



**TRADEPOINT
ATLANTIC**



56,675 S.F., owner-occupied office building at TradePoint Atlantic

TradePoint Atlantic is a 3,100 acre logistics and maritime development located on the Chesapeake Bay in Southeastern Baltimore County, MD. Featuring a unique combination of deep water berths, rail infrastructure and highway proximity, TradePoint Atlantic is the largest and most strategically important multi-modal industrial tract on the eastern seaboard.

1600 SPARROWS POINT BOULEVARD BALTIMORE, MD 21219
tradepointatlantic.com

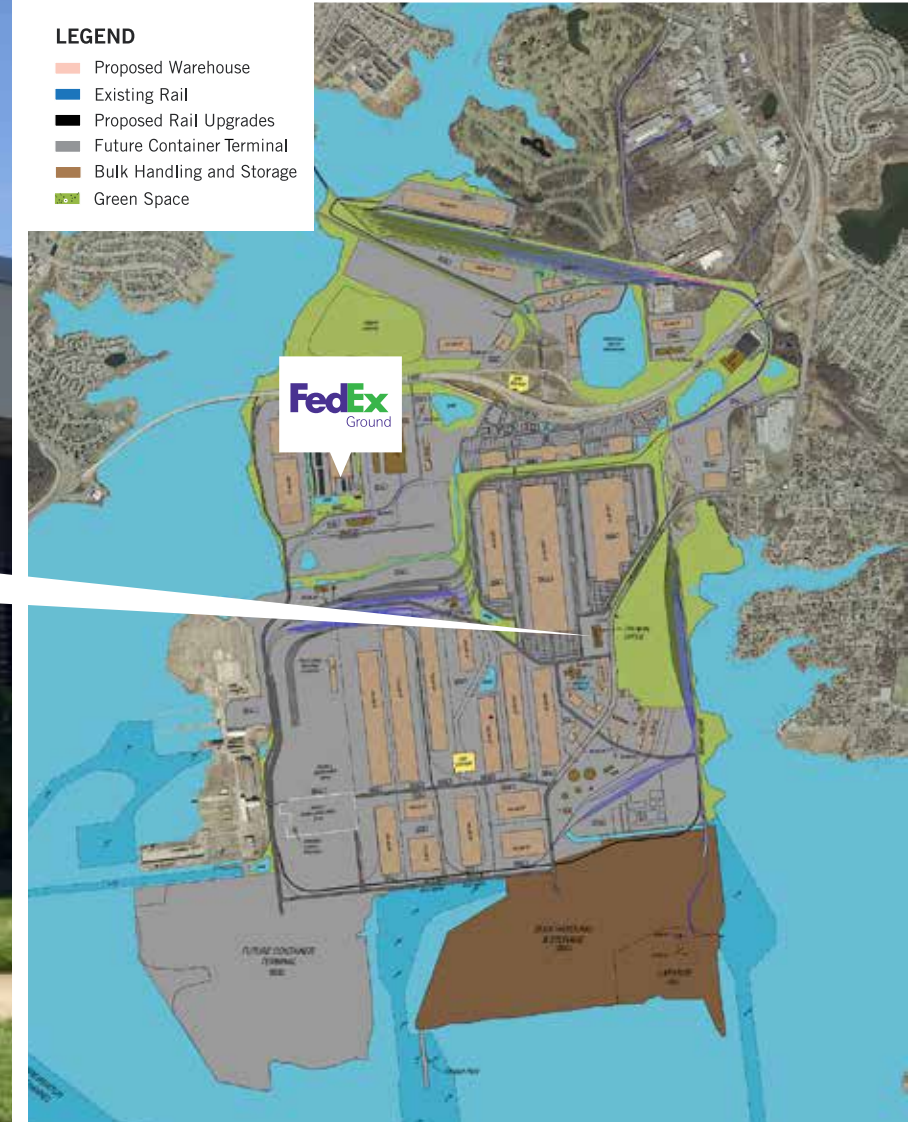




Master Plan

LEGEND

- Proposed Warehouse
- Existing Rail
- Proposed Rail Upgrades
- Future Container Terminal
- Bulk Handling and Storage
- Green Space



