE BUILDING AREA
103,840± SF

AVAILABLE OFFICE AREA
2,000± SF

DOCK DOORS
31 fully equipped

EMPLOYEE PARKING
66

CLEAR HEIGHT
32'

BUILDING SPECS



103,840± SF



32' clear



31 fully equipped dock doors



66 employee car parks



Column bay spacing 50' bay widths with 60' speed bay

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.

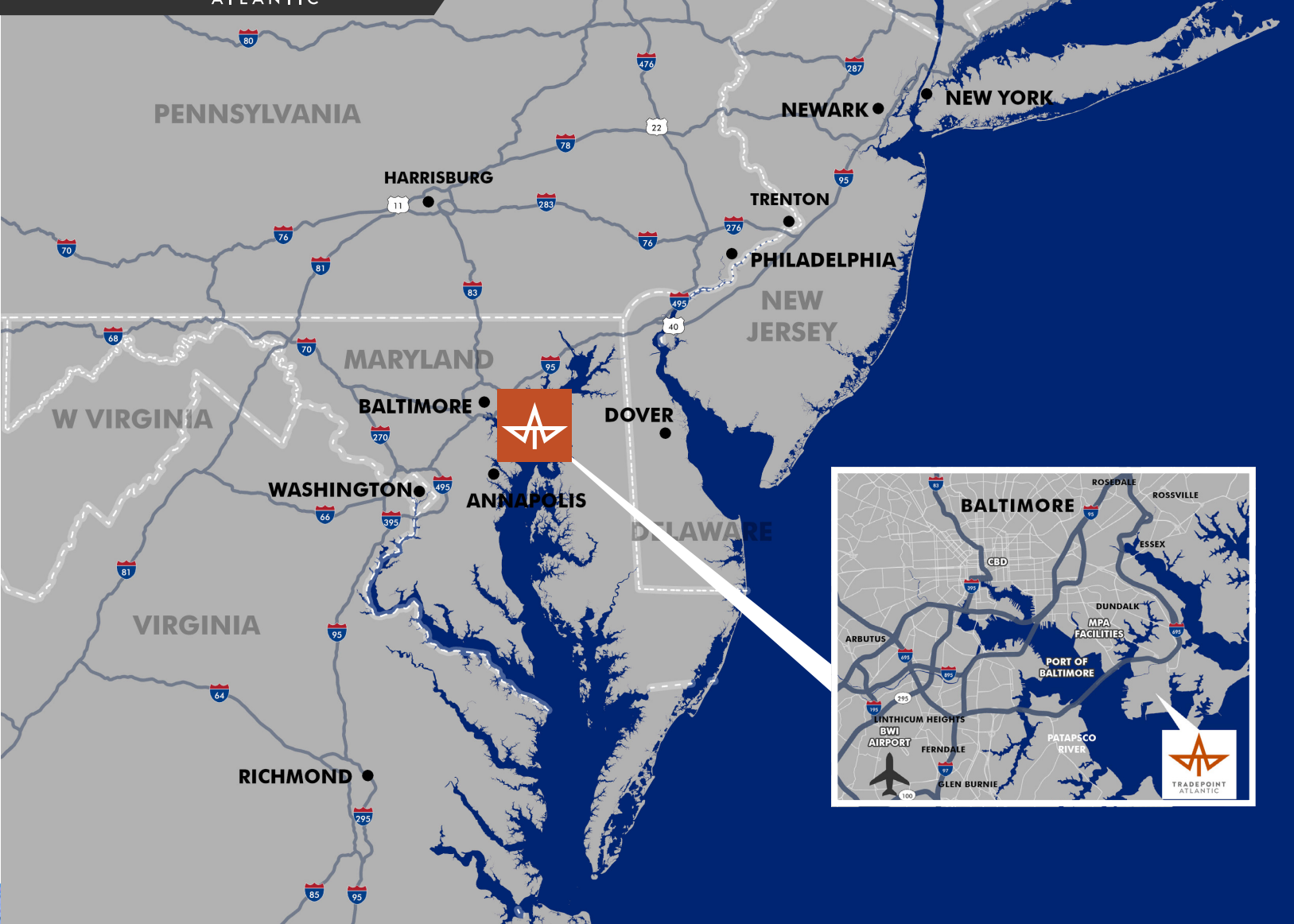


DEEP WATER PORT

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.

BUILD TO SUIT OPPORTUNITY WITH EXPEDITED DELIVERY





FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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