INDUSTRY IN MOTION

TRADEPOINT ATLANTIC

MULTI-MODAL CENTER FOR GLOBAL TRADE

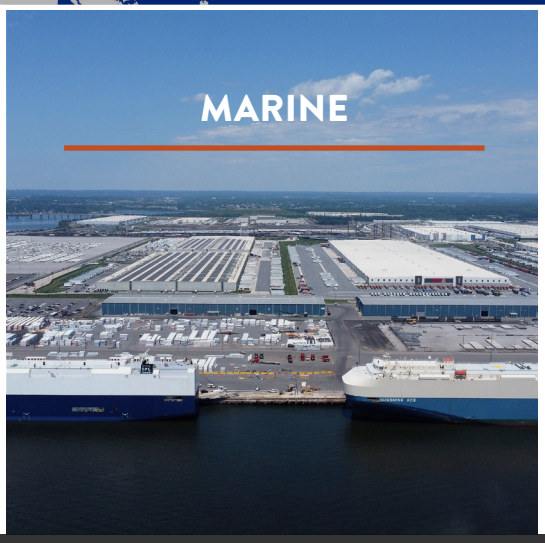
ABOUT TRADEPOINT ATLANTIC



STRATEGICALLY LOCATED WITHIN THE PORT OF BALTIMORE,

Tradepoint Atlantic is a 3,300-acre multi-modal industrial logistics and maritime development offering comprehensive supply chain solutions.







tradepointatlantic.com
tradepointatlantic.com/tour-the-park

TRADEPOINT ATLANTIC

CBRE

OVERVIEW AND LOCATION

- Largest and most strategically important multi-modal industrial tract on the eastern seaboard
- Immediate access to interstate and regional road network (I-95, I-695, I-895/Harbor Tunnel Thruway, I-295/Baltimore - Washington Parkway) as well as Interstates 70 and 83
- Integrated logistics simplified

PORT

- Active deep-water port with 50' main shipping channel access
- 2200' berth in protected turning basin with 38' of water and plans to dredge to 50'
- 1150' finger pier with 43' of water and plans to dredge to 50'
- Deep water port (36' to 42' with access to 50' main channel)
- Protective turning basin
- Access to 50' main shipping channel within the Port of Baltimore
- Barge pier available
- Auto / Ro-Ro Terminal
- Sparrows Point Container Terminal is a 168-acre joint venture redevelopment project within Tradepoint Atlantic on Coke Point. Construction is ongoing for this brand-new, state-of-the-art terminal with on-dock rail. The first berth will open in late 2028, and the second in early 2029. Visit www.spctmd.com for additional details.

RAIL

- Privately owned and operated, dual served yard capable of landing multiple 100 car unit trains
- 50 miles of Class 3 short line rail
- Connections to two Class I railroads (CSX/NS)
- Rail car services and storage on site
- Over 2,000 car spots available for storage
- Additional available services, including cleaning, scrapping, and repair

LAND

- 3,300 total acres
- 17,000,000 SF of new construction with an additional 6,000,000 SF of future development
- Manufacturing and Industrial zoning

OTHER INFRASTRUCTURE

- Significant natural gas and power
- Redundant power capabilities
- Reliable and abundant water flow
- State-of-the-art industrial water treatment plant
- Industrial reservoir available for process water

INCENTIVES

- Maryland **Sales & Use tax exemption** on construction materials, warehousing and manufacturing equipment (6%)
- **Chesapeake Enterprise Zone:**

  Expanded to encompass Tradepoint Atlantic

  10-year state and local property tax credit

- **BGE Smart Energy for Economic Development (SEED) Program** for qualifying commercial customers:

  75% discount on new service extension costs

  25% discount on electric, natural gas distribution and demand charges

- **Baltimore Foreign Trade Zone #74**

Users can store, assemble, repackage or manufacture foreign and domestic merchandise. Merchandise in the zone allows delayed or reduced duty payments on foreign merchandise.

- **Advantage Maryland (MEDAAF) State/Local Discretionary Loan/ Grant Program**

Awards are made on a competitive basis and typically include a 10% match from the local governing jurisdiction.

- **Brownfield Revitalization Incentive Program**

As a designated brownfield, for each of the five taxable years after a site cleanup or corrective action plan a property may qualify for a real property tax credit of between 50% to 70% of the property tax attributable to the increase in assessed value of the site.

Tradepoint Atlantic is located within the Chesapeake Enterprise Zone enabling this tax credit to potentially last for ten years and allowing qualifying properties to simultaneously claim both the Enterprise Zone and Brownfields property tax credits.

