TRADEPOINT
ATLANTIC

INDUSTRY IN MOTION

LAND | RAIL | MARINE

TABLE OF CONTENTS

4 | OVERVIEW

8 | LAND

18 | RAIL

20 | MARINE

24 | THE ENVIRONMENT

28 | HISTORY OF TRADEPOINT ATLANTIC

30 | OWNERSHIP

TRADEPOINT ATLANTIC

OVERVIEW





INDUSTRY IN MOTION:

Tradepoint Atlantic is a 3,300-acre global logistics center, featuring an unmatched combination of access to deepwater berths, rails, and highways. It is a starting point — the largest privately owned industrial site and terminal on the east coast. From here, world-class companies unleash their potential, jobs are created, communities prosper, and industry is set in motion.

BUILT TO ACCOMMODATE:

- Tradepoint Atlantic offers the largest multi-modal site available in the land-constrained Baltimore/Washington market
- Ability to deliver build-to-suit or raw land for development
- Over 1,000 acres and 15,000,000 square feet of future development for logistics, distribution, manufacturing, and retail
- In-house planning, engineering, design, and development services
- Efficient and proven process with MDE, EPA, and Baltimore County to ensure a smooth environmental and permitting process
- Property incentives in place, including Enterprise Zone Status and Foreign Trade Zone Status

