



**TRADEPOINT
ATLANTIC**

INDUSTRY IN MOTION

MULTI-MODAL CENTER FOR GLOBAL TRADE

ABOUT TRADEPOINT ATLANTIC

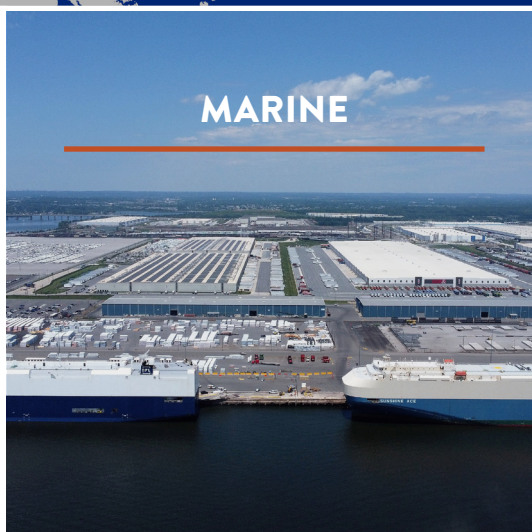


**STRATEGICALLY
LOCATED WITHIN THE
PORT OF BALTIMORE,**

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



LAND



MARINE



RAIL

tradepointatlantic.com
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**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

- 2200' berth in protected turning basin with 36' of water and plans to dredge to 40'
- 1150' finger pier with 41' of water and plans to dredge to 50'
- Deep water port (36' to 42' with access to 50' main channel)
- Plans in place to dredge to 40' and 50'
- 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 for this brand new green terminal with on-deck rail is expected to begin in 2025 and completed in 2028. Visit www.spctmd.com for more information.

RAIL

- Privately owned and operated short line railroad
- 50 miles of Class 3 short line rail
- Connections to two Class I railroads (CSX/NS)
- Largest privately-owned dual served yard on the East Coast capable of landing multiple 100 car unit trains
- 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
- 12,000,000 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) Discretionary Loan/Grant Program**

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

- **Brownsfield 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.

Additional, custom tailored incentive packages available

TRADEPOINT ATLANTIC MASTERPLAN





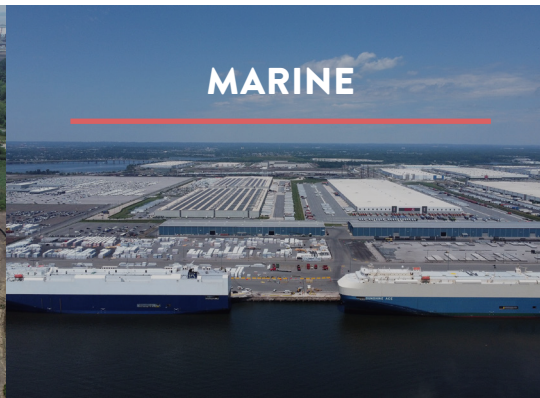
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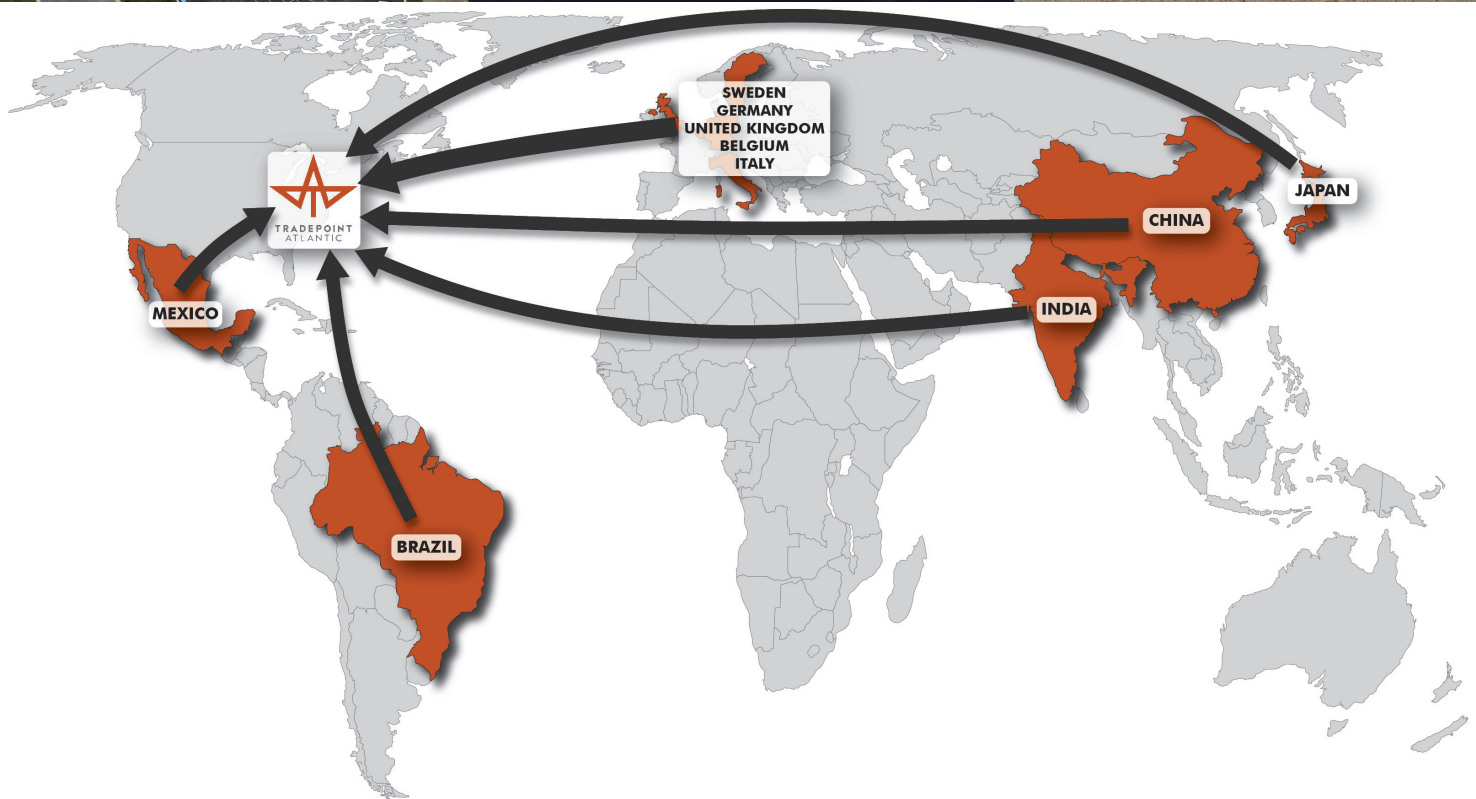
LAND



MARINE



RAIL



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