



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.





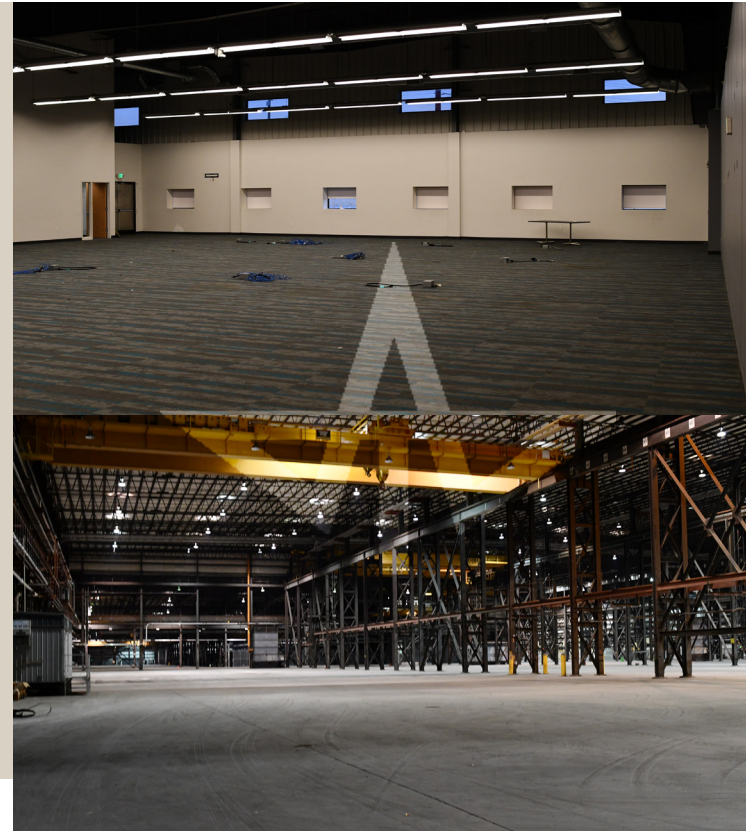
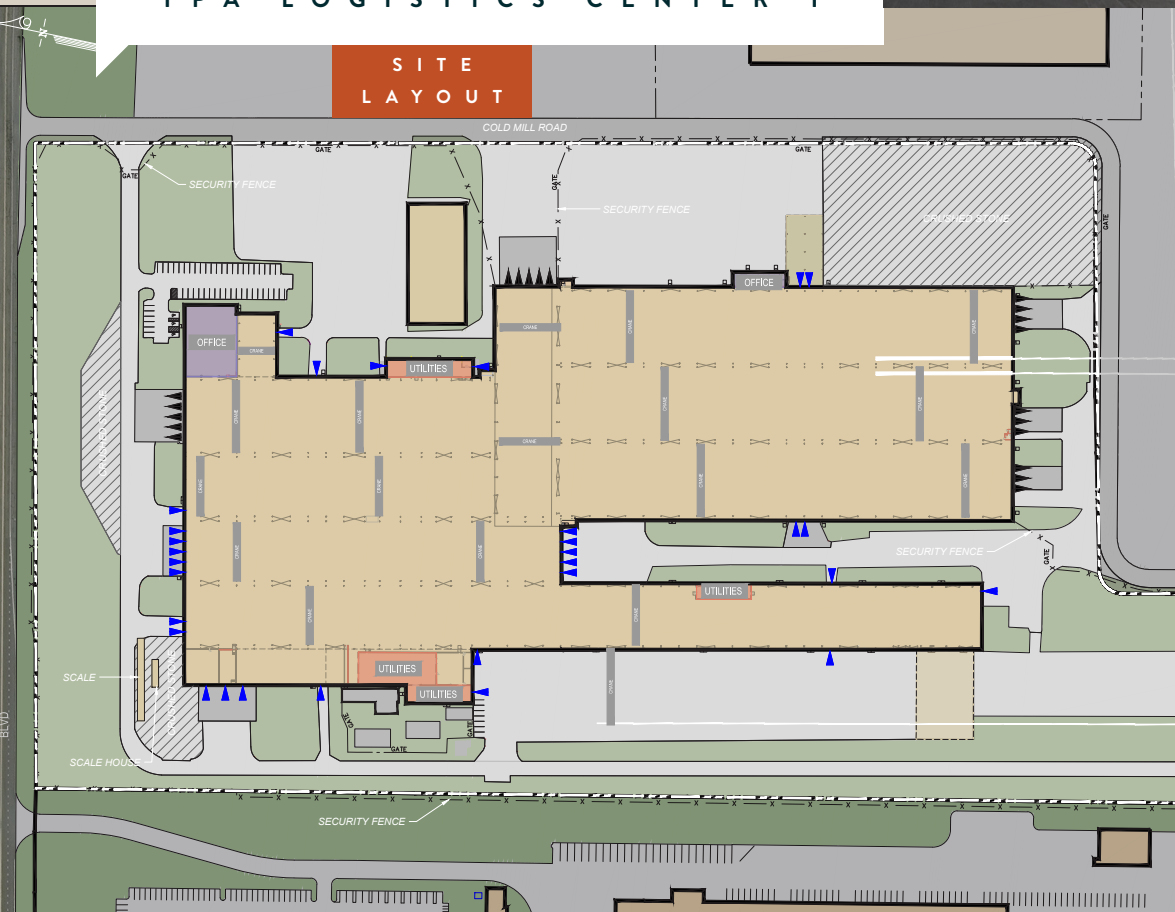
## INCENTIVES



