

# 1 PRINCIPIO PARKWAY

BUILDING C1 & BUILDING C2

## 593,520 SF & 200,100 SF PROPOSED DISTRIBUTION CENTER FOR LEASE



### BUILDING DELIVERY

Break Ground August 2022  
Shell Delivery June 2023



### PREMIER LOCATION

New I-95 interchange at  
Belvidere Road and I-95



### ENTERPRISE ZONE

Enterprise Zone allowing  
for real estate and  
employee tax credits



### LEED CERTIFIED

Building C-1 LEED  
certified to save money,  
improve efficiency and  
lower carbon emissions

PROJECT BY:



LEASING BY:





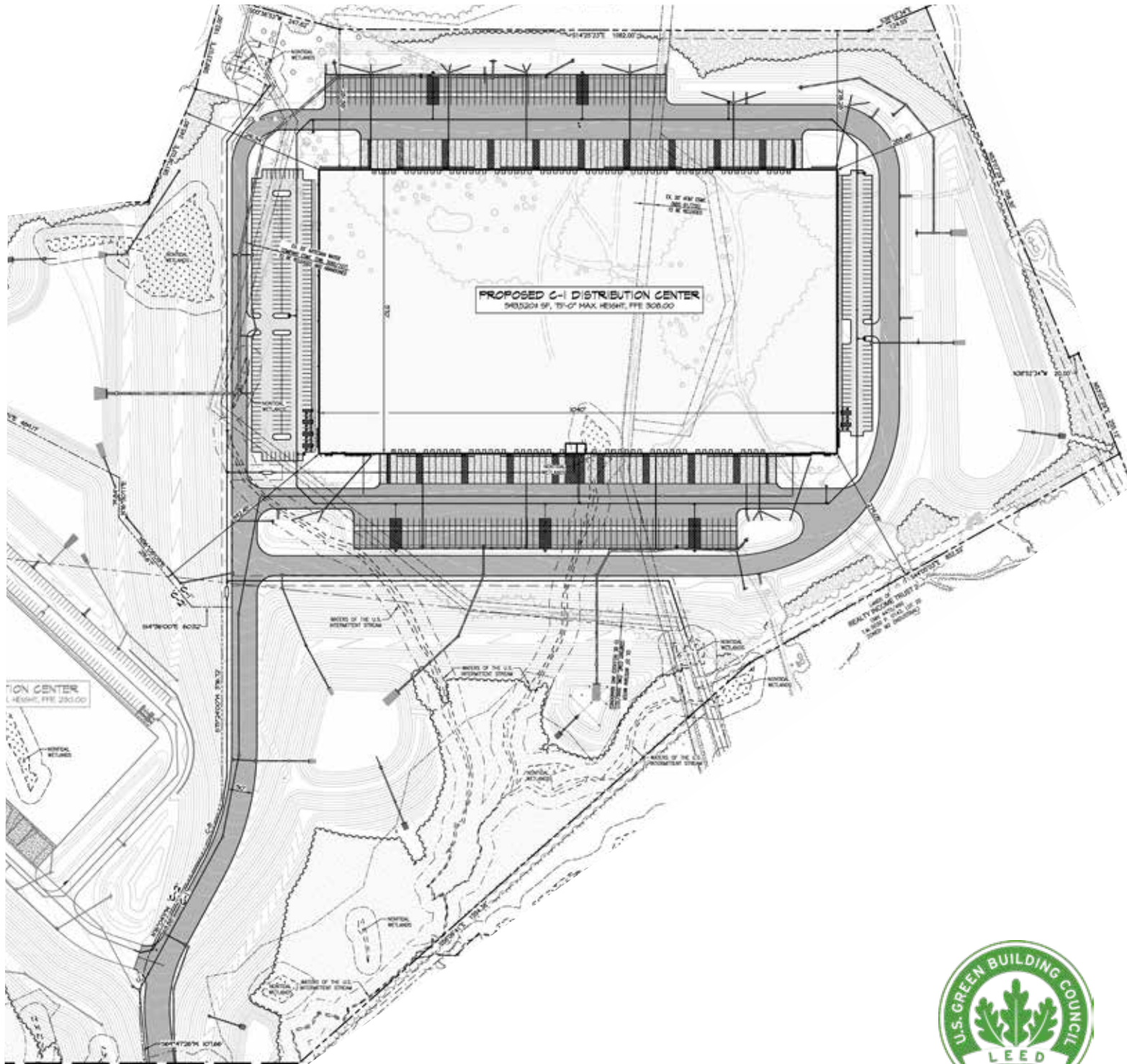
## ENTERPRISE ZONE INCENTIVES

Ten-year credit against local real property taxes on real property improvements. Credit is 80% the first five years, and decreases 10% annually to 30% in the tenth and final year.

