



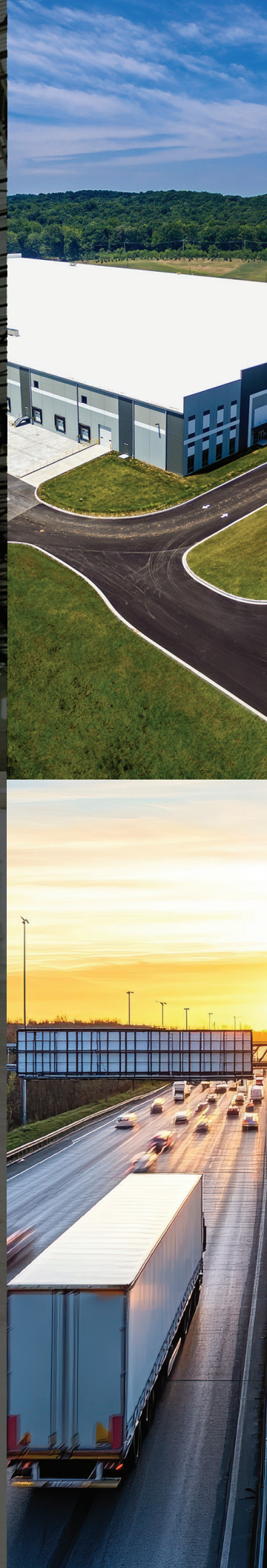
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UPPER CHESAPEAKE --- LOGISTICS

40 BETHEL CHURCH ROAD
NORTH EAST, MD

COMMAND
THE MID-ATLANTIC





SPEED TO MARKET STARTS HERE

Upper Chesapeake Logistics is a Class A industrial facility offering direct access to the I-95 corridor and Mid-Atlantic logistics network. Positioned for speed, scale and reach, this strategic location is ideal for distribution and e-commerce users looking to connect with major markets along the East Coast in a single day.

PROPERTY HIGHLIGHTS



CLASS A
CONSTRUCTION



502,000 SF
AVAILABLE |
DEMISABLE TO
250,000 SF



CONVENIENT
ACCESS TO I-95



GREAT PROXIMITY
TO KEY SHIPPING
PORTS AND
CSX RAILWAYS



CENTRALLY LOCATED
TO MAJOR EAST
COAST MARKETS



ESTABLISHED CORPORATE
NEIGHBORS INCLUDING
HERR'S & BELLA + CANVAS



LOCATED WITHIN A
MARYLAND ENTERPRISE
ZONE AND FOREIGN
TRADE ZONE

ENTERPRISE ZONE ADVANTAGE

Upper Chesapeake Logistics is located in a designated Enterprise Zone, offering eligible tenants a ten-year real property tax credit on qualifying improvements. The credit starts at 80 percent and phases down annually, supporting long-term growth and reinvestment.



