



979,200 S.F., Class A, cross-docked distribution facility at Tradepoint Atlantic

DELIVERING 4TH QUARTER 2017

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.

TRADEPOINT ATLANTIC LOGISTICS CENTER IV
6001 Riverside Drive Baltimore, MD 21219
tradepointatlantic.com



TradePoint Atlantic Logistics Center IV 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.

- 979,200 S.F., Class A cross-docked modern distribution building

INFORMATION ON BUILDING SPECS

- 52' x 48' 9" column spacing with 60' speed bays
- 98 10' x 10' docks with 100 knock outs
- 4 12' x 14' at grade drive-ins
- 38'+ clear
- ESFR Sprinkler
- MH-IM Zoning
- Heavy electric and gas capacity
- Redundant power available

- Trailer parking: 317 +/- trailer drops
- Car parking: 344 spaces
- Ability to be rail served (CSX/NS)

INCENTIVES

- SB 317 - More Jobs for Marylanders Act of 2017
- 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

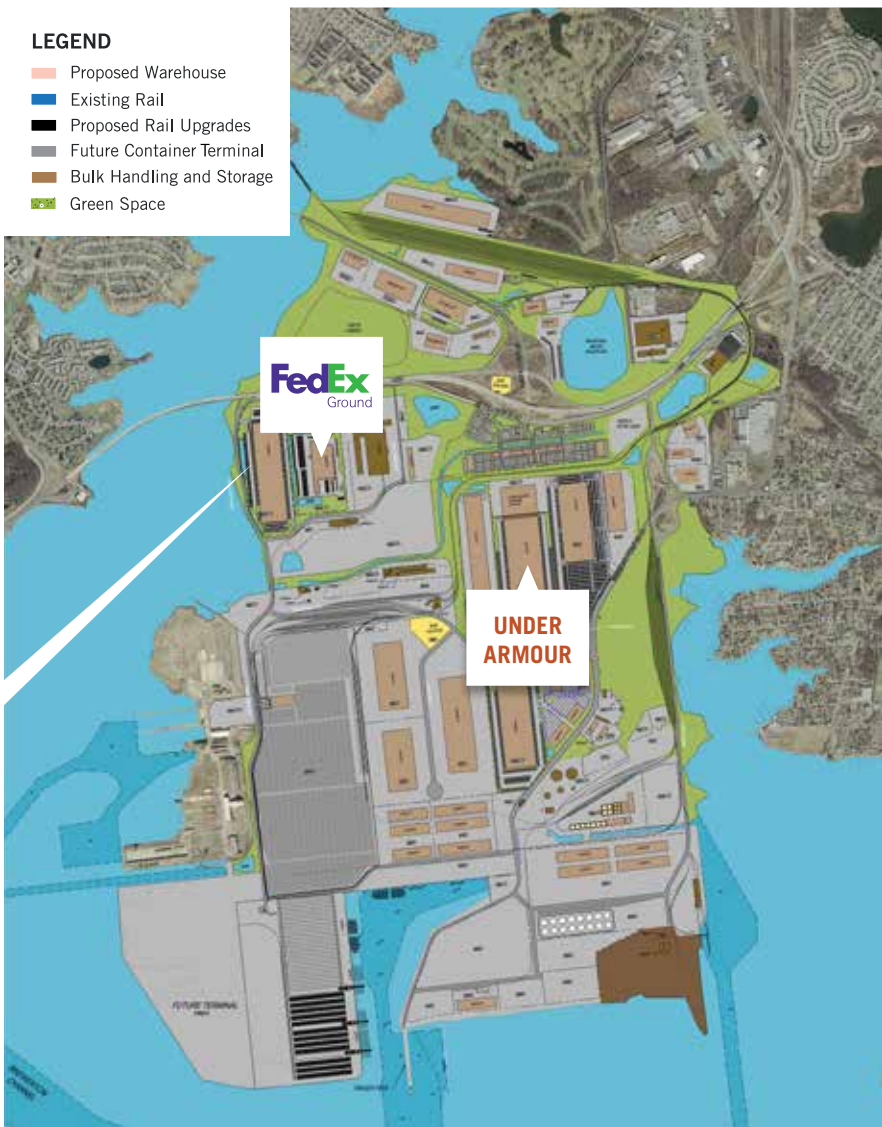


**UNDER
ARMOUR**



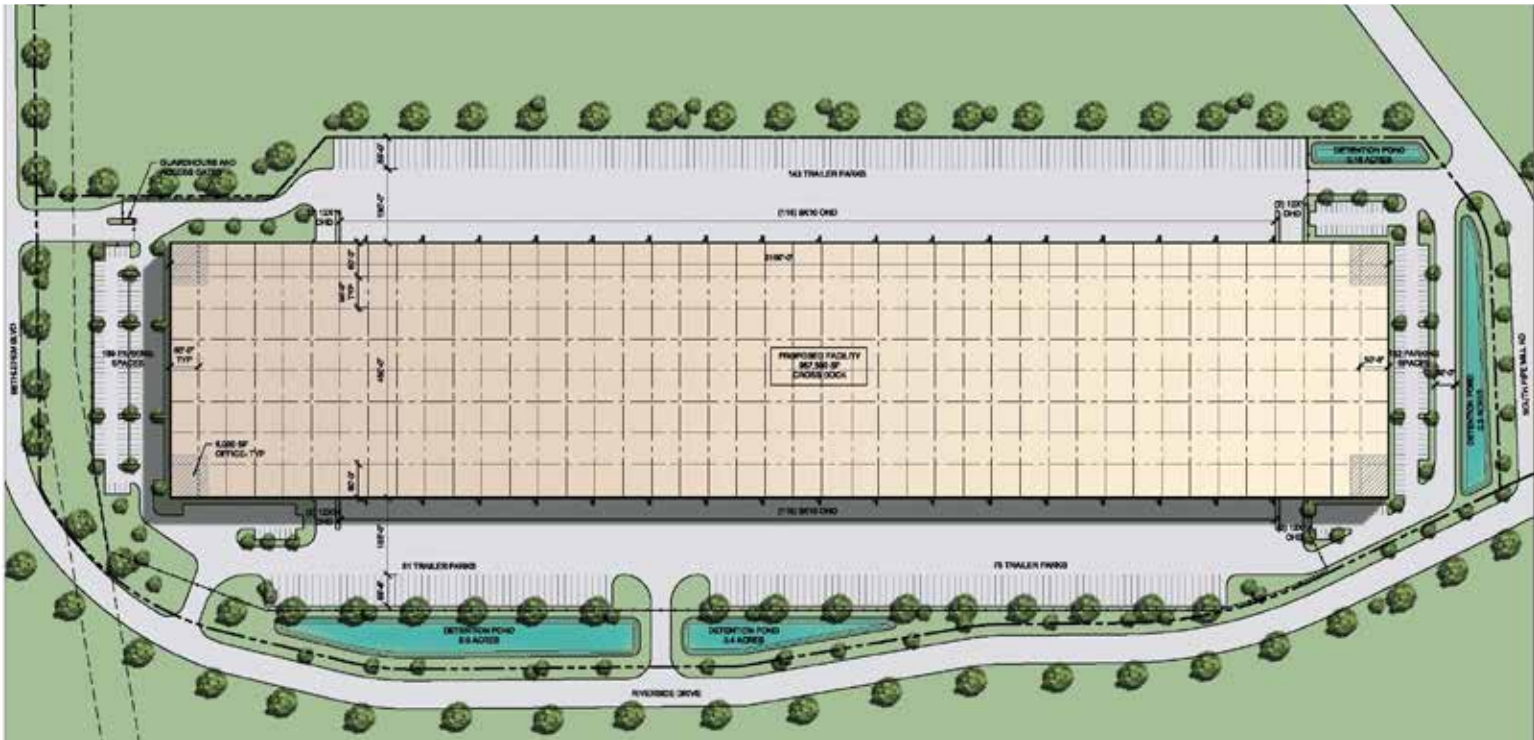
Master Plan

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



**FedEx
Ground**

**UNDER
ARMOUR**





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 PRACTICE GROUP:

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