INDUSTRY IN MOTION



MULTI-MODAL CENTER FOR GLOBAL TRADE



6301 NEW COLD MILL ROAD 741,000± 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.





AVAILABLE



- 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

TPA LOGISTICS CENTER I

• Custom tailored incentive packages available

SITE AREA

BUILDING AREA 741,000± SF (Total)

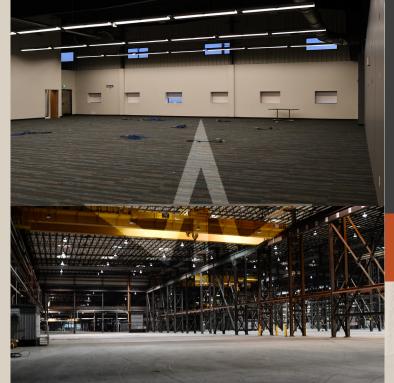
OFFICE AREA 12,854± SF

OVERHEAD CRANES 18 total (2) 40 ton outside (16) 25-40 inside

> DOCK DOORS 20 fully equipped

DRIVE-IN DOORS 31

EMPLOYEE PARKING 57



48.55 acres



741,000± SF Divisible to 74,000 SF

42-69' clear



20 fully equipped dock doors



31 drive-in doors

Column bay spacing

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.



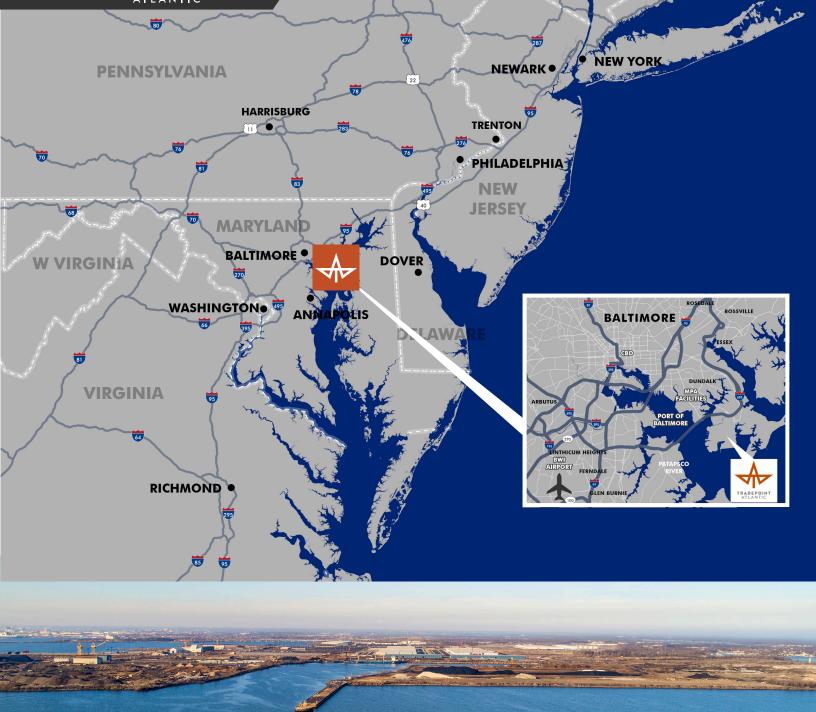
DEEP WATER PORT

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.









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