



**TRADEPOINT
ATLANTIC**
A DECADE IN MOTION

INDUSTRY IN MOTION

MULTI-MODAL CENTER FOR GLOBAL TRADE

ABOUT TRADEPOINT ATLANTIC



**STRATEGICALLY
LOCATED WITHIN THE
PORT OF BALTIMORE,**

TradePoint Atlantic is a 3,300-acre multi-modal industrial logistics and maritime development offering comprehensive supply chain solutions

LAND



MARINE



RAIL



OVERVIEW AND LOCATION

- Largest and most strategically important multi-modal industrial tract on the eastern seaboard
- Immediate access to interstate and regional road network (I-95, I-695, I-895/Harbor Tunnel Thruway, I-295/Baltimore - Washington Parkway) as well as Interstates 70 and 83
- Integrated logistics simplified

PORT

- 2200' berth in protected turning basin with 36' of water and plans to dredge to 40'
- 1150' finger pier with 41' of water and plans to dredge to 50'
- Deep water port (36' to 42' with access to 50' main channel)
- Plans in place to dredge to 40' and 50'
- Protective turning basin
- Access to 50' main shipping channel within the Port of Baltimore
- Barge pier available
- Auto / Ro-Ro Terminal
- Planned Sparrows Point Container Terminal – a proposed 168-acre joint venture redevelopment project within Tradepoint Atlantic on Coke Point. Planned to be a green, fully electrified terminal with new on-deck rail facility that will serve as the closet link to the Midwest from any U.S. port.

RAIL

- Privately owned and operated short line railroad
- 50 miles of Class 3 short line rail
- Connections to two Class I railroads (CSX/NS)
- Largest privately-owned dual served yard on the East Coast capable of landing multiple 100 car unit trains
- Rail car services and storage on site
- Over 2,000 car spots available for storage
- Additional available services, including cleaning, scrapping, and repair

LAND

- 3,300 total acres
- 12,000,000 SF of new construction with an additional 6,000,000 SF of future development
- Manufacturing and Industrial zoning

OTHER INFRASTRUCTURE

- Significant natural gas and power
- Redundant power capabilities
- Reliable and abundant water flow
- State-of-the-art industrial water treatment plant
- Industrial reservoir available for process water

INCENTIVES

- Maryland Sales & Use tax exemption on construction materials, warehousing and manufacturing equipment (6%)
- Baltimore County Chesapeake Enterprise Zone:
 - Real Property Tax Credit over a 10 year period
 - State Income Tax Credit for newly hired employees
 - BGE "Rider 7" Price Reduction program
- More Jobs for Marylander's Act: tax credits available to new and existing manufacturers in Maryland that create new jobs and to non-manufacturers in Maryland Opportunity Zones.
- Baltimore Foreign Trade Zone (FTZ) #74: Users can store, assemble, repack or manufacture foreign and domestic merchandise. Merchandise in the zone is not subject to U.S. duty or excise tax.
- 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
- Additional, custom tailored incentive packages available

TRADEPOINT ATLANTIC MASTERPLAN



NORTH INTERCHANGE YARD



DIRECT ACCESS TO I-695

RETAIL/MIXED-USE

WATER TREATMENT PLANT



BULK HANDLING

INNER BERTH

2200' BERTH

FINGER PIER





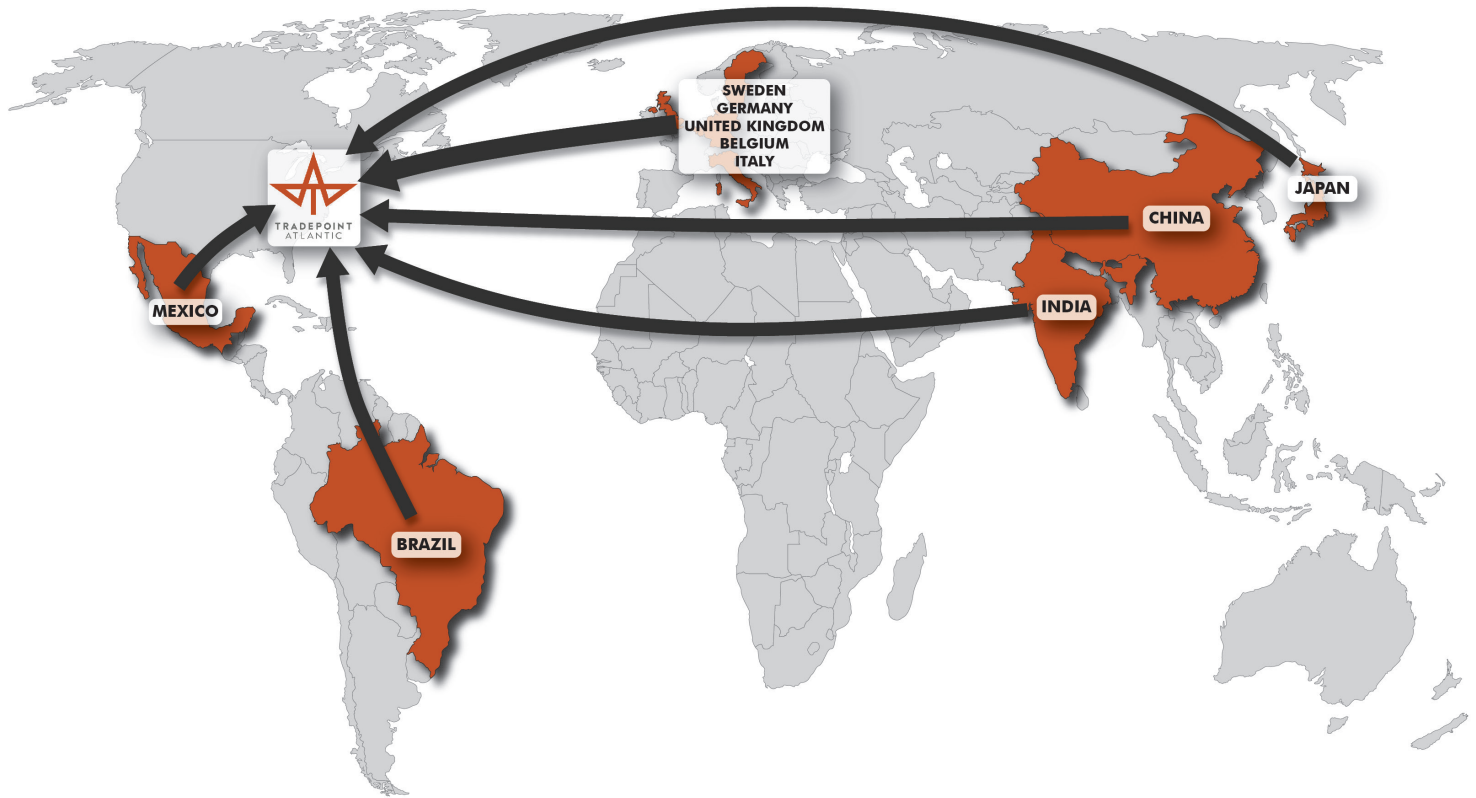
LAND



MARINE



RAIL



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