STRATEGIC LOCATION

PHILADELPHIA
102

NEW YORK CITY
190

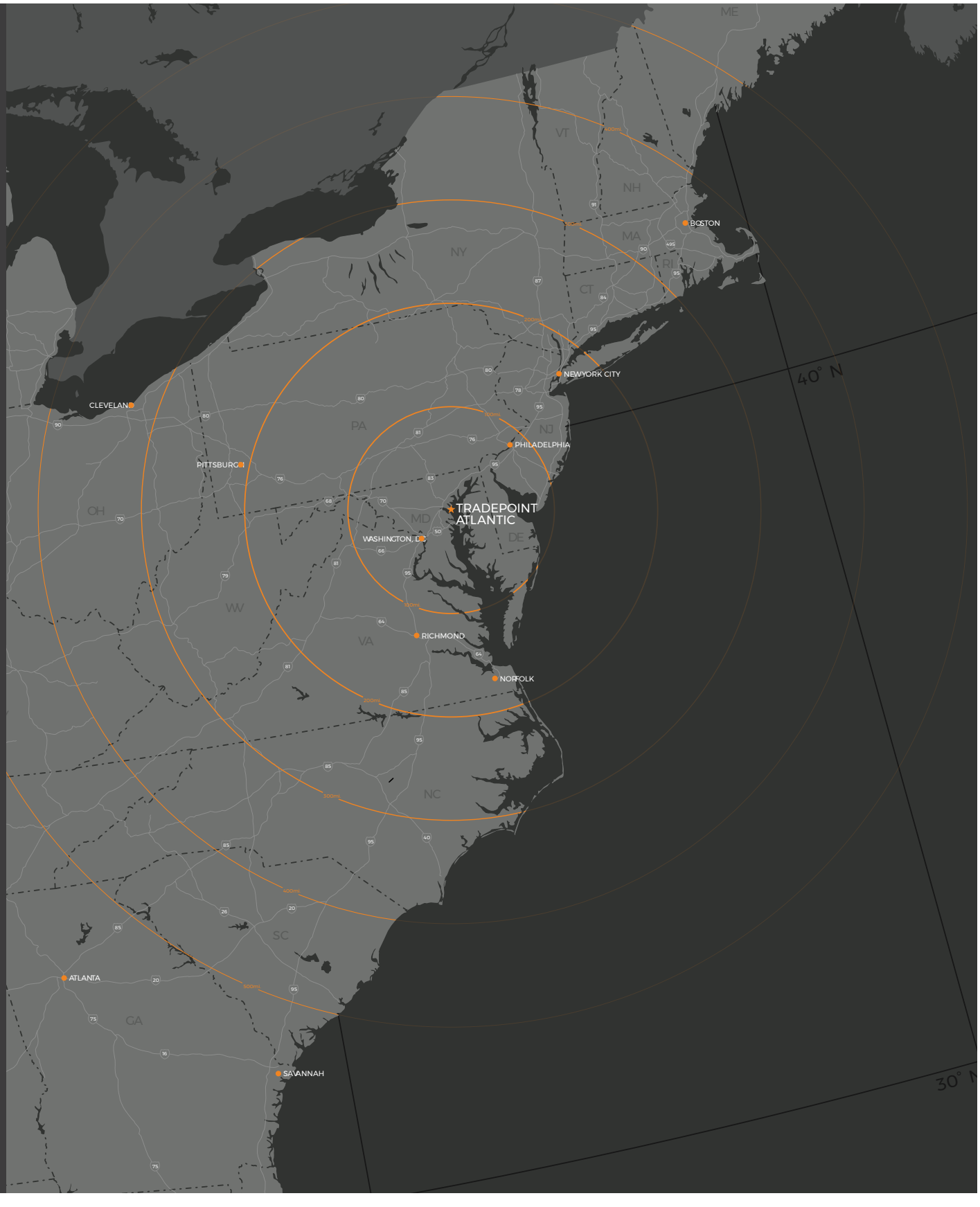
PITTSBURGH
260

RALEIGH
320

BOSTON
406

ATLANTA
580

MEMPHIS
925





LAND

Tradepoint Atlantic is a 3,300 acre logistics and maritime development located on the East Coast of the United States with direct access to the Port of Baltimore, major rail, highways, and 50′ deepwater berths.



RAIL

The largest, privately owned short-line railroad on the East Coast serves Tradepoint Atlantic with 70 miles of track. Connecting to two Class I railroads, CSX and Norfolk Southern, tenants and shippers can reach markets across the United States easily.



MARINE

Tradepoint Atlantic is a proud and active member of the Port of Baltimore providing deep water access to an existing 50′ main shipping channel, and four 2,200′ linear foot berths and a 1,150′ finger pier, all currently available, functional, and facilitating the flow of water-born commerce with ample storage capacity.

LAND







LAND DEVELOPMENT

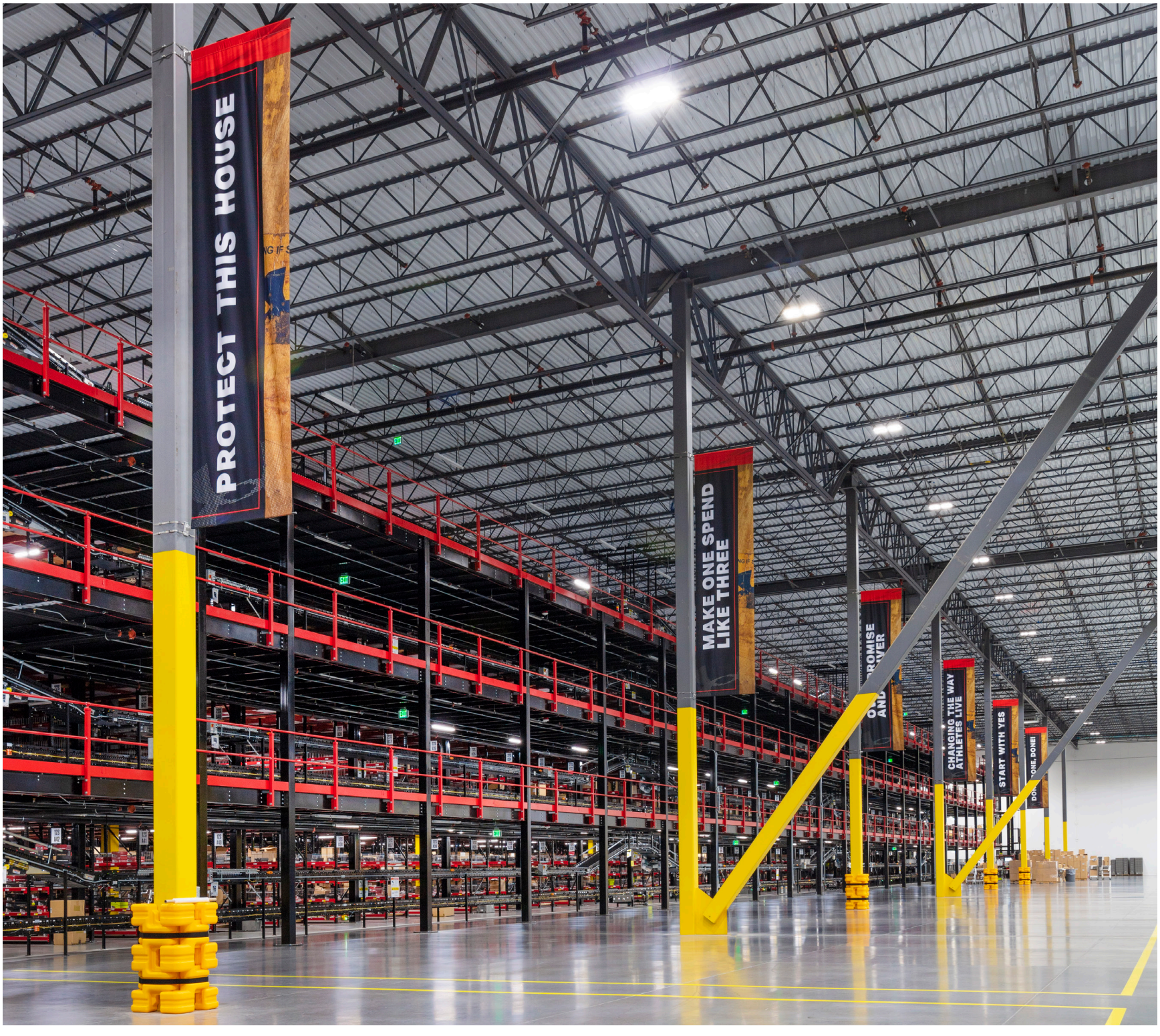
Tradepoint Atlantic is the largest multi-modal site available for development in the Baltimore/ Washington market, a region which is already one of the most constrained development markets in the country. Benefits of this location include its location within the third-largest consumer group in the country and Maryland's status as having the highest household median income. Additionally, Baltimore City and County are home to a diverse labor force of over 740,000 skilled professional and technical workers. As part of the Port of Baltimore, Tradepoint Atlantic is also positioned to take advantage of Seagirt Marine Terminal, one of the most efficient container facilities in the world, and capable of handling vessels up to 14,000 TEU today.






