

# 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:



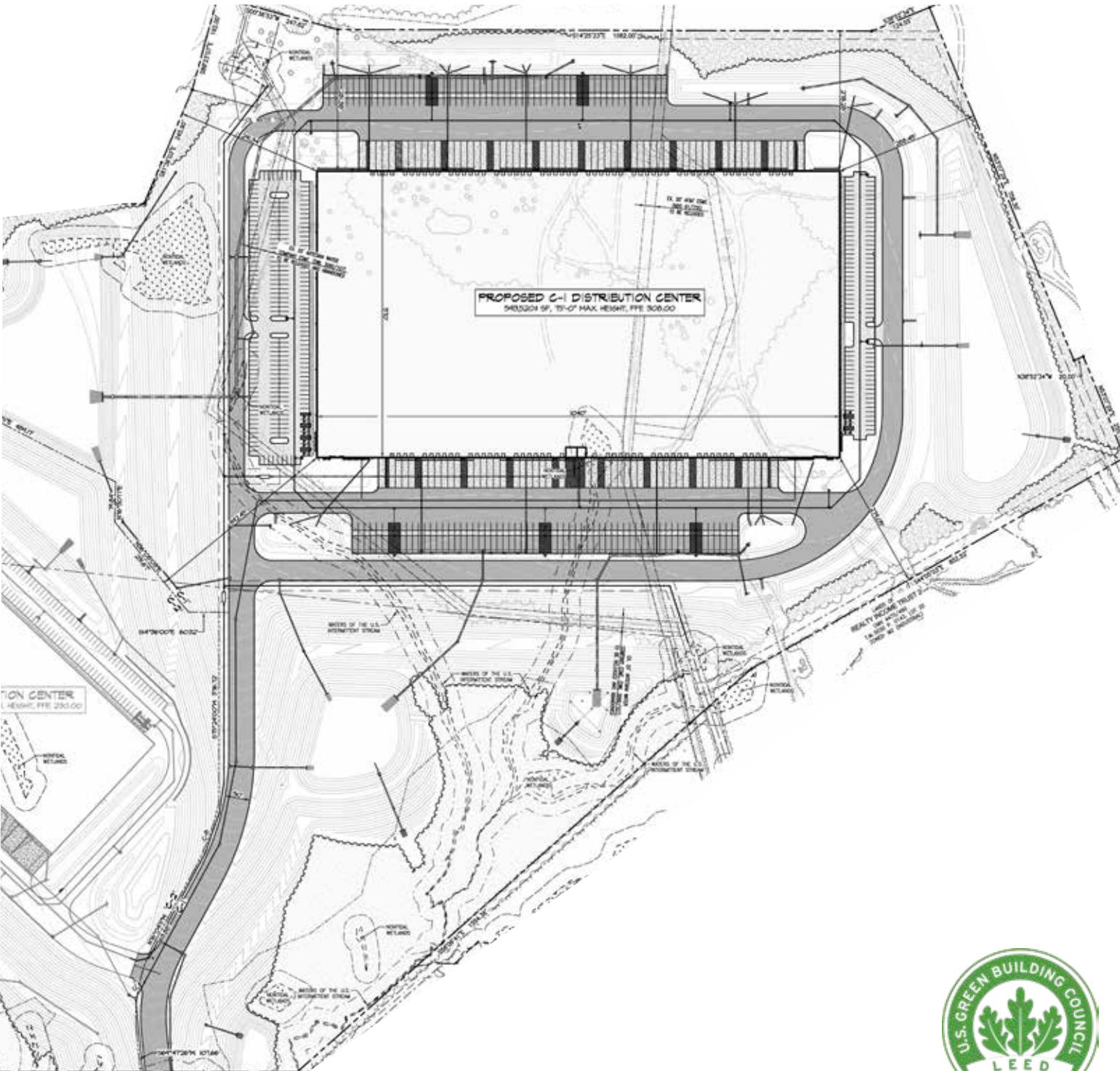


## ENTERPRISE ZONE INCENTIVES

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

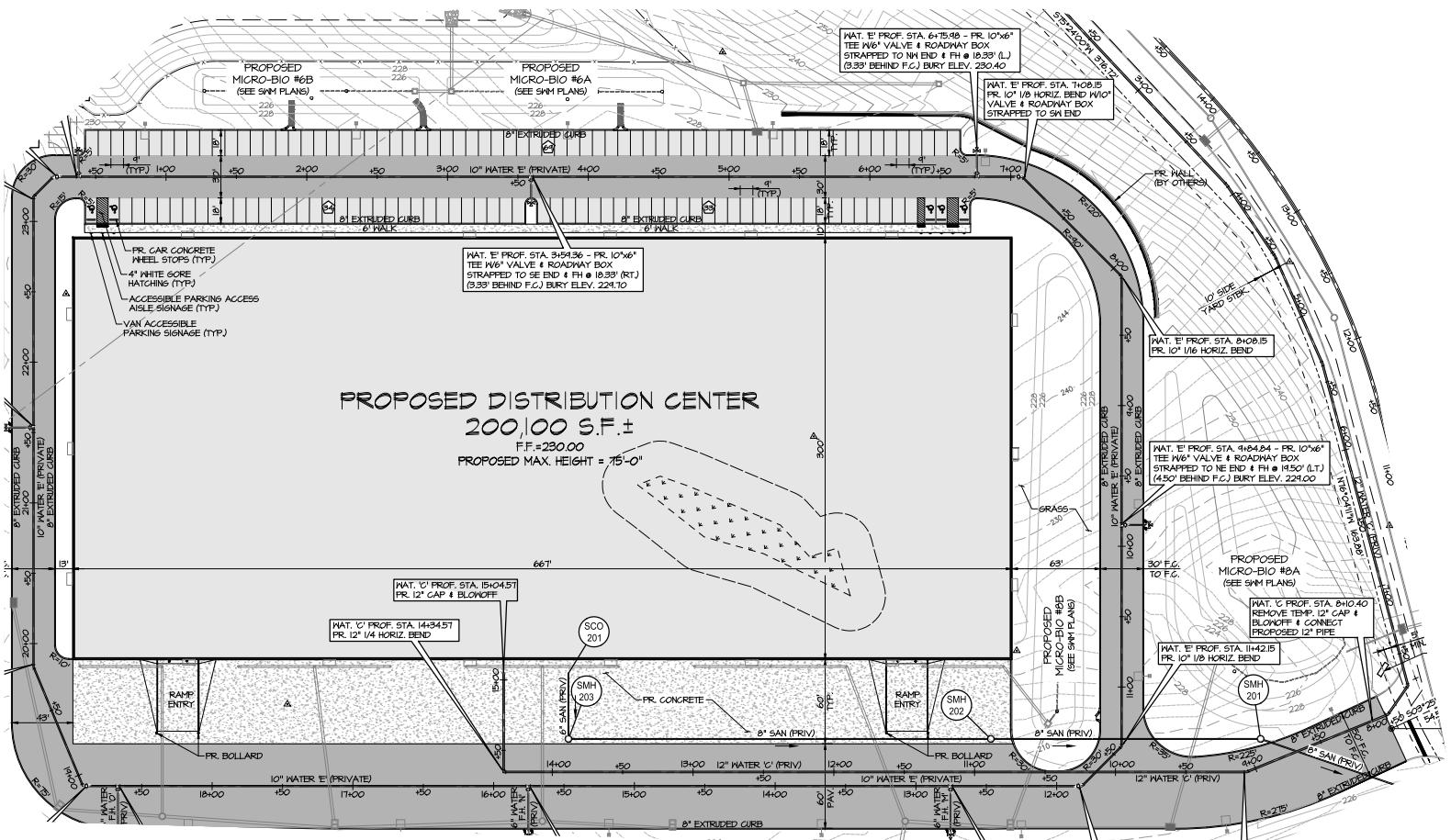
**BUILDING C-1  
593,520 SF**



**BUILDING C-1 SPECS**

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

**BUILDING C-2  
200,100 SF**



**BUILDING C-2 SPECS**

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



## PORTS & HUBS

- 1 Port of Philadelphia
- 2 Port of Wilmington
- 3 Port of Baltimore
- 4 Port of Philadelphia (Packer Ave)
- 5 Penn Terminals
- 6 Port of Wilmington, DE
- 7 Seagirt Marine Terminal
- 8 Dundalk Marine Terminal

## OCEAN PORTS

- 4 Port of Philadelphia (Packer Ave)
- 5 Penn Terminals
- 6 Port of Wilmington, DE
- 7 Seagirt Marine Terminal
- 8 Dundalk Marine Terminal

## RAILROAD TERMINALS

- 1 Norfolk Southern Intermodal Yard
- 2 CSX Intermodal Yard
- 3 Norfolk Southern Intermodal Yard
- 4 CSX Intermodal Yard

**OVERNIGHT ACCESS  
TO A POPULATION OF  
90 MILLION  
&  
1/3 OF THE NATIONAL  
PURCHASING INCOME**

**TRANSPORTATION INFRASTRUCTURE MAP**

