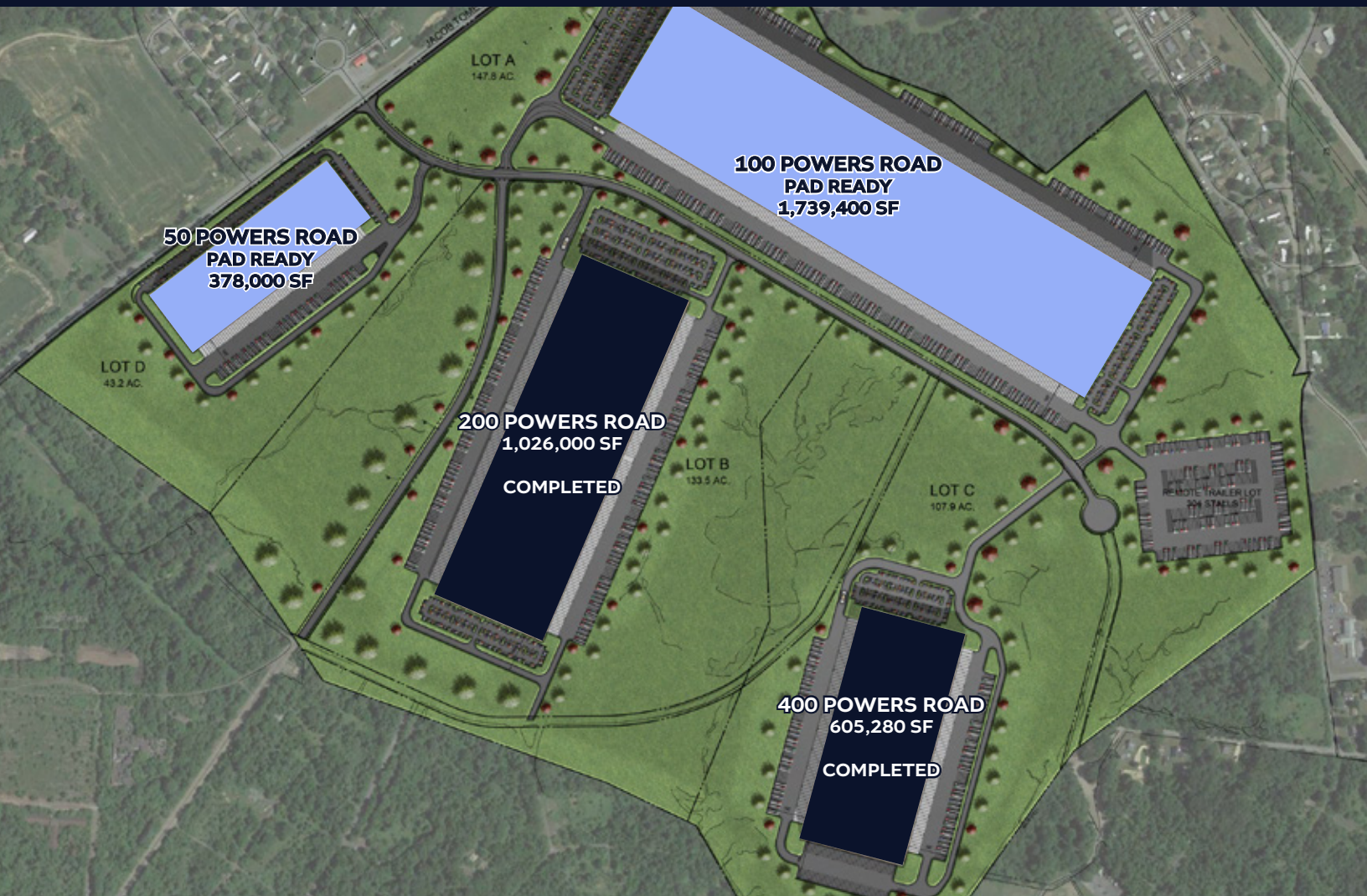




3 MILES FROM I-95

- ▶ 4 CLASS A INDUSTRIAL BUILDINGS
- ▶ ±3.8 MILLION SF
- ▶ UNPARALLED INCENTIVES

PORT DEPOSIT | CECIL COUNTY, MARYLAND



BUILDING SPECIFICATIONS

A - 100 Powers Road - PAD READY

Building Size	1,739,400 Sf
Auto Stalls	809 Stalls
Trailer Stalls	375 Stalls
Remote Trailer Lot	304 Stalls
Clear Height	40'
Building Depth	650'
Dock Openings	308 Dock Positions
Drive-in Doors	4 Grade Level Doors
Column Bay Spacing	56' X 50' Typical, 56' X 75' Loading Bay