# SITE C

# BUILDING C-1

## 593,520 SF



## BUILDING C-1 SPECS

Building SF	593,520 SF
Building Dimensions	570' x 1,040'
Office	Built-to-suit
Clear Height	40'
Configuration	Cross-Dock
Column Spacing	50' x 52' (60' speed bay)
Fire Protection	ESFR
Lighting	LED
Power	1 - 3,000 amp service expandable to 6,000 amps
Construction	Concrete Tilt-Up
Dock Doors	103
Drive-in Doors	4
Auto Parking	340
Trailer Parking	123
Floor	7"
Warehouse Heat	Cambridge Air Distribution Units / 1 Air Change PH
Water/Sewer	Public-Artesian
Gas & Electric Provider	Chesapeake Utilities / Delmarva Power
Telecommunication Provider	Verizon FIOS / Comcast Business
Features	LEED Certified Warehouse

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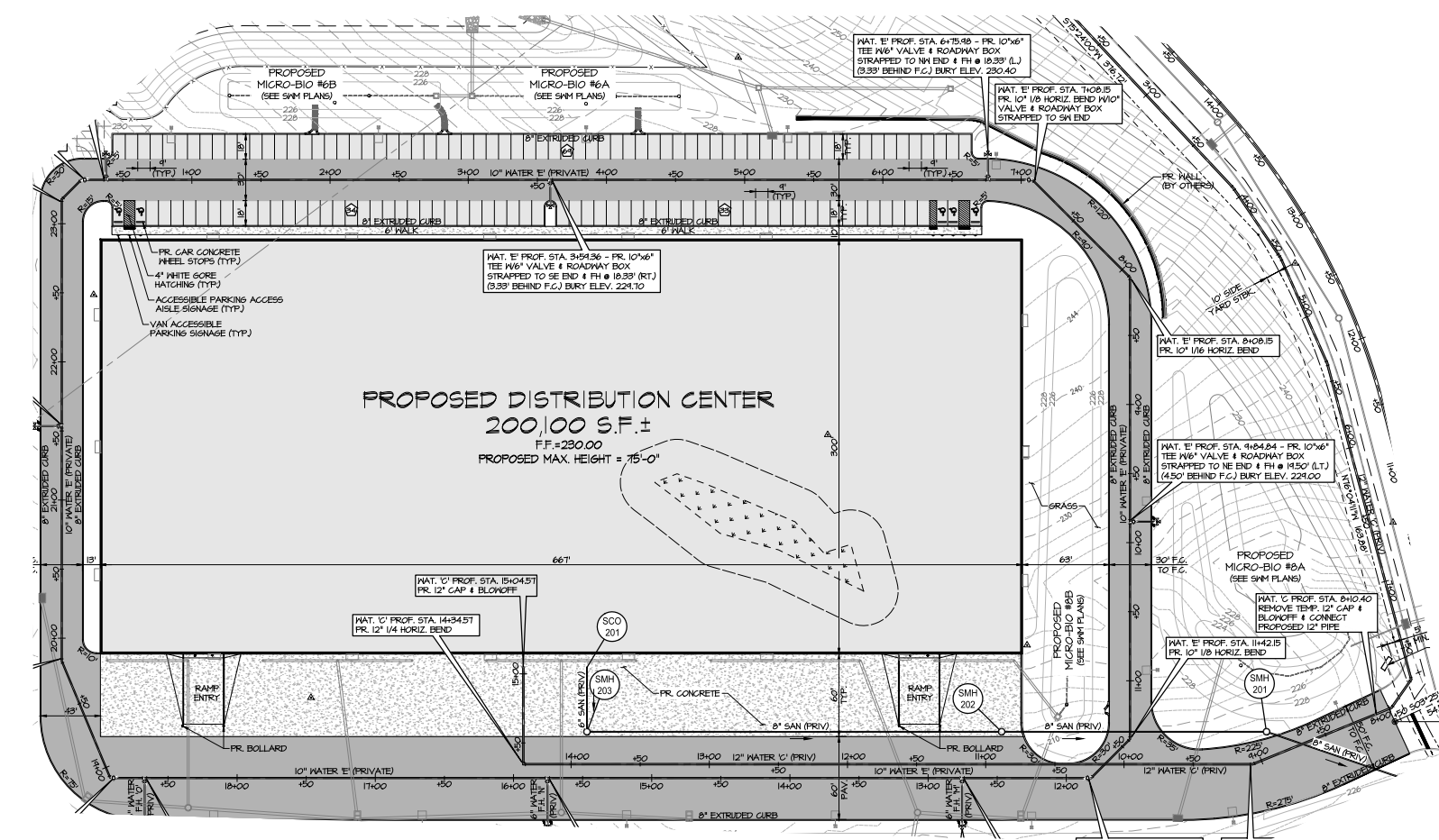
BUILDING C & BUILDING C1

## BUILDING C-2

### 200,100 SF

## BUILDING C-2 SPECS

Building SF	200,100 SF
Building Dimensions	300' x 667'
Office	Built-to-suit
Clear Height	38'
Configuration	Rear Load
Column Spacing	48' x 51'
Fire Protection	ESFR
Lighting	LED
Power	1 - 3,000 amp service
Construction	Concrete Tilt-Up
Dock Doors	34
Drive-in Doors	2
Auto Parking	190
Trailer Parking	10
Floor	7"
Warehouse Heat	Cambridge Air Distribution Units / 1 Air Change PH
Water/Sewer	Public-Artesian
Gas & Electric Provider	Chesapeake Utilities / Delmarva Power
Telecommunication Provider	Verizon FIOS / Comcast Business





TRANSPORTATION INFRASTRUCTURE MAP



DISTANCES TO:

I-95	3.9 MILES	Washington, DC	80 MILES
Baltimore, MD	52 MILES	I-81	82 MILES
Philadelphia, PA	61 MILES	New York	156 MILES



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