- 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**  
**48.55 acres**

**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**

## BUILDING SPECS

**BUILDING SIZE | 741,000 SF**

## AVAILABLE



**741,000± SF**  
**Divisible to**  
**74,000 SF**



**42-69' clear**



**20 fully**  
**equipped**  
**dock doors**



**31 drive-in doors**



**Column bay spacing**  
**110'**

## 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.



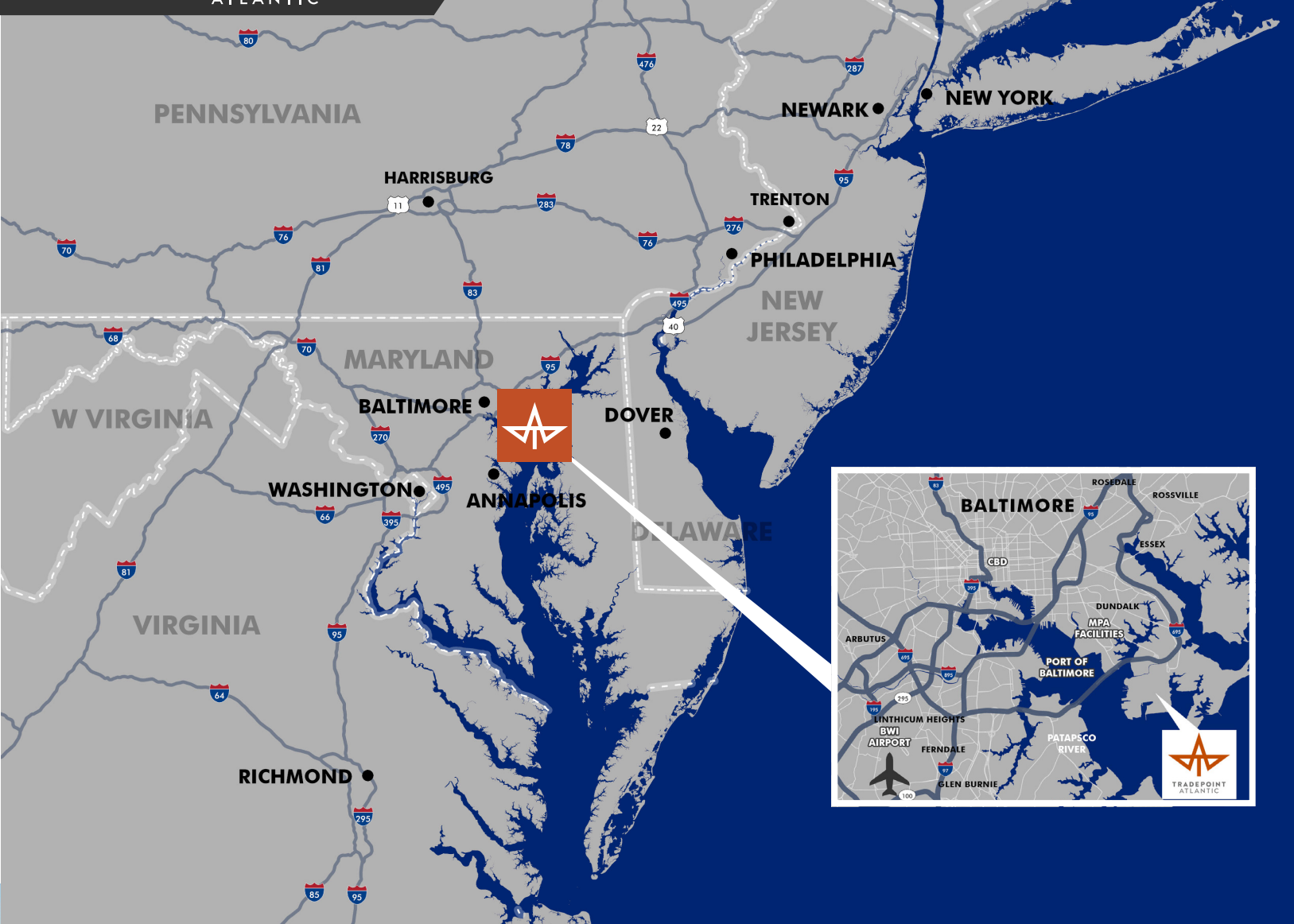
### DEEP WATER PORT

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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