C - 400 Powers Road - Construction Complete

Building Size	605,280 Sf
Auto Stalls	247 Stalls
Trailer Stalls	228 Stalls
Clear Height	40'
Building Depth	520'
Dock Openings	114 Dock Positions. 50 Equipped
Drive-in Doors	4 Grade Level Doors
Column Bay Spacing	56' X 50' Typical, 60' X 56' Loading Bay

B - 200 Powers Road - Construction Complete

Building Size	1,026,000 Sf
Auto Stalls	711 Stalls
Trailer Stalls	260 Stalls
Clear Height	40'
Building Depth	570'
Dock Openings	192 Dock Positions. 80 Equipped
Drive-in Doors	4 Grade Level Doors
Column Bay Spacing	56' X 50' Typical, 60' X 50' Loading Bay

D - 50 Powers Road - PAD READY

Building Size	378,000 Sf
Auto Stalls	305 Stalls
Trailer Stalls	74 Stalls
Clear Height	36'
Building Depth	350'
Dock Openings	62 Dock Positions
Drive-in Doors	2 Grade Level Doors
Column Bay Spacing	50' X 54' Typical, 60' X 54' Loading Bay



CENTRALLY LOCATED BETWEEN BALTIMORE AND PHILADELPHIA



3 MILES



3 MILES



6.4 MILES



44 MILES



46 MILES



50 PERCENT OF THE
POPULATION WITHIN
24 HOUR DRIVE

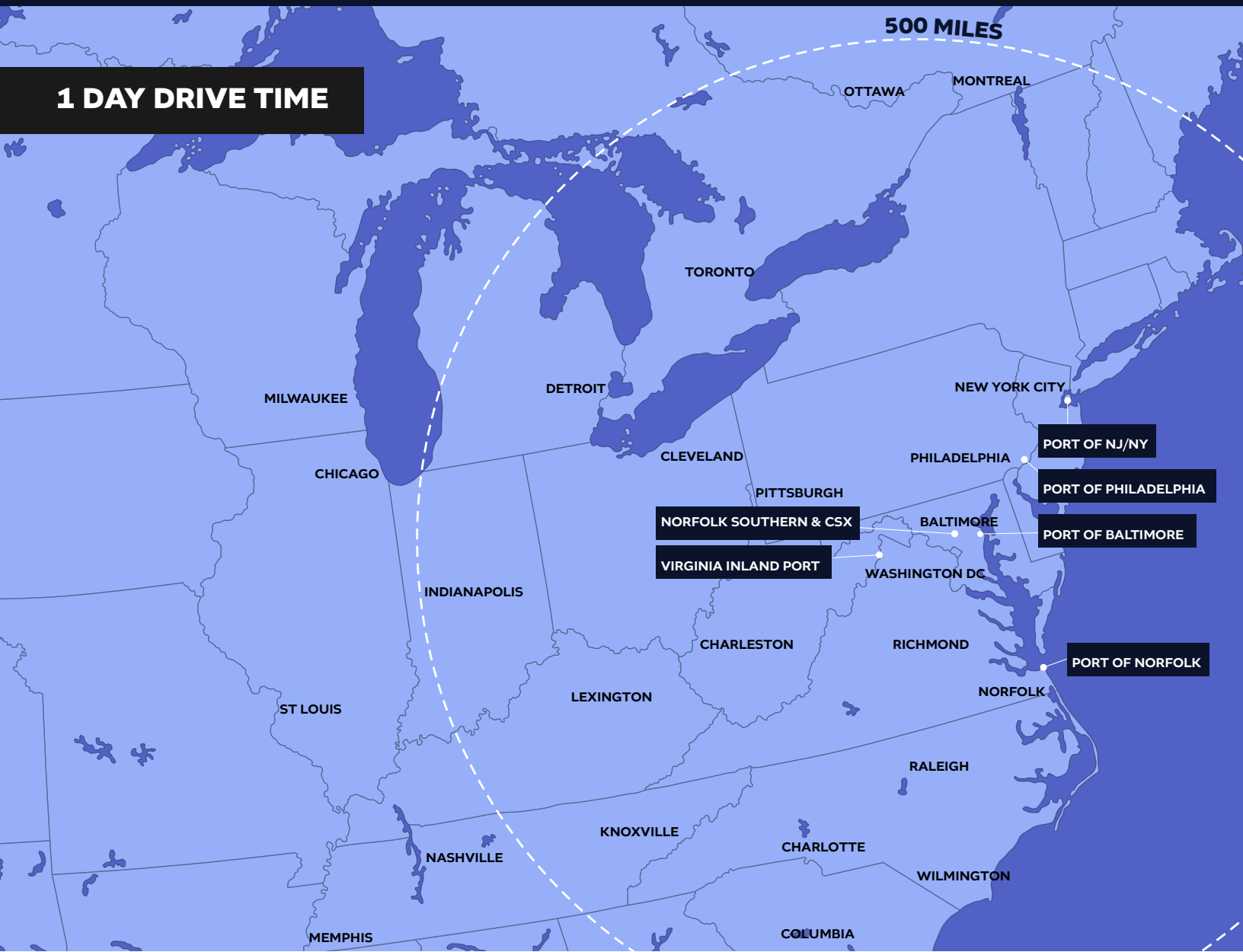


QUICK ACCESS
TO I-95



ACCESS TO 1/3 OF THE
NATION'S EFFECTIVE
BUYING POWER





KEY DISTANCES

CITY	DISTANCE	TIME
Baltimore, MD	41 Miles	51 Min
Philadelphia, PA	66 Miles	1 HR 5 Min
Washington, DC	80 Miles	1hr 37 Min
New York, NY	152 Miles	2hr 25 Min
Richmond, VA	196 Miles	3 HR 17 Min

PORT	DISTANCE	TIME
	35 Miles	34 Min
	45 Miles	49 Min
	68 Miles	1 HR 5 Min
	153 Miles	2 HR 25 Min
	279 Miles	4 HR 43 Min

LABOR MARKET

Bainbridge 95 is well positioned to support medium to large sized distribution centers based on its access to deep warehouse labor pools to the east, west and north.

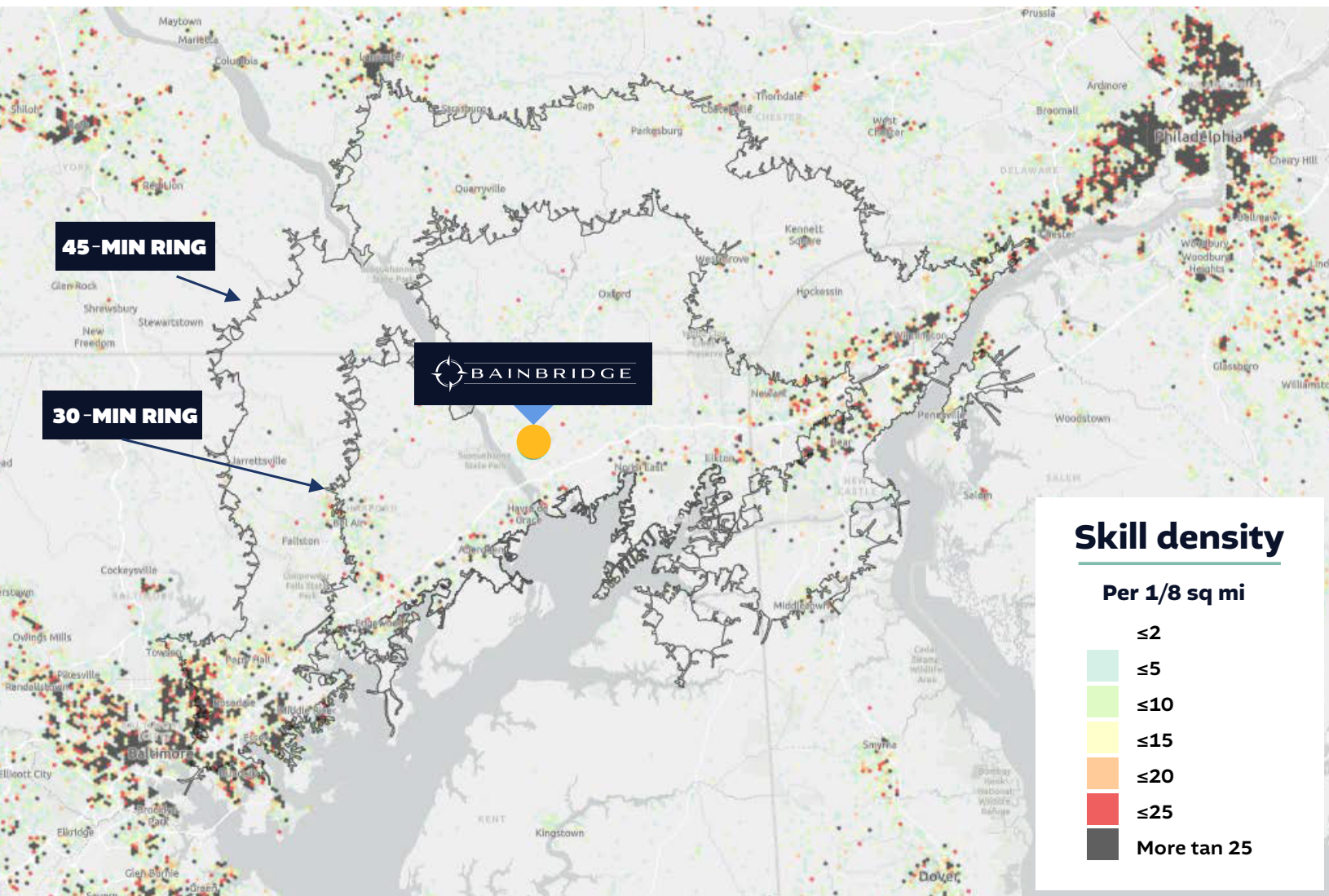
Bainbridge 95 pulls labor from Maryland, Pennsylvania and Delaware.

Workforce longevity and scalability is well supported to up to 2,200 warehouse workers, assuming a starting wage of \$20.00/hr.

Labor costs are on par with most major supply chain markets and possibly a bit lower than comparable markets in PA.

WAGE POSITIONING

- Bainbridge 95 can comfortably support **2,200 @ \$20/hr.**
- **Growth beyond 2,200** is achievable, but may require increased pay.
- An occupier **can increase longevity** and headcount scalability by raising wages.
- **At \$19.00/hr**, longevity drops just slightly below “Low Risk” to 19 years.



- Occupiers able to attract labor from a **45-minute radius** will tap into a much larger pool of works. The pool of workers within a 45-minute drive time is about 3.5 times larger than within a 30-minute drive time.

- Warehouse Hiring Activity **Continues to Grow Across the US by 23%** since pre-pandemic levels in the Baltimore area.



MARYLAND'S DISTRIBUTION INFRASTRUCTURE

The Port of Baltimore

-  Nation's leading Roll On/Roll Off port
-  50-foot-deep water port
-  Recently completed a second 50' deep container berth which added four new super-sized cranes
-  ZIM e-Commerce Baltimore Express Services (ZXB) offers the fastest transit from Asia to Baltimore, guaranteed space, equipment without rolling, late cutoff from Asia ports, dedicated out-of-gate lane, and expedited land/air connections
-  Served by two Class 1 freight rail lines. The Howard Street Tunnel expansion project is scheduled to be completed in 2025 and will allow for double-stacked container railcars to run along the entire East Coast from Maine to Florida. This also allows Port users to send double-stacked containers by rail into the Ohio Valley and onto Chicago.
-  Offers immediate access to I-95 and I-70, the major thoroughfares to points north, south and west

**Five major interstate highways:**

I-95, I-70,
I-68, I-83, & I-81

**Just outside Baltimore**

±30 miles from Washington, D.C.
Foreign Trade Zone
400,000+ square feet of cargospace

**Two Class 1 Railroads:**

CSX Transportation
Norfolk Southern Railway



2022 Population of
1,649,467

Median household income

\$81,696



Proximity

to Port of Baltimore's
supersized shipping capacity

Direct access

to BWI Airport's freight
transportation via I-95



11%
labor force growth
by 2030*

Warehouse hiring activity,
since pre-pandemic levels,

is growing **23%**

**Demographics are within
a 45 minute drive.**

*Stats are from CBRE Analytics and Research.



WHY BAINBRIDGE? UNPARALLED INCENTIVES

SALES & TAX USE

Recently approved exclusively for the Bainbridge development:

Bainbridge Logistics tenants can save 6% on sales tax for all construction materials, warehousing and manufacturing equipment used or installed within their premises.

FOREIGN TRADE ZONE

FTZ #74 provides economic incentives to companies importing or exporting international goods

CECIL COUNTY ENTERPRISE ZONE

The property qualifies for a real property tax credit as well as a general income tax credit.

ADVANTAGE MARYLAND

The Advantage Maryland discretionary fund focuses on new job creation and capital expenditure.



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