



TRADEPOINT
ATLANTIC



Under Development - Class A Distribution / E-Commerce Facilities at TradePoint Atlantic

TradePoint Atlantic is a 3,100 acre logistics and maritime development located on the Chesapeake Bay in Southeastern Baltimore County, MD. Featuring a unique combination of deep water berths, rail infrastructure and highway proximity, TradePoint Atlantic is the largest and most strategically important multi-modal industrial tract on the eastern seaboard.

tradepointatlantic.com

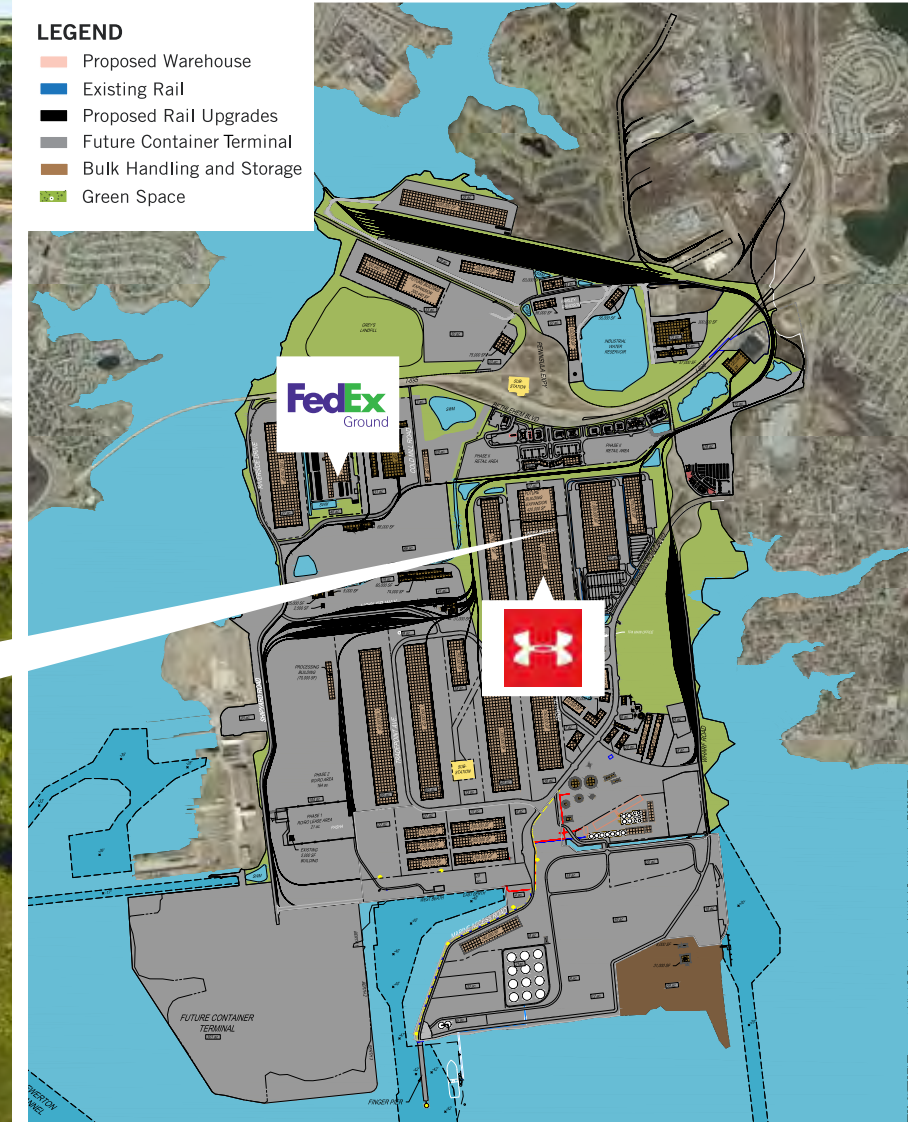




Master Plan

LEGEND

- Proposed Warehouse
- Existing Rail
- Proposed Rail Upgrades
- Future Container Terminal
- Bulk Handling and Storage
- Green Space



TradePoint Atlantic is a modern intermodal logistics center with an active deep water port, 100 miles of short line rail with service from CSX and NS, direct access to major interstates and the ideal industrial center for distribution, manufacturing and logistics.

- 450 parking spaces
- 80 trailer drops

INFORMATION ON BUILDING SPECS

- 52'x53' column spacing with 60' speed bays
- 10'x10' docks
- 32' to 40' clear (or higher)
- ESRF Sprinkler
- MH-IM Zoning
- Heavy electric and gas capacity
- Redundant power available
- Direct rail service (CSX / NS)
- Building specifications can be modified to suit client needs

INCENTIVES

- Sales & use tax exemption on construction materials and equipment
- Chesapeake Enterprise Zone (10 yr property tax credit, employment & job tax credits)
- Foreign Trade Zone #74
- BGE SEED Program
- Custom tailored incentive packages available

PARCEL DETAIL

7020 TradePoint Avenue

- 776,000 S.F., Class A cross-docked distribution building
- 260 docks
- 800 parking spaces
- 150 trailer drops

Fully Leased - 7030 TradePoint Avenue

- 1,348,024 S.F., Under Armour e-commerce distribution center

7040 TradePoint Avenue

- 1,000,000 S.F., Class A cross-docked distribution building
- 200 docks
- 1,200 parking spaces
- 240 trailer drops

7050 TradePoint Avenue

- 374,000 S.F. Class A front-loaded distribution building
- 60 docks





LOCATION

- Located within the Tradepoint Atlantic project, with direct connectivity to a 100 mile short-line rail system served by both CSX and NS
- Immediate access to I-695 and highly proximate to I-95, I-895/ Harbor Tunnel Thruway, I-295/ (Baltimore-Washington Parkway), as well as Interstates 70 and 83
- 16 miles to Baltimore CBD and 50 miles to Washington, DC
- Immediately adjacent to the Port of Baltimore and 17 miles to Baltimore-Washington Thurgood Marshall International Airport



FOR INFORMATION, CONTACT THE JLL MID-ATLANTIC INDUSTRIAL ADVISORY AND TRANSACTION SERVICES GROUP:

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