FLOOR DECOR





DISTRIBUTION / WAREHOUSE

Over 1,000 acres and 15,000,000 SF of future development for logistics, distribution, manufacturing and retail. This accommodates multiple building types and footprints that incorporate truck trailer parking, direct highway access and the ability to connect to Class I rail. Tradepoint Atlantic is able to deliver build to suit or raw land for development.

Forward thinking companies are utilizing order fulfillment optimization technologies and warehouse robotics in their newly constructed facilities to increase productivity and system control, lower operational costs, higher order accuracy and reduce safety related incidents.





MANUFACTURING VALUE-ADD

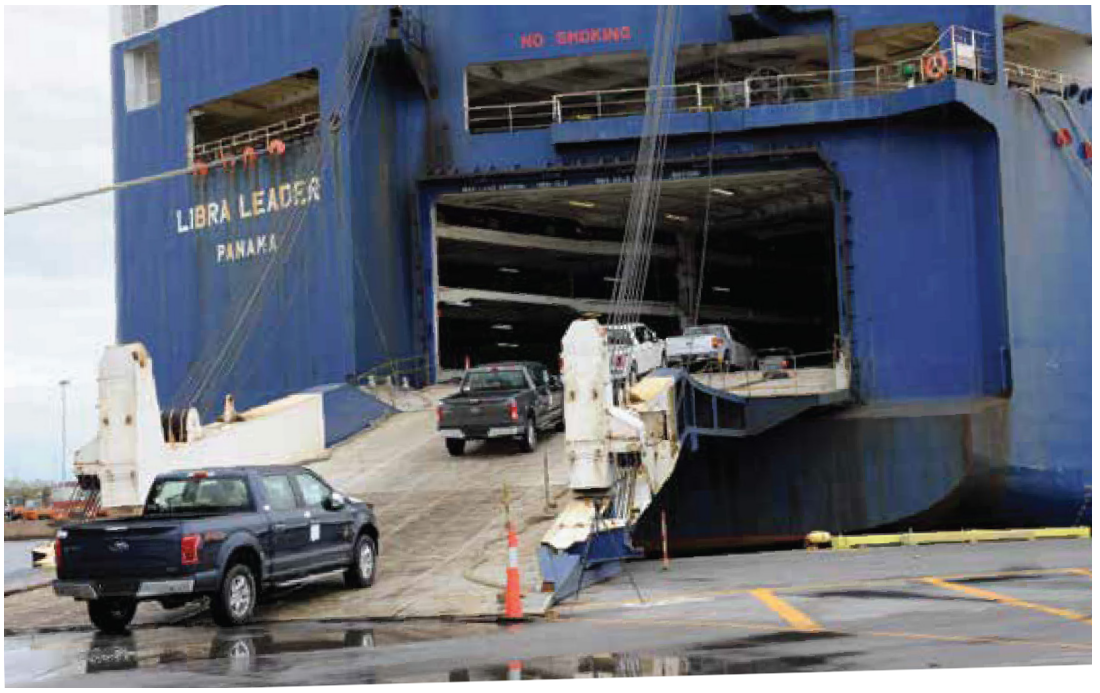
Tradepoint Atlantic offers manufacturing facilities many benefits. The site features an existing industrial wastewater treatment facility with daily capacity of 21.6 M gallons, significant natural gas (over 1,000 psi), and electrical service (multiple 115 and 34.5kV circuits) servicing the property. Several large diameter water mains including a 48" line and multiple 36" and 16” lines run throughout the property, creating reliable flow and pressure throughout the property’s loop system and network of mains.