ENTERPRISE ZONE
TAX ABATEMENT PROGRAM

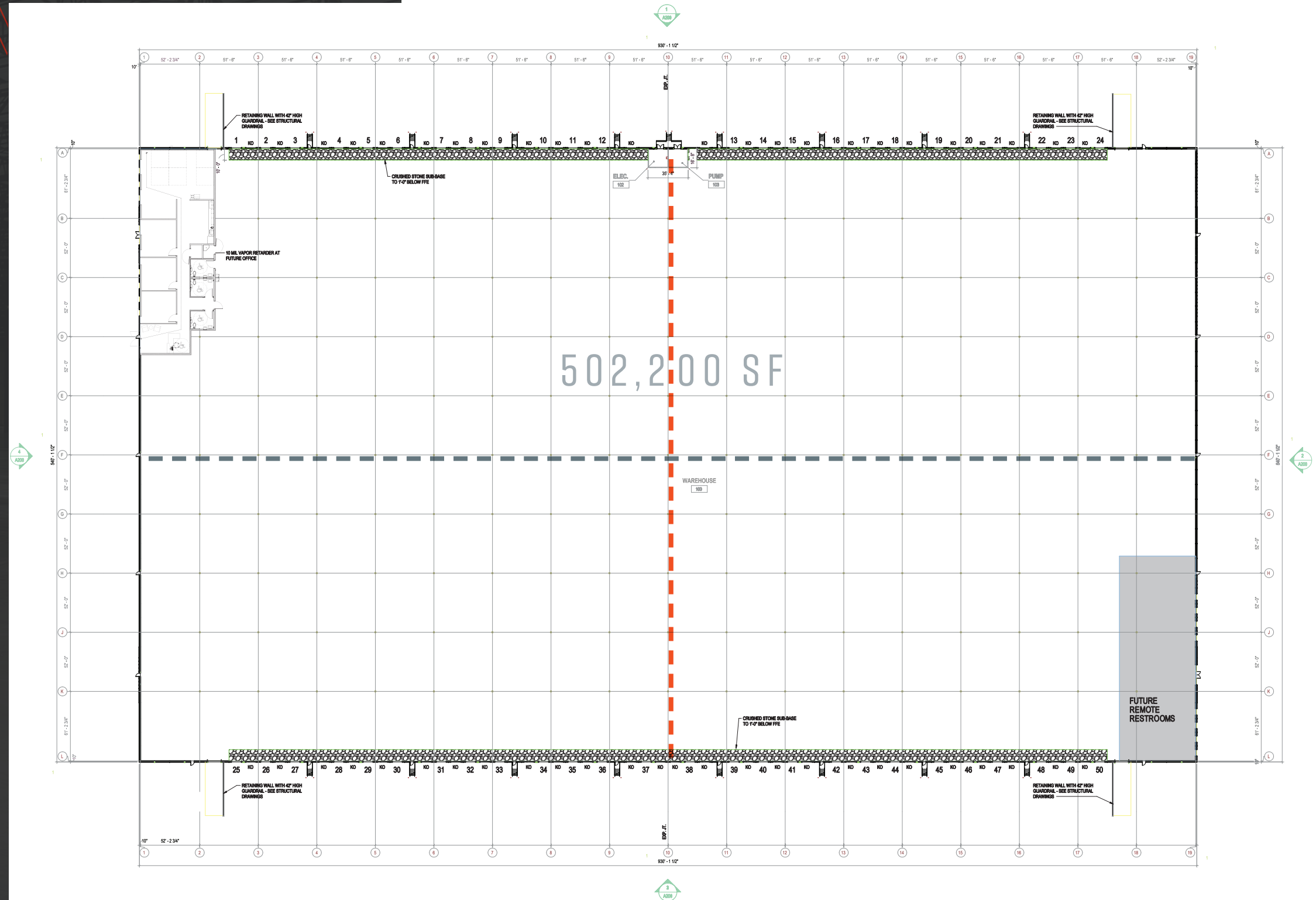


ELIGIBLE
ALTERNATIVE FRAMEWORK
FOREIGN TRADE
ZONE



SITE PLAN

RENTABLE SQUARE FOOTAGE:	Up to 502,200 SF
OFFICE:	Existing 1,500 SF spec office
ZONING:	M2 (Heavy Industrial)
BUILDING DIMENSIONS:	540' x 930'
SITE:	50.31 +/- acres
CLEAR HEIGHT:	36' clear
COLUMN SPACING:	51'-6" x 52' with 62' speed bays
EXTERIOR WALL CONSTRUCTION:	Pre-cast concrete
TRUCK COURT DEPTH:	180' with trailer parking, 130' in areas without trailer parking at the rear
SLAB DESIGN:	7" unreinforced, 4,000 psi concrete on 6" aggregate base
DOCK EQUIPMENT:	Fifty (50) 35,000lbs mechanical dock levelers, dock seals & lights
DOCK POSITIONS:	50 dock positions and 49 knock-outs
DRIVE-IN DOORS:	Four (4) motorized 12' x 14' ramped drive-ins
FIRE PROTECTION:	ESFR
AUTO PARKING:	103 autos, 100 trailers, with 72,100 SF of flex parking
LIGHTING:	LED
POWER:	480v/277, 3,000 Amp, 3 Phase Service
ACCESS:	I-95 access at Exit 100 via Rt. 40 and Rt. 272 approximately 3 miles



--- DIVISIBILITY OPTION A

--- DIVISIBILITY OPTION B



HIGH-IMPACT ACCESS

With direct access to I-95, one of the nation's most heavily traveled freight corridors, Upper Chesapeake Logistics is perfectly positioned for regional and national distribution. The property's location minimizes transit time and maximizes operational efficiency.

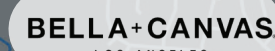
Home to industry leaders like Herr's, KEHE and Restoration Hardware, the region has quickly become a booming market with a proven ability to handle logistics at scale to offer users an efficient distribution hub.