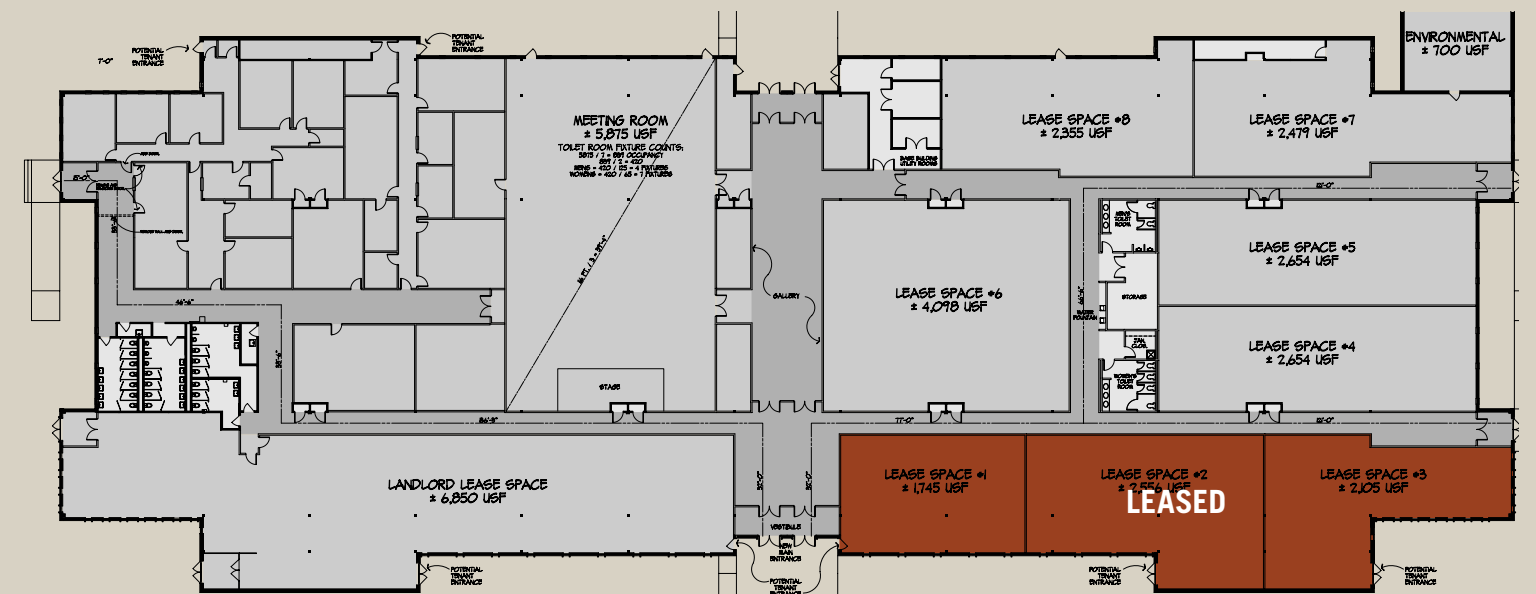
TradePoint Atlantic is a modern intermodal logistics center with an active deep water port, 100 miles of short line rail with service from CSX and NS, direct access to major interstates and the ideal industrial center for distribution, manufacturing and logistics.

BUILDING SPECIFICATIONS

- 56,675 +/- s.f. office building
- 500 s.f. suites up to 50,000 s.f. available
- Owner-occupied
- Convenient location with easy access to interstates
- Ample on-site parking
- Close proximity to amenities, including The Shoppes at TradePoint Atlantic - a new Class A retail development

INCENTIVES

- 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 SEED Program
- Custom tailored incentive packages available





LOCATION

- Located within the Tradepoint Atlantic project, with direct connectivity to a 100 mile short-line rail system served by both CSX and NS
- Immediate access to I-695 and highly proximate to I-95, I-895/ Harbor Tunnel Thruway, I-295/ (Baltimore-Washington Parkway), as well as Interstates 70 and 83
- 16 miles to Baltimore CBD and 50 miles to Washington, DC
- Immediately adjacent to the Port of Baltimore and 17 miles to Baltimore-Washington Thurgood Marshall International Airport



FOR INFORMATION, CONTACT THE JLL MID-ATLANTIC INDUSTRIAL PRACTICE GROUP:

MARK LEVY

Managing Director
+1 443 452 1509
mark.levy@am.jll.com

BEN MEISELS

Senior Vice President
+1 443 451 2614
ben.meisels@am.jll.com

RYAN BURROWS

Vice President
+1 443 452 1514
ryan.burrows@am.jll.com

GREG FERRARO

Associate
+1 443 451 2618
greg.ferraro@am.jll.com