In addition to Tradepoint Atlantic’s short-line rail and deepwater berths, which support supply chain efficiencies, this exceptional location offers access to a skilled workforce, incentives, business climate, and more.

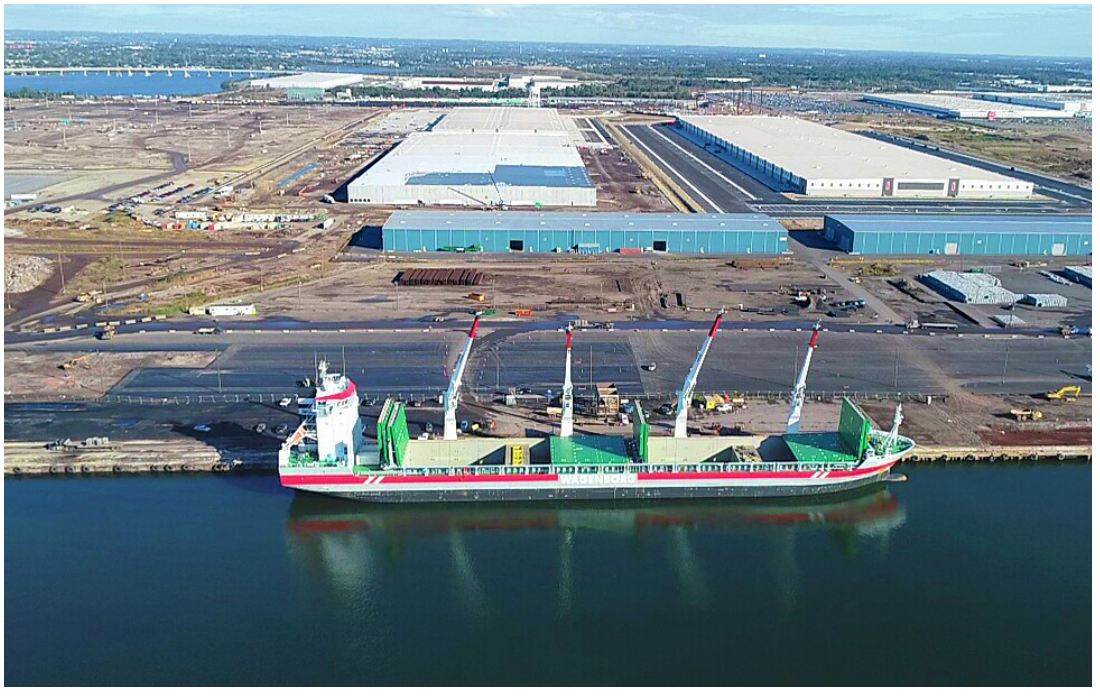
MARINE LAND

Over 900 acres reserved for marine-associated activity, with development focused on multi-commodity capabilities. Design features to include:

- Economical transit shed designed for covered storage
- Ample amounts of laydown space available for project cargo, bulk / break-bulk cargo, and auto ro-ro storage
- Design concept to reserve acreage for drop-lot / transfer lot for non-TWIC drivers to receive and deliver cargo
- Storage and transfer area for liquid commodities
- Site plans incorporating the design of road and rail to networks to maximize the efficiency of traffic and cargo flows







