

WELCOME



ERIC GILBERT
CHIEF DEVELOPMENT OFFICER



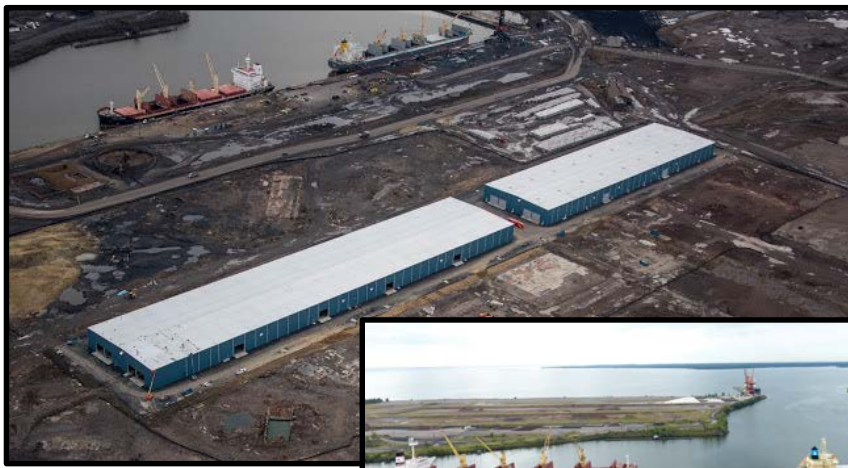
TRADEPOINT ATLANTIC

- 3,100 acres centrally located on the East Coast of the US in the Port of Baltimore
- Direct access to major US interstate network (I-695, I-95, I-70)
- Close proximity to Seagirt Marine Terminal with both truck and rail options
- Rail access to two class I railroads (CSX & NS); largest privately owned interchange yard on East Coast
- Marine terminal with significant deep water frontage; channel depths ranging from 36'-42' with plans to deepen to 40'-50'
- Multiple economic incentives in place to help spur development





- Under Armour: 1.3MSF E-Commerce Distribution
- Amazon: 855,500 SF Fulfillment Center
- Tradepoint Atlantic Logistics Center IV: 979,200 SF Class A Distribution Facility
- Royal Farms: 3.7 Acre Convenience & Fueling within 70 Acre Retail Area



- Port Logistics Centers I & II: 150,000 SF and 200,000 SF
- 2,200 foot East/West berth in turning basin area with 36' of water
- 1,120 foot finger pier with 40' of water
- Plans for East/West berth to be dredged to 40' of water and finger pier to be dredged to 50' of water
- Access to existing 50' main shipping channel
- Short-line railroad with 100 miles of rail on property and plans for expansion
- Storage capacity of 2500 cars with ability to expand
- Currently using 5 locomotives for short-line work allowing for flexibility to serve multiple on-site operations
- Multiple yards throughout the property to handle various business needs
- Currently investing in rail infrastructure improvements to increase capacity
- Fully operational locomotive shop capable of heavy and minor locomotive repairs and maintenance

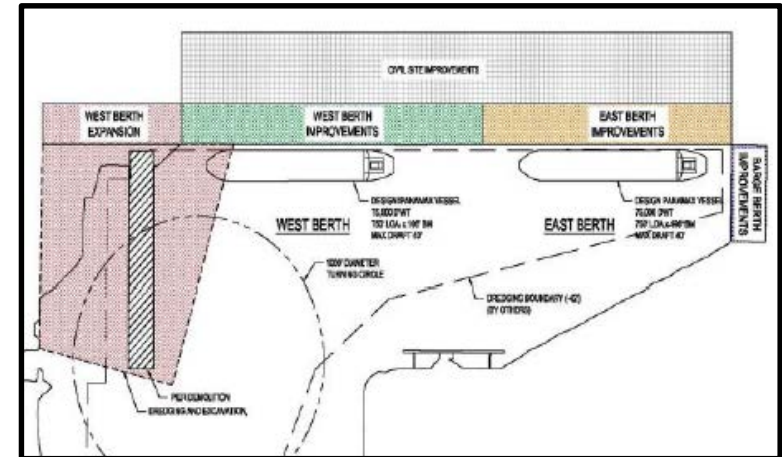
Mid-Atlantic Multi-Modal Transportation Hub

BULK OPTIMIZATION PROJECT

\$50m Project to upgrade the eastern portion of Tradepoint Atlantic's remaining east-west berth area to accommodate larger ships and heavier loads of bulk goods used in construction and modern manufacturing. Tradepoint Atlantic will privately fund \$30m with the remaining \$20m funded from a 2017 USDOT TIGER Grant.

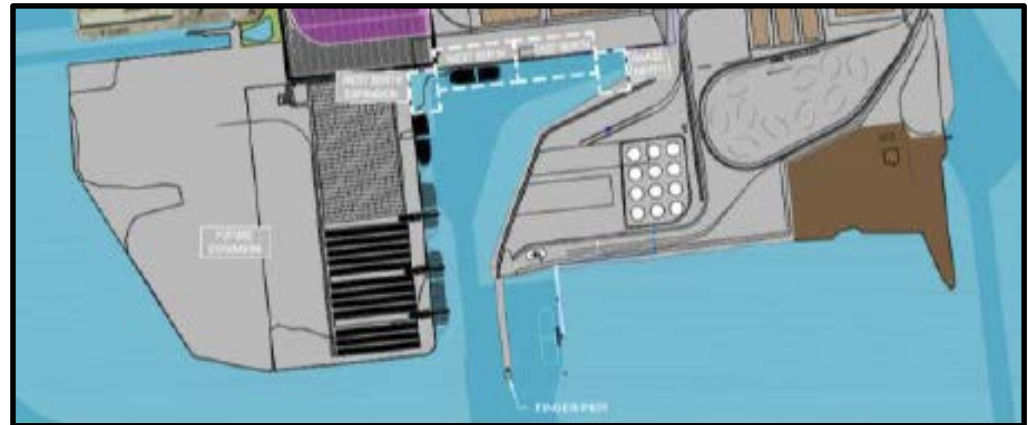
BULK OPTIMIZATION

- Installation of a full, new pile supported system with substantial batter piles to transfer the horizontal and vertical loads associated with ship docking and cargo transfer.
- Recessed utility sections that will allow for the transfer of various liquid commodities.
- Dredging of the turning basin and approach channel to a depth of at least 42 feet.
- Security, lighting, paving, stormwater, and general site improvements. These upgrades will enhance the overall functionality of the berths, allowing the terminal to accommodate a wider variety of cargo and larger vessels.



There are four components (phases) to the overall program of investment:

1. Bulk Optimization
2. West Berth Expansion
3. Finger Pier Modernization
4. Port Security Upgrades



Tradepoint Atlantic is positioned to be North America's premier industrial gateway driving the flow of commerce between the US and global markets through unmatched access to land, rail and sea.

Tradepoint Atlantic has a plan for Sparrows Point: Bring back thousands of jobs to the area and generate billions of dollars in economic activity.

17,000
new jobs statewide

\$3 BILLION
in annual economic impact

1% of Maryland's gross state product



UNEARTHING A 21ST CENTURY MASTER PLAN