6 MIN TO/FROM I-95



272



PRINCIPIO BUSINESS PARK



TO BALTIMORE/WASHINGTON D.C. <



TO WILMINGTON/PHILADELPHIA

FUTURE
BELVIDERE ROAD
INTERCHANGE



BUILT FOR MAXIMUM REACH

Located in the heart of the East Coast's dense population and industrial core, Upper Chesapeake Logistics offers immediate access to I-95, established rail infrastructure and major port networks. This strategic position connects users to critical consumer and manufacturing markets with speed and scale.

DISTANCE TO MAJOR CITIES

BALTIMORE, MD:	46 MILES
DOVER, DE:	53 MILES
PHILADELPHIA, PA:	58 MILES
WASHINGTON, DC:	86 MILES
NEW YORK, NY:	144 MILES



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

- 9 Norfolk Southern Intermodal Yard
- 10 CSX Intermodal Yard
- 11 CSX Bayview Yard
- 12 Seagirt Terminal Access

ACCESS 1/3
OF THE U.S.
POPULATION AND
MANUFACTURING
BASE IN
ONE DAY



WASHINGTON D.C.

BALTIMORE

PHILADELPHIA

WILMINGTON

295

176

476

276



9

1

4

10

5

2

6



20 MILES

40 MILES

60 MILES

11

12

3

7

8





A REGION BUILT TO WORK

Tenants at Upper Chesapeake Logistics benefit from a labor force that reflects the region's deep industrial roots. With a consistent pipeline of skilled workers and strong ties to the logistics economy, the surrounding area delivers the workforce companies need to perform at scale.



SUBMARKET DATA | HARTFORD/CECIL (MD)

193,210 POPULATION WITHIN A 30 MIN DRIVE

102,957 LABOR FORCE

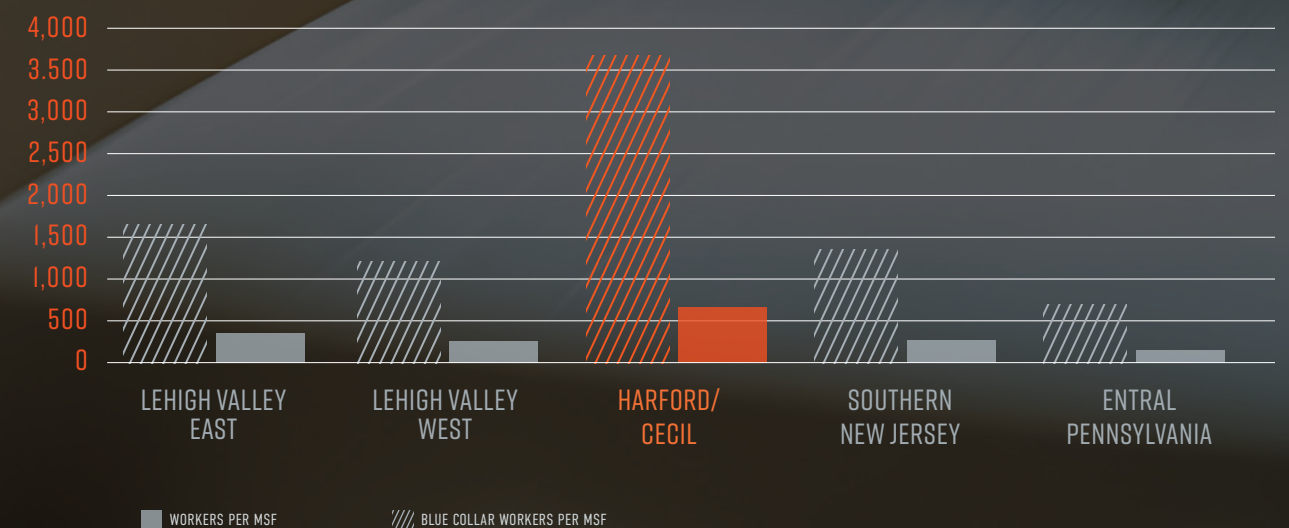
19,300 BLUE COLLAR WORKFORCE

28 MSF INDUSTRIAL SUBMARKET SIZE

3,677 WORKERS PER MSF

689 BLUE COLLAR WORKERS PER MSF

LABOR MARKET COMPARISON





40 BETHEL CHURCH ROAD
NORTH EAST, MD

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