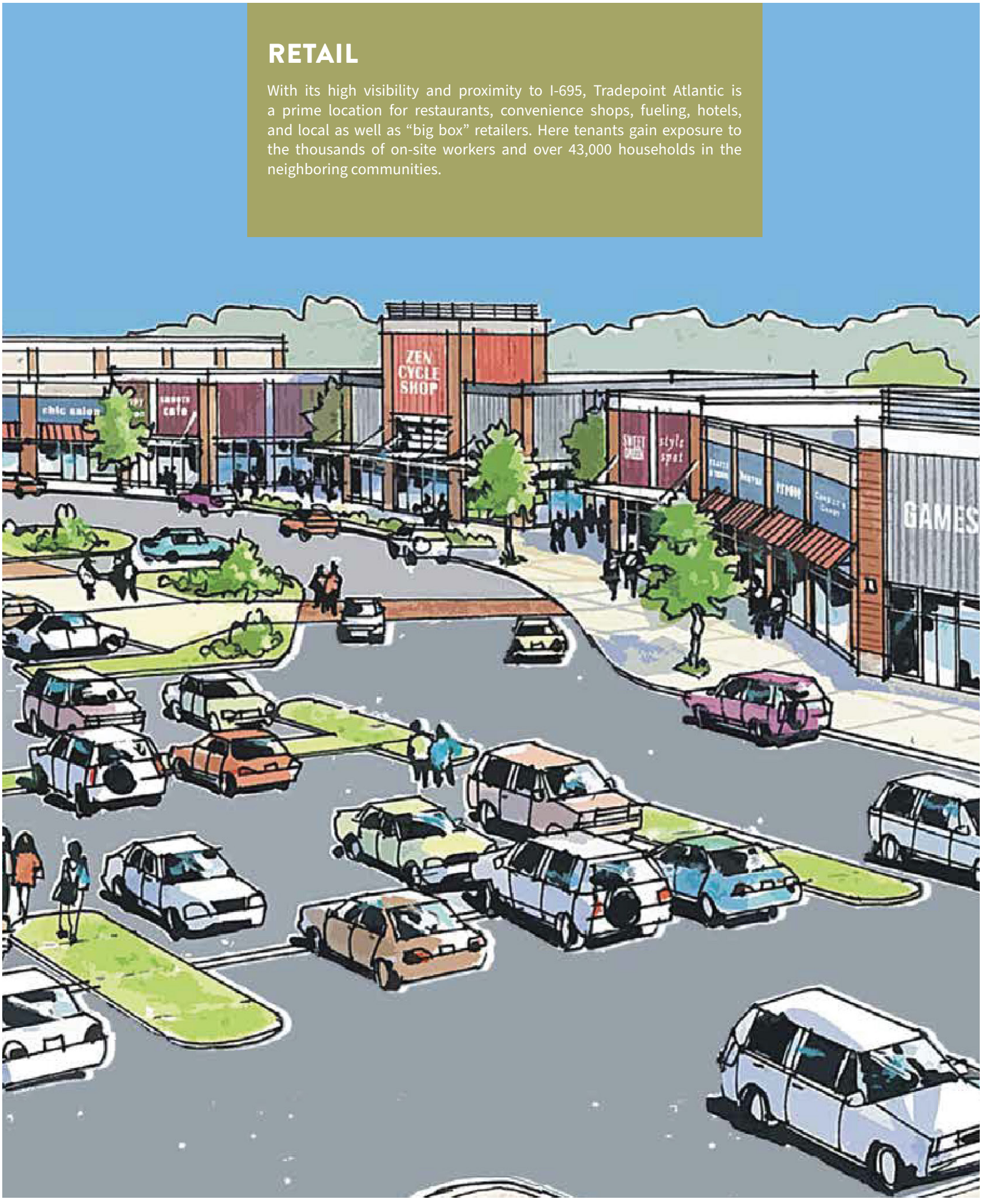


PORT / MARINE

Tradepoint Atlantic is proud to be a part of the Port of Baltimore, a strong economic engine for Maryland's regional economy. It has been named among the most productive and fastest growing ports in North America. The Port continues to be a major economic engine for Maryland, supporting hundreds of thousands of jobs across Maryland and around the world. As many key commodities continue to grow, the already efficient aspects of the Port can be leveraged at Tradepoint Atlantic.

RETAIL

With its high visibility and proximity to I-695, Tradepoint Atlantic is a prime location for restaurants, convenience shops, fueling, hotels, and local as well as “big box” retailers. Here tenants gain exposure to the thousands of on-site workers and over 43,000 households in the neighboring communities.