TRADEPOINT ATLANTIC MASTERPLAN



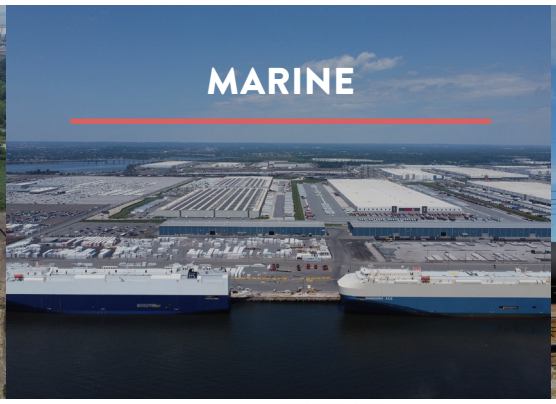
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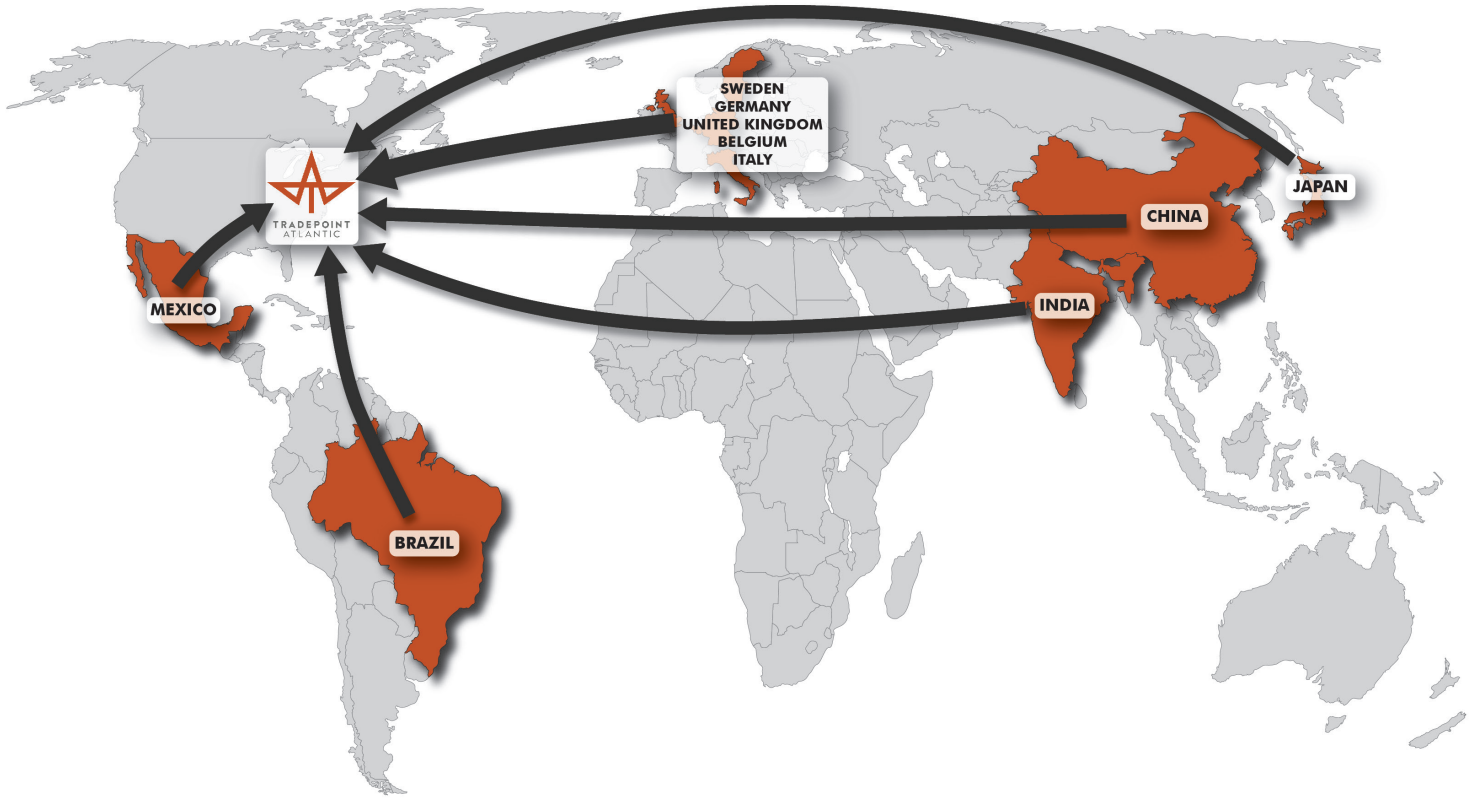
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