



6301 NEW
COLD MILL ROAD

960,000±
SQUARE
FEET

TRADEPOINT ATLANTIC

3,300 acre global logistics center

and industrial site at Sparrows Point
in Baltimore, Maryland, features an
unmatched combination of access
to deep-water berths, rail and
highways.



INCENTIVES



- 6% 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 Smart Energy for Economic Development (SEED) Program for qualifying commercial customers:

A 25% reduction on electric and natural gas distribution and demand charges

A 75% discount on service extension costs for business in a Maryland Enterprise Zone

- Custom tailored incentive packages available

TPA LOGISTICS CENTER I



SITE LAYOUT



SITE AREA
51.47 acres

BUILDING AREA
957,647± SF (Total)

OFFICE AREA
Build To Suit

BUILDING DIMENSIONS
**1,596'w x 600'd
60' Speed Bays**

TRAILER DROPS
201

DOCK DOORS
175 fully equipped

DRIVE-IN DOORS
4

EMPLOYEE PARKING
484

BUILDING SPECS

BUILDING SIZE | **960,000 SF**

BUILD TO SUIT



960,000± SF



38' clear



**175 fully
equipped
dock doors**



4 drive-in doors



**Building Dimensions
1,596'w x 600'd
60' Speed Bays**

UNMATCHED MULTIMODAL CONNECTIVITY

Tradepoint Atlantic leverages Port, Rail and Truck access to provide significant logistical advantages to our customers



TRUCK ACCESS

Unparalleled access to interstate highways with I-695 bisecting the property, and nearby connections to both I-95 for north-south movements and I-70 for cargo going west.



RAIL CONNECTIVITY

Daily switching with two Class I railroads (CSX and Norfolk Southern) provided by Tradepoint Atlantic's wholly owned short line railroad, Tradepoint Rail.

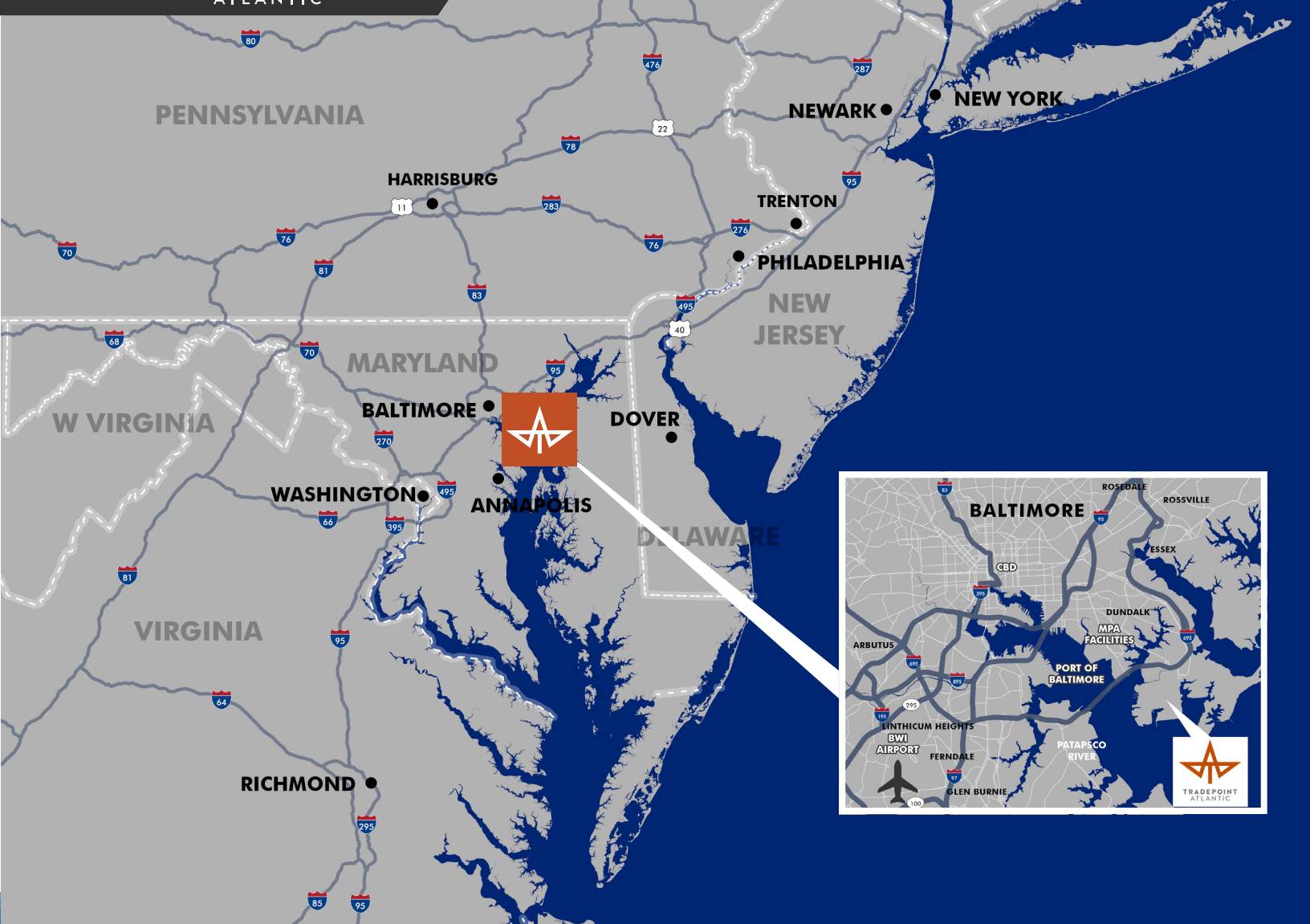


DEEP WATER PORT

Deep water access within the Port of Baltimore facilitating the flow of water-born commerce. A 2,200' berth and a 1,150' finger pier provide access to the Port of Baltimore's 50' deep main shipping channel.

TPA LOGISTICS CENTER I





FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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