Select
Lounge


ROYAL
ROYAL FARMS
FRESH KITCHEN



RAIL

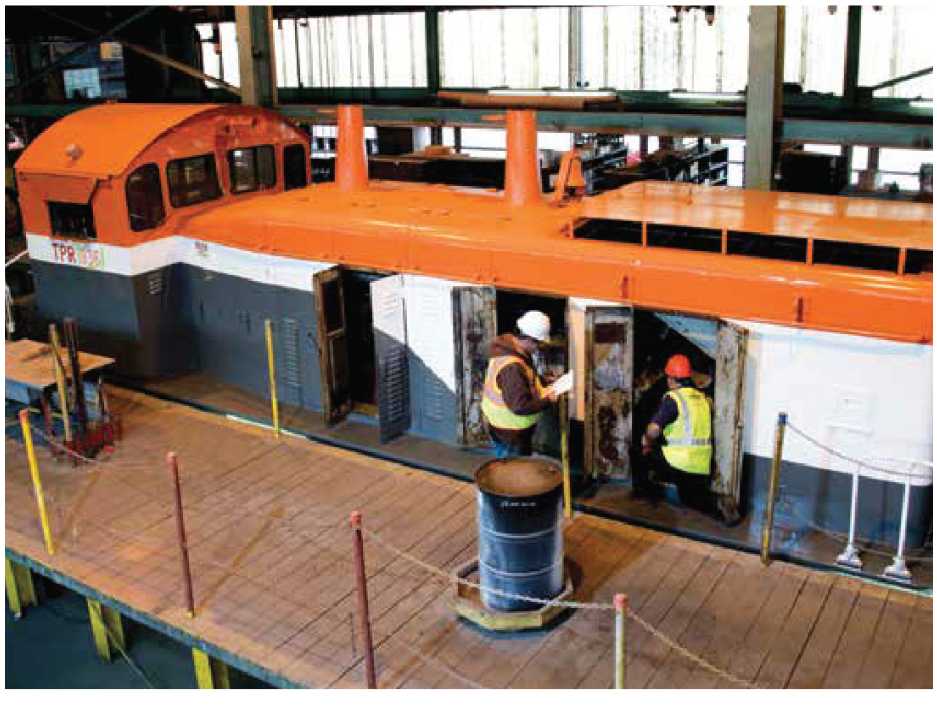
A LOGISTICAL DREAM

With 70 miles of short-line rail on-site and five locomotives in use, Tradepoint Atlantic provides flexibility to serve multiple on-site operations. Tradepoint Atlantic is continuing to invest in rail infrastructure improvements to provide efficient movements of goods and commodities throughout the facility.

ONE-STOP RAIL VALUE-ADD

Tradepoint Atlantic has more than the average rail yard. Car storage, car repair, car/tank cleaning, and sorting and assembling are some of the value-add services Tradepoint Atlantic can offer. Plus, our in house rail team can custom build rail lines to serve a variety of facilities within the 3,300 acre property.





MARINE

BUILT TO HANDLE BIG SHIPS. AND EVEN BIGGER BUSINESS.

EAST-WEST BERTH

- Protected turning basin
- Access to 50’ channel
- 2,200 feet in length
- Currently 36’ of water
- Will be dredged to 40’

With direct access off of an existing 50' main shipping channel, Tradepoint Atlantic's four deepwater berths feature a 2'200' East/West berth and a 1,020' finger pier with direct access to on-site rail and available land with ample storage capacity.

FINGER PIER

- 1,020 foot long pier
- Dual side loading
- Current 42' of water
- Will be dredged to 50'

BARGE CHANNEL

- Less competition for berth space
- Less cross vessel traffic
- Ability to segregate cargo types







Based on land and rail capabilities, Tradepoint Atlantic is positioned to handle multiple commodities and is currently capable of handling bulk, break-bulk/project cargo, and auto/ro-ro. Potential focus areas include agri-business, bio-mass, and auto-mixing yards to complement international business.

THE ENVIRONMENT





WE MAKE YOUR SUCCESS SUSTAINABLE.

Tradepoint Atlantic has been extensively studied by engineers and scientists as they have sought to understand the impact of more than a century of steel-making. Under agreements with federal and state regulators, resources are in place, and Tradepoint Atlantic is actively working to implement a comprehensive and well-funded remediation plan.

As part of the agreements with state and federal regulators, Tradepoint Atlantic is committing $48 million to ensure adequate funding for clean-up. Tradepoint Atlantic is committed to working with federal, state, and local environmental regulators to ensure the property is remediated and ready for industrial redevelopment.

Tradepoint Atlantic is adopting smart, sustainable efforts that set the stage for a viable future. We're continuing to channel efforts into creating a full sustainability program. Encompassing all of Tradepoint Atlantic and its tenants, the program officially makes large-scale recycling and clean-up efforts a staple of our work. Among other things, we'll implement sustainable design standards in our buildings and focus on ways to improve the site, local transportation, and the overall community.


NATURAL ENVIRONMENT
SUSTAINABILITY
ECONOMIC VITALITY
HEALTHY COMMUNITIES

Sustainability requires organizations to value their environmental, economic, and social impacts and is valued by Tradepoint Atlantic's stakeholders. Sustainability aligns well with this project because Tradepoint Atlantic was created with these very impacts in mind.

A dedicated team monitors and manages a $48 million environmental clean-up process. In-house planning, engineering, design teams are building out 15 million square feet of vertical development.

This emphasis on brownfield development promotes more efficient use of the land and in doing so, can revitalize urban areas and communities where people live and work, while preserving the unique quality of rural areas, open spaces and undeveloped greenfields.

Today world-class companies, who share this vision for a more sustainable future, are embarking on a new era ushering in a modern industrial revival at Tradepoint Atlantic.

TRADEPOINT ATLANTIC SUSTAINABILITY VISION STATEMENT:

To establish Tradepoint Atlantic as a sustainable commercial partner in Sparrows Point and restore economic prosperity for years to come.

