



SPRING 2020



TRADEPOINT ATLANTIC

STRAIGHT TO THE POINT

INDUSTRY THRIVES HERE

TradePoint Atlantic is known for an unmatched combination of access to deep water berths, rails, and highways. This access is our launching point. It is from here that world-class companies unleash their potential, jobs are created, communities prosper, and industry is set in motion.

At TradePoint Atlantic, we've fully embraced the spirit of our new tag line, *Industry In Motion*, and have not stopped moving!

Sparrows Point is expanding in more ways than one with recent developments like Floor & Decor and Home Depot. Floor & Decor, a 1.5 million square foot state of the art warehouse, is the second largest in Maryland. It occupies over 90 acres and is expected to yield over 150 new full time jobs. Construction on the two-building Home Depot campus is also complete and both indoor and outdoor rail sidings are live, creating over 500 jobs.

We are also making progress onboarding our clean energy supplier, Orsted U.S. Offshore Wind. The construction, expected to begin in 2021, will involve the development of a staging area that will be used to construct turbines before they are installed in the sea. The development will provide 1,400 jobs and a \$200 million investment in Maryland. This partnership will allow for more sustainable business that prioritizes practices that will ensure a bright future for the next generation.

TradePoint Atlantic is also making room for the Volkswagen Group of America, Inc. Volkswagen will soon begin to import, process and distribute factory-new Volkswagen, Audi, Bentley, and Lamborghini vehicles through the Port of Baltimore at the TradePoint Atlantic terminal. Port operations for the new facility will result in approximately 100 new, fulltime jobs importing and processing vehicles at the 115-acre TradePoint Atlantic site. From here, new VW brands will

be sent via rail, and highway to the nation's dealer network. Volkswagen is expected to begin operations this summer with a grand opening celebration in the Fall 2020.

In addition, we are working on the modernization of our deep-water port, partly funded by the USDOT TIGER grant, a public/private infrastructure investment awarded to Baltimore County and TradePoint Atlantic. The updates are going to expand and modernize the port area to support more efficient movement of cargo. The improvements include things like berth upgrades, bulkhead strengthening, maintenance dredging and general modernization. We anticipate project completion within the second quarter of this year.

Along with key improvements to our port, we are also celebrating that the American Short Line and Regional Railroad Association awarded TradePoint Rail with the Presidential Safety Award, providing our railroad with the distinction of being #1, out of 85 eligible railroads, in the Eastern Region for safety and compliance. We are proud of our team's accomplishment and their dedication to safely serving our rail customers.

*Industry in Motion* is more than a tagline, it is our belief system. As we continue with the dramatic transformation of Sparrows Point, we have quickly become a recognized center for logistics and commerce, pushing us toward further growth and development. As we write this, our nation is grappling with a pandemic never before seen in our lifetimes, yet, we have confidence that we will endure. The critical nodes of our nation's supply chain continue forward, providing many of us with the needed supply of critical products to weather this storm. TradePoint Atlantic is proud to be at the forefront of this effort. We are in the business of thriving—and industry at TradePoint Atlantic remains in motion.

**Kerry Doyle & Marc Salotti, Managing Directors**

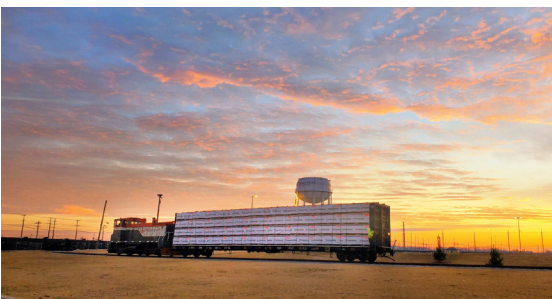


## VEHICLES EN ROUTE

Construction for the VW Rail siding has been completed and consists of 5 tracks which will be able to hold approximately 30 autoracks or 300 vehicles. Soon, new VW's will be heading to dealerships across the United States from this point!

## AMERICA AT WORK!

The Port Modernization is expected to be complete in the 2nd quarter of 2020. Tradepoint Rail has delivered 1,815 steel piles to install for the Berth renovation and upgrades. Tradepoint Atlantic is proud to have union labor at work and minority business leadership part of this transformative project.



## WELCOME HOME DEPOT

Home Depot construction is finally complete and both indoor and outdoor rail sidings are now in service. The indoor track is receiving boxcars filled with OSB particle board panels and the outdoor track is receiving center beams of lumber. We are glad to have Home Depot at Tradepoint Atlantic Sparrows Point!



## YOU'RE INVITED!

### TPA'S 10<sup>TH</sup> SEMI-ANNUAL OPEN HOUSE

WEDNESDAY, OCTOBER 21, 6:00 P.M. TO 8:00 P.M.

Tradepoint Atlantic Offices, 1600 Sparrows Point Blvd., Baltimore, MD 21219

Due to the COVID-19 pandemic, we will not be able to host our regular spring Open House. We do invite you to attend our Fall Open House in October.

We look forward to seeing you in the fall where we expect to share even more exciting news and updates!





## A ROYAL DEBUT

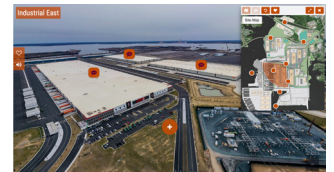
The long-awaited Baltimore-based Royal Farms is on its way! Royal Farms will be the first retail tenant at TradePoint Atlantic. Located within our new flagship retail space Royal Farms will include its renowned convenience store and a gas station and car wash combo. We are excited for their opening, and welcome the first of several retail tenants to TradePoint Atlantic.

## WHAT'S TO COME

TradePoint Atlantic's shipyard will follow a similar re-development path as the rest of the TradePoint Atlantic site. An initial demolition was completed to prepare the site for future development. We are currently making repairs to the graving dock to position the Shipyard for future commercial utilization. It is our hope to bring ship repair and modernization projects back to Sparrows Point. The shipyard property will provide additional port capacity and more logistics space to fuel its operations.

## TOUR TRADEPOINT ATLANTIC

Go on a virtual tour and see what's new at TPA via our new interactive 'Tour the Site' feature. Check it out at: [www.tradepointatlantic.com/tour-the-park/](http://www.tradepointatlantic.com/tour-the-park/)



Here at TPA, we believe the success of our tenants is also our success. We are continually working to improve services on site for our tenants and their employees. Since many of our tenant's employees utilize public transportation and ride share services, we knew it was important to have a suitable transit shelter design plan. We've recently installed 8 new shelters around the property. The shelters are complete with the TradePoint Atlantic logo, a clean design, sleek benches, full rear and side walls with perforated aluminum screens and LED lights.

In addition to the custom shelters, we also installed multiple solar-powered waste compactors. These sturdy receptacles provide smart waste management - holding about 150 gallons of garbage (roughly 5x the capacity as standard receptacles). In addition to preventing visible waste, they also eliminate overflows and litter on the streets.

## JOB GROWTH HERE & NOW

When TradePoint Atlantic first began the process of redeveloping Sparrows Point in 2015, our plan was to bring back thousands of jobs to the area and generate billions of dollars in economic activity. It was estimated by the Sage Policy Group, that by the year 2025, TradePoint Atlantic would have 10,000 permanent, direct jobs. Today we continue to move Maryland forward on the job front and are close to those early projections!

With the addition of Floor and Décor,  
Home Depot and the growth of our  
other tenants, we are at nearly

**8,000**

jobs on-site today!

**FLOOR &  
DECOR**



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