## INDUSTRY IN MOTION

# TRADEPOINTATLANTIC

#### MULTI-MODAL CENTER FOR GLOBAL TRADE



TRADEPOINT A

#### 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.





1935 RESERVOIR ROAD **108,560±** SQUARE FEET

tradepointatlantic.com

#### 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 108,560± SF

AVAILABLE OFFICE AREA 2,000± SF

DOCK DOORS **27 fully equipped** 

EMPLOYEE PARKING **76** 

TRAILER DROPS
43

CLEAR HEIGHT 32'



#### BUILDING SPECS





32' clear

clear 2

27 fully equipped dock doors

76 employee car parks 43 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 signi⊠cant 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.



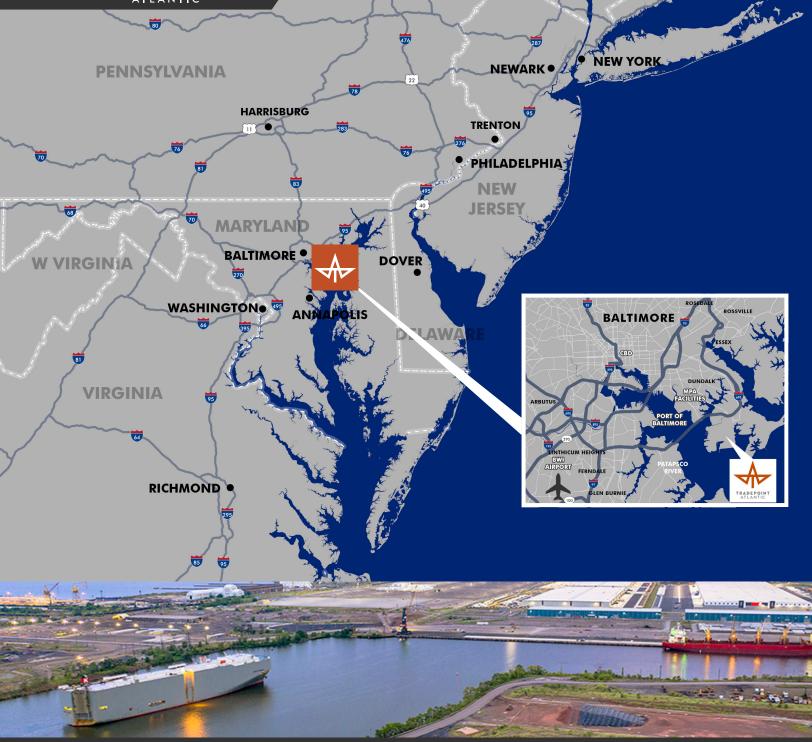
#### **DEEP WATER PORT**

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









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