SUSTAINABILITY PRACTICE AREAS & INITIATIVES

SUSTAINABLE DEVELOPMENT

- Incorporate green building practices in new developments

SITE CONDITIONS

- Remediate and maintain a clean site
- Re-use waste from demolition and remediation
- Encourage and support recycling for users

TRANSPORTATION

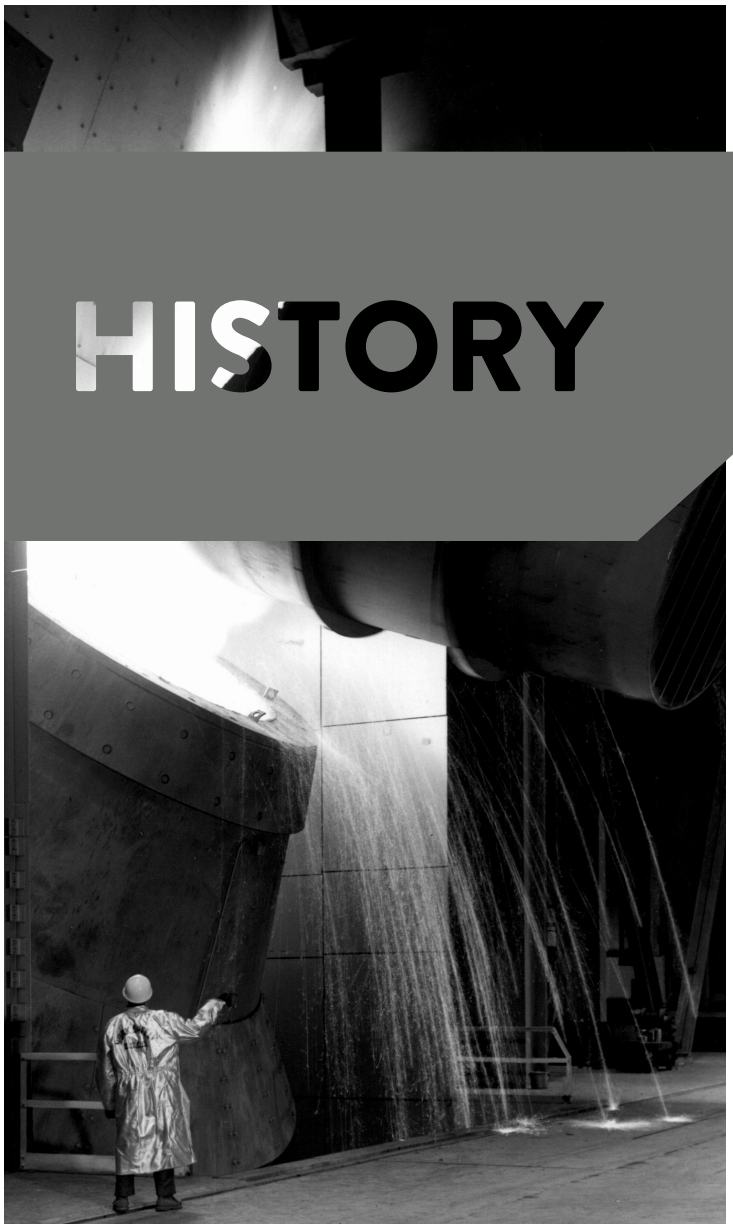
- Encourage use of public transportation
- Optimize supply chain efficiencies

COMMUNITY

- Provide economic benefits to the community
- Engage and support the community
- Support healthy lifestyles
- Create a safe, visually appealing, accessible site

UTILITIES

- Reduce impact on community wastewater treatment plants
- Reduce energy consumption and costs
- Plan for on-site renewable energy



HISTORY



A HISTORY FORGED IN STEEL.

In 1886, the Pennsylvania Steel Company sought a new location for an ironmaking plant. The facility needed access to deepwater channels, railroad connections, and close proximity to inland markets and natural resources. Just as it is today, there was only one site that offered a near-perfect combination of those attributes: Sparrows Point.

The Pennsylvania Steel Company purchased the original Sparrows Point property from five local families in 1887. Construction of blast furnaces started immediately. The company also began constructing houses for employees, establishing the town of Sparrows Point.

The town, which eventually grew to more than 10,000 residents, had a police department, fire department and high school, as well as several churches, stores, banks and entertainment venues.

