

ELKTON

COMMERCE CENTER

2000 COMMERCE CENTER DR
ELKTON, MARYLAND



1,096,200 SF

ELKTON COMMERCE CENTER is a master planned logistics park with unparalleled access to transportation infrastructure, excellent industrial labor pool, and overnight access to 1/3 of the nation's purchasing income and 90 million people

LEASING:



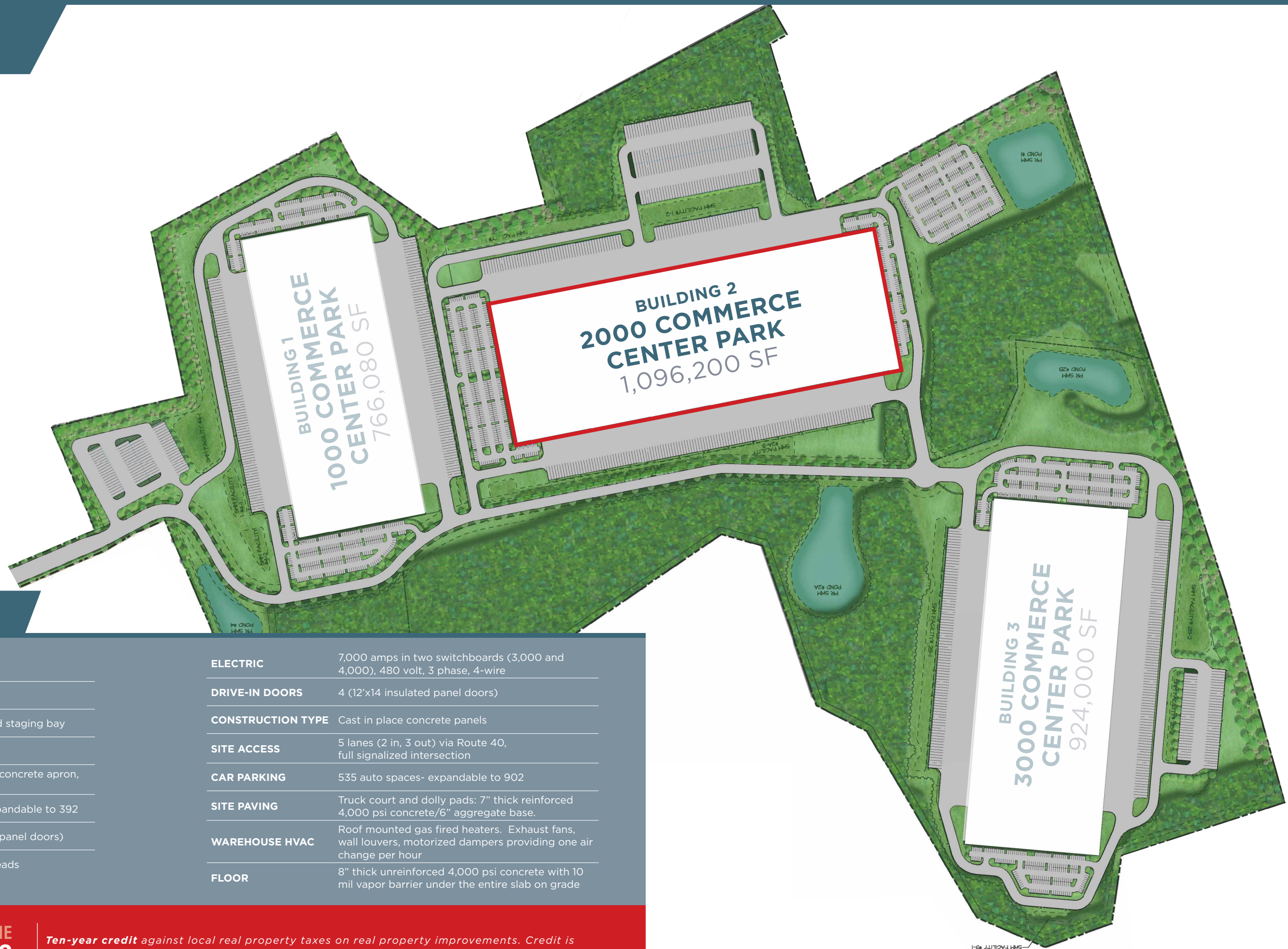
DEVELOPED BY:

Trammell Crow Company



**Diamond Realty
INVESTMENTS, Inc.**

SITE PLAN



BUILDING 2 SPECS

BUILDING AREA	1,096,200 SF
DIMENSIONS	1,740'w x 630'd
CLEAR HEIGHT	40' minimum beyond staging bay
COLUMN SPACING	56'w x 50'd
TRUCK COURT	190' truck court, 60' concrete apron, 55' trailer drop
TRAILER PARKING	221 trailer stalls - expandable to 392
DOCK POSITIONS	195 (9'x10' insulated panel doors)
FIRE PROTECTION	ESFR system, K25 heads

ELECTRIC	7,000 amps in two switchboards (3,000 and 4,000), 480 volt, 3 phase, 4-wire
DRIVE-IN DOORS	4 (12'x14 insulated panel doors)
CONSTRUCTION TYPE	Cast in place concrete panels
SITE ACCESS	5 lanes (2 in, 3 out) via Route 40, full signalized intersection
CAR PARKING	535 auto spaces- expandable to 902
SITE PAVING	Truck court and dolly pads: 7" thick reinforced 4,000 psi concrete/6" aggregate base.
WAREHOUSE HVAC	Roof mounted gas fired heaters. Exhaust fans, wall louvers, motorized dampers providing one air change per hour
FLOOR	8" thick unreinforced 4,000 psi concrete with 10 mil vapor barrier under the entire slab on grade



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

TRANSPORTATION INFRASTRUCTURE MAP



PORTS & HUBS

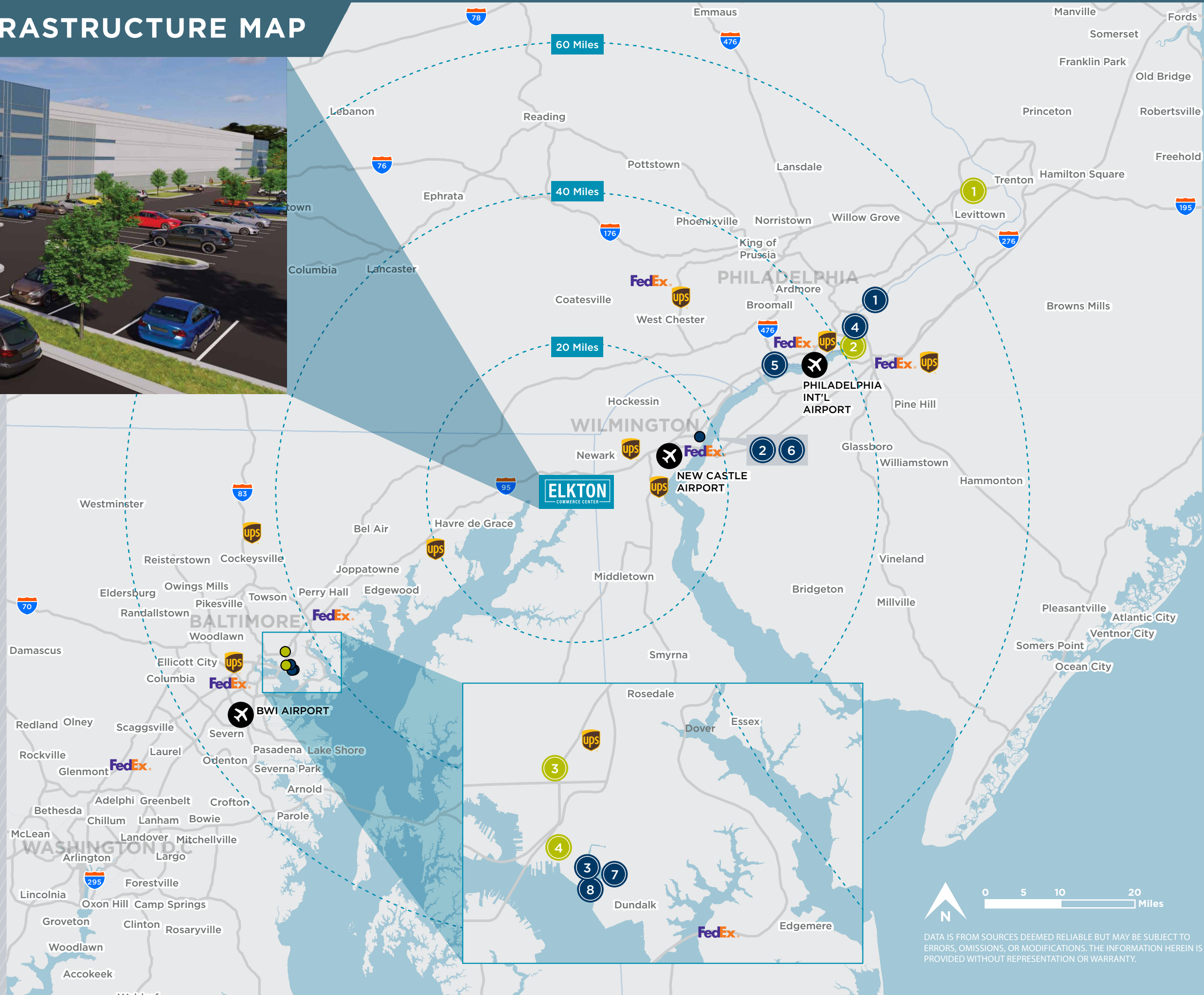
- 1 Port of Philadelphia
- 2 Port of Wilmington
- 3 Port of Baltimore

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



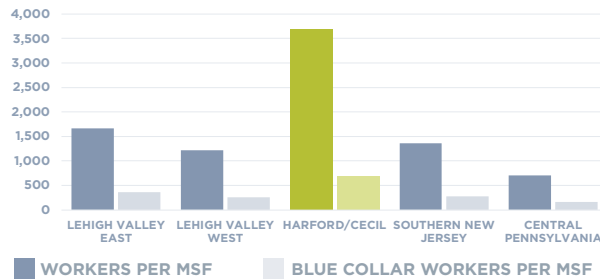
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CENTRALLY LOCATED

BETWEEN TWO MAJOR POPULATION CENTERS



LABOR MARKET COMPARISON



SUBMARKET DATA

HARFORD/CECIL (MD)

193,210 POPULATION WITHIN A 30 MIN DRIVE

102,957 LABOR FORCE | **19,300** BLUE COLLAR WORKFORCE

28 MSF INDUSTRIAL SUBMARKET SIZE

3,677 WORKERS PER MSF | **689** BLUE COLLAR WORKERS PER MSF

FOR MORE INFORMATION, PLEASE CONTACT:

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