

FREDERICK AIRPORT PARK



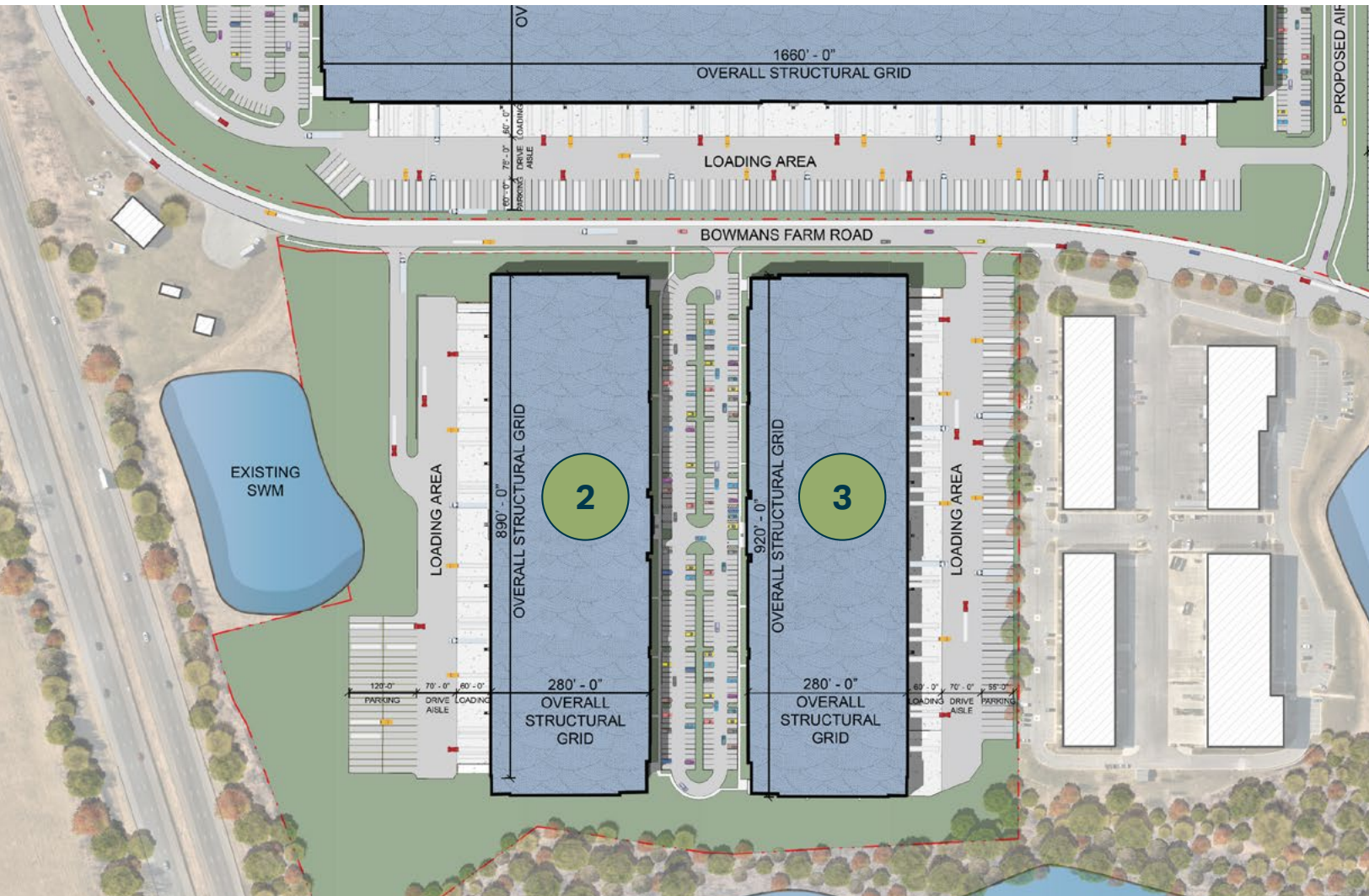
**BREAKING GROUND ON TWO BRAND NEW SPEC BUILDINGS TOTALING
507,905 SF**



CUSHMAN &
WAKEFIELD

HANOVER COMPANY

FREDERICK AIRPORT PARK



BUILDING 2

249,788 SF
 CLEAR HEIGHT = 36'-0"
 162 PARKING SPACES
 46 TRAILER PARKING

BUILDING 3

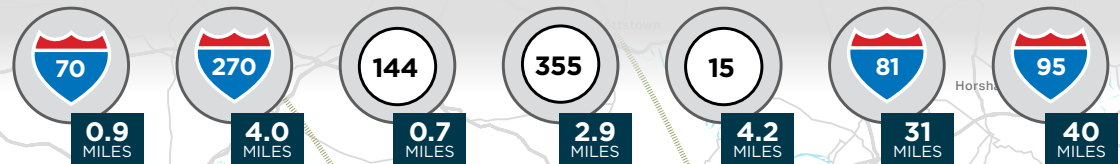
258,117 SF
 CLEAR HEIGHT = 36'-0"
 163 PARKING SPACES
 67 TRAILER PARKING

Phase 1 consists of buildings 2 and 3, which are part of this class A 118-acre, 1.7M SF development opportunity located directly on Interstate-70. Also adjacent to the Frederick Municipal Airport, it is centered in a dynamic growth market and has top tier transportation and labor in every direction.

TRANSPORTATION MAP



FREDERICK AIRPORT PARK



RAILROAD TERMINALS

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

PORTS & HUBS

	Drive Time	Miles
1	58 Mins	48 Miles
2	58 Mins	51 Miles
3	1 Hr	52 Miles
4	1 Hrs 57 Mins	119 Miles
5	1 Hr 58 Mins	118 Miles
6	2 Hrs 41 Mins	151 Miles
7	2 Hrs 41 Mins	147 Miles
8	2 Hrs 17 Mins	133 Miles



PROPERTY

	BUILDING 1	BUILDING 2
TOTAL BUILDING SF	249,788	258,117
SPEC OFFICE SF	~2,500	~2,500
TOTAL SPEC OFFICE %	1.00%	0.97%
ZONING	M1 - Light Industrial	M1 - Light Industrial
SITE AREA	35.00 Acres	
FAR	0.16	0.17
CLEAR HEIGHT	36'	36'
LOADING CONFIGURATION	Rear-Loading	Rear-Loading
BUILDING DIMENSIONS	Depth: 280' Width: 890'	Depth: 280' Width: 920'
COLUMN SPACING (TYPICAL)	55' x 56'	55' x 56'
SPEED BAY DEPTH	60'	60'
DOCK EQUIPMENT	Dock bumpers, z-guards, and dock pits at all dock positions; mechanical levelers and dock seals installed at 50% of dock positions	Dock bumpers, z-guards, and dock pits at all dock positions; mechanical levelers and dock seals installed at 50% of dock positions
LOADING RATIO	5,428 RSF / DOOR	5,491 RSF / DOOR
SITE AREA		
TRUCK COURT DEPTH	135' + 55" trailer parking for opposable drops	135' + 55" trailer parking for opposable drops
TRAILER PARKING	46	67
CAR PARKING	162	163
SLAB		
THICKNESS	7"	7"
ROOF		
ROOF MEMBRANE	60 mil TPO	60 mil TPO
ROOF INSULATION	R-30 (R-25 alternate)	R-30 (R-25 alternate)
ROOF WARRANTY	20 Year NDL Warranty	20 Year NDL Warranty

PROPERTY

	BUILDING 2	BUILDING 3
LIGHTING	LED at 30 FC @ 36" AFF on open warehouse with min 15' whips	LED at 30 FC @ 36" AFF on open warehouse with min 15' whips
POWER	3,000-Amp 480/277V 3-Phase	3,000-Amp 480/277V 3-Phase
FIRE PROTECTION	ESFR (With Electric Fire Pump)	ESFR (With Electric Fire Pump)
UTILITY PROVIDERS		
SEWER	Frederick County	Frederick County
WATER	City of Frederick	City of Frederick
POWER	First Energy/ Potomac Edison	First Energy/ Potomac Edison
GAS	Washington Gas	Washington Gas
TELECOM	Comcast or Verizon	Comcast or Verizon



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