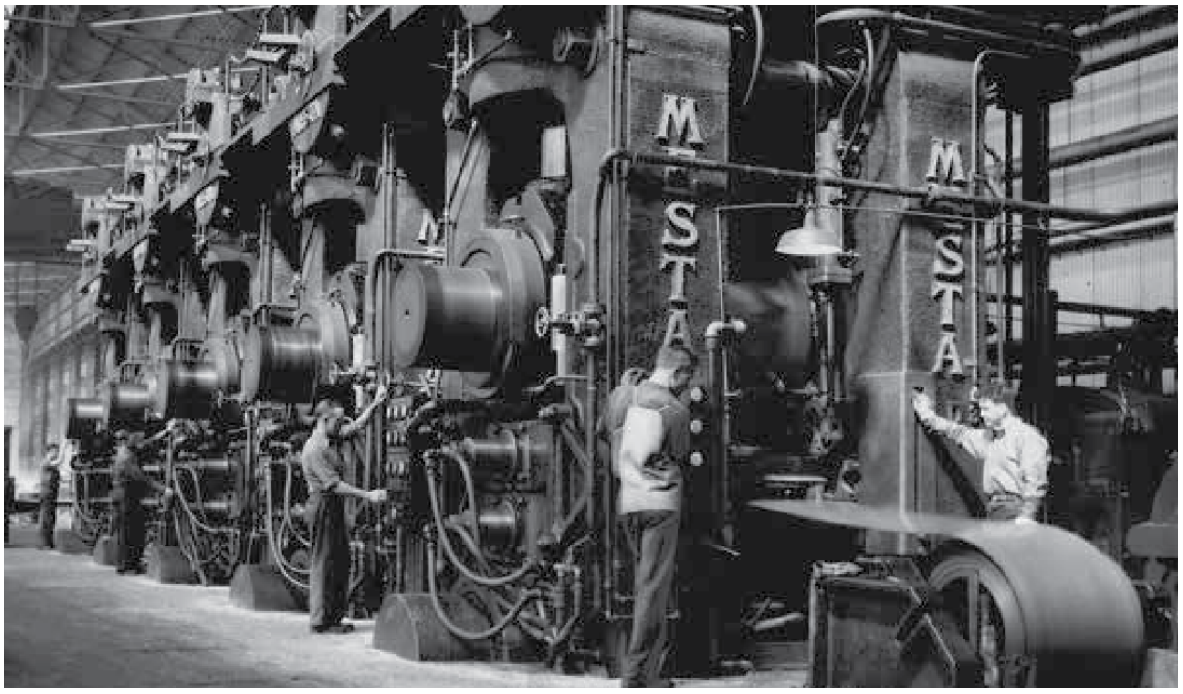
Beginning in 1889, the mill began a series of seemingly endless expansions, modernizations, and overhauls. Steelmaking was established with the construction of two Bessemer converters, a blooming mill and a rail mill. More blast furnaces were constructed. The entire operation was reorganized as a subsidiary of Pennsylvania Steel, under the “Maryland Steel Company” name.

The Bethlehem Steel Company acquired the Maryland Steel Company in 1916. It immediately embarked on rapid expansion plans, purchasing more land and constructing new facilities. Between 1916 and 1929, four blast furnaces, three Bessemer converters, three open hearth furnaces, plate mills, a tin mill, a blooming mill, a continuous bar mill, a rod and wire mill, and a pipe mill were constructed at “The Point.” Bethlehem Steel also established a short line railroad to serve the mill, the Patapsco & Back Rivers Railroad.

World War II jump-started another period of expansion that would last well into the 1950s. The cold, tin and hot-strip mills were expanded. A power plant was constructed.

The Point was the world’s largest producer of iron in 1953. By 1958 it was the largest steelmaking facility in the United States, with the largest tin mill in the world. It employed more than 30,000 people.







But, fundamental changes were beginning to occur in the late 1950s and early 1960s. Foreign steel imports increased tremendously. Aluminum surpassed tin as the metal of choice for packaging. Plastic replaced steel in many auto parts and consumer goods.

Bethlehem made efforts to keep the Point competitive. Residents of the town of Sparrows Point were relocated to make way for new facilities. A basic oxygen furnace was constructed, and the tin mill was expanded in the 1960s. The last remnants of the town were demolished in 1974 to make way for the "L" blast furnace. When it cast its first iron in 1978, the "L" furnace was the largest in the Western Hemisphere. It remained dominant for more than two decades, setting a North American record for monthly iron production in May 1995.

The Point underwent major changes in the 1980s and 1990s. Older facilities were demolished, including seven blast furnaces, two open-hearth furnaces, eight coke oven batteries, the pipe mills and the rod and wire mills. A new continuous caster was constructed in 1985. The hot strip mills, tin mill, and "L" furnace were modernized. A new cold mill was constructed in 1999 at the cost of $300 million.

Sadly, these efforts were not enough to save the mill. Bethlehem Steel filed for bankruptcy protection in 2001. In the following 11 years, The Point had five owners. None were able to operate the mill successfully. Steelmaking operations ceased in June 2012.

In the fall of 2014 – two years after steel production ceased – Sparrows Point Terminal, LLC (SPT), since renamed Tradepoint Atlantic, purchased the 3,100- acre site with plans to redevelop it as a major East Coast distribution hub. SPT, led by local investors, is in the process of clearing the site and marketing it to potential tenants. The redevelopment marks the beginning of a new era for the Point – moving toward, once again, employing generations of Baltimore-area residents.

INDUSTRY THRIVES HERE.

LAND | RAIL | MARINE







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