

INDUSTRY IN MOTION



TRADEPOINT ATLANTIC

MULTI-MODAL CENTER  
FOR GLOBAL TRADE



1940  
RESERVOIR  
ROAD

380,000±  
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](http://tradepointatlantic.com)



**CBRE**



## INCENTIVES



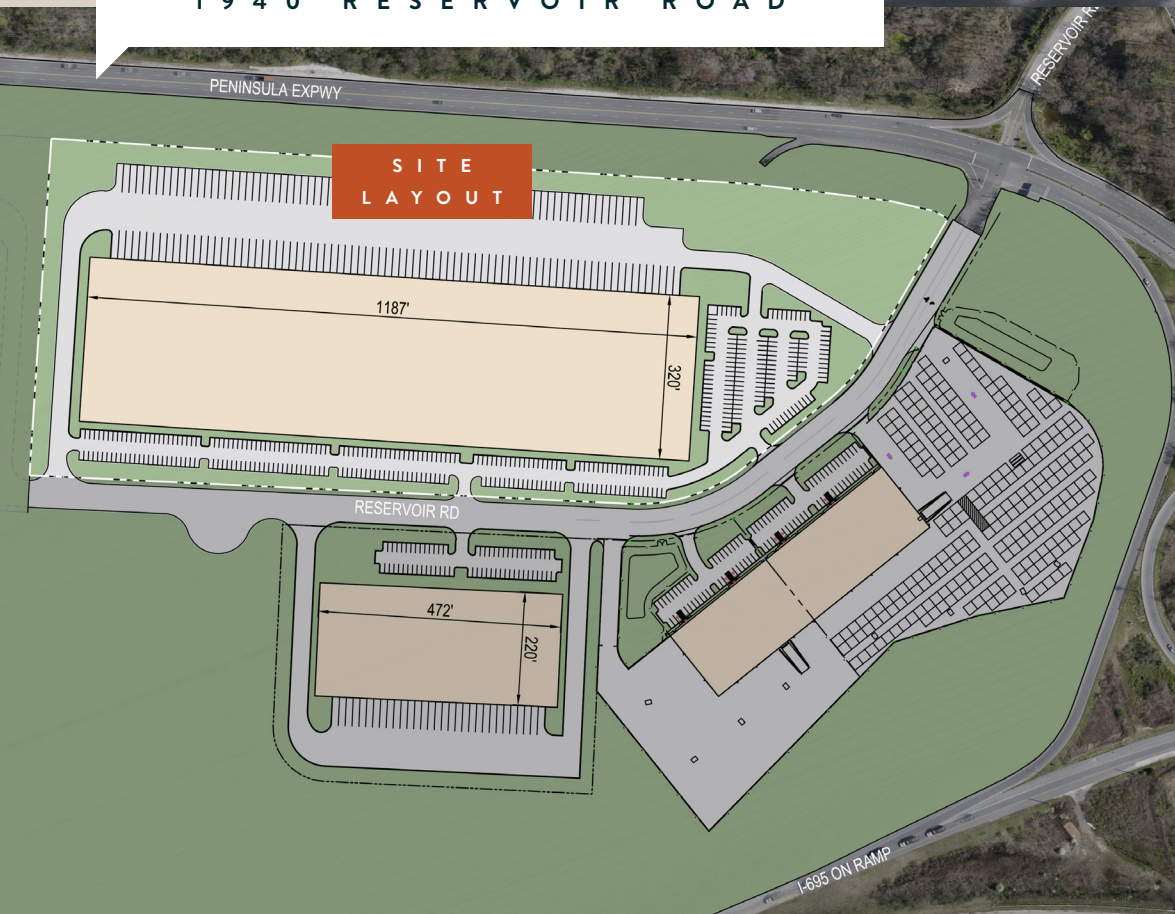
- 6% Sales & use tax exemption on construction materials and equipment
- Chesapeake Enterprise Zone (10 yr property tax credit, employment & job tax credits)
- Foreign Trade Zone #74
- BGE Smart Energy for Economic Development (SEED) Program for qualifying commercial customers:

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

1940 RESERVOIR ROAD



AVAILABLE SITE AREA  
**23.11± acres**

AVAILABLE BUILDING AREA  
**380,000± SF**

TRAILER DROPS  
**77**

DOCK DOORS  
**83 fully equipped**

EMPLOYEE PARKING  
**377**

CLEAR HEIGHT  
**32'**

## BUILDING SPECS



**380,000± SF**



**32' clear**



**83 fully equipped dock doors**



**77 trailer drops**



**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.



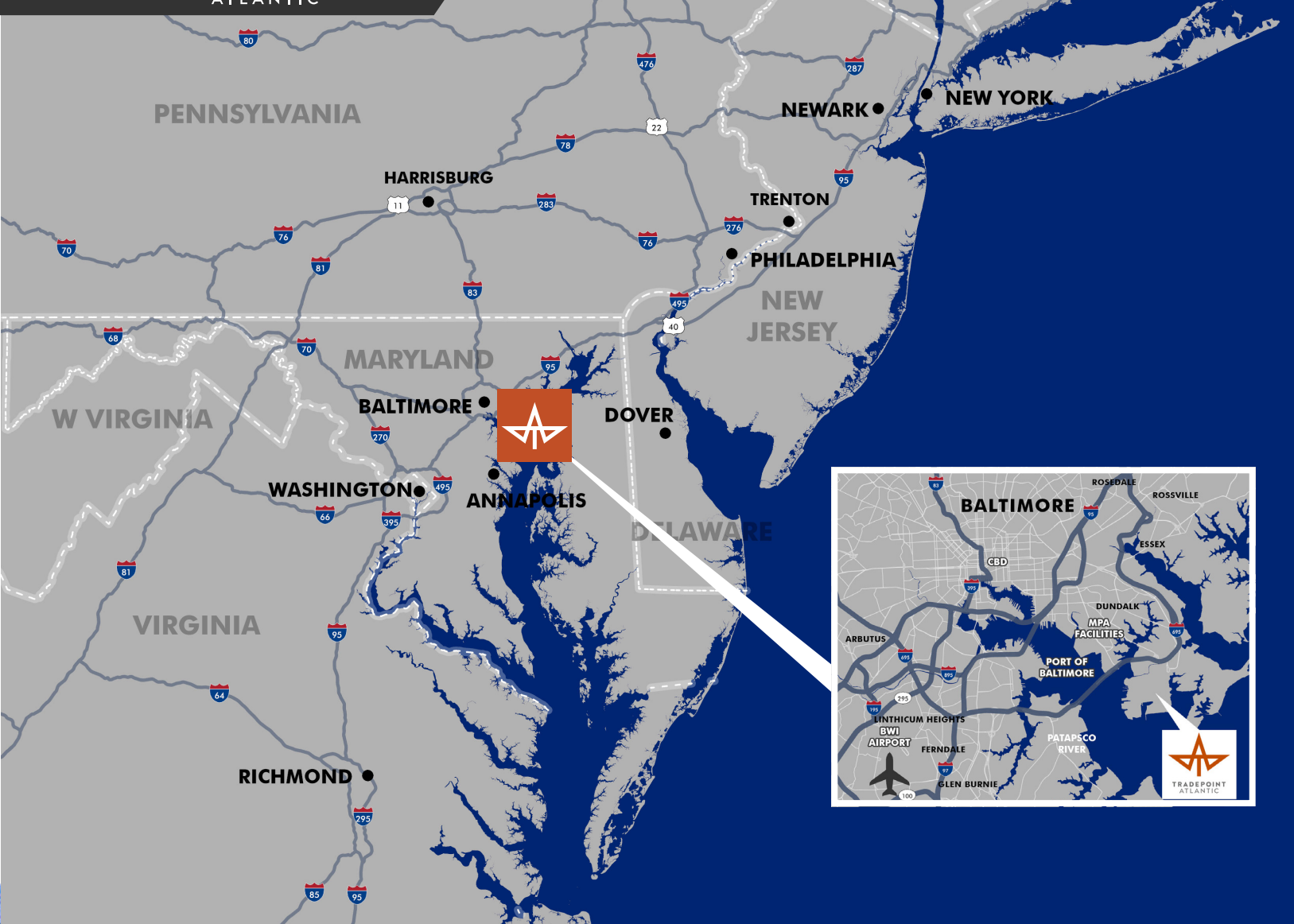
### DEEP WATER PORT

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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