



6995  
BETHLEHEM  
BOULEVARD

63,000 ±  
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 FLEX BUILDING



AVAILABLE BUILDING AREA  
**40,590± SF**

DIMENSIONS  
**100' deep**  
**30' x 30' typical**  
**40' speed bay**

POTENTIAL STOREFRONTS  
**5**

DOCK DOORS  
**7; 5 future**

DRIVE-IN DOORS  
**3; 4 future**

CLEAR HEIGHT  
**18'**

DELIVERY DATE  
**March 2022**

## BUILDING SPECS



**63,000± SF**



**18' clear**



**7 dock doors**  
expandable to 12



**3 drive-ins**  
expandable to 7



**Column bay spacing**  
**30'-0" x 30'-0",**  
**40'-0" 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.



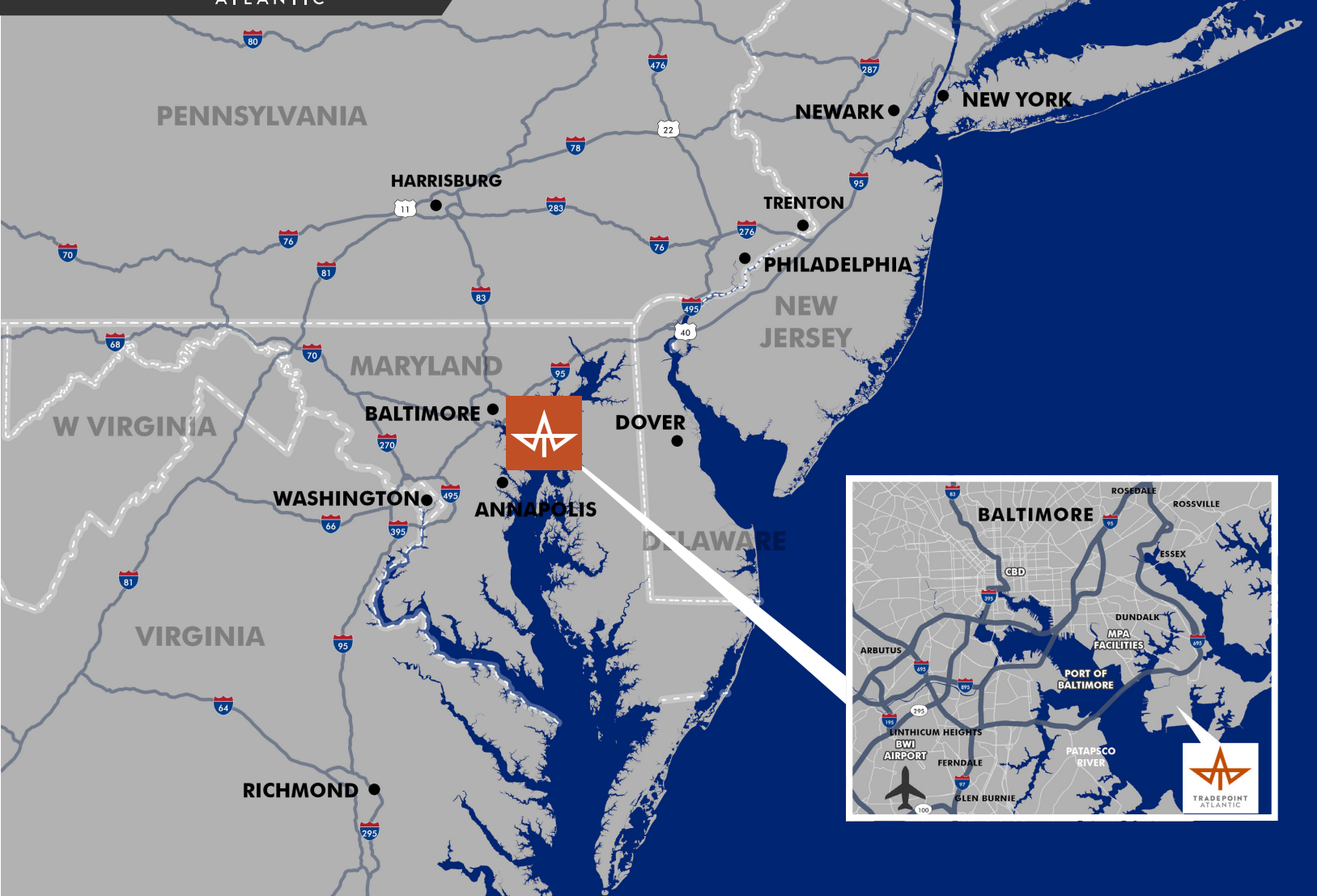
### DEEP WATER PORT

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.

## TPA FLEX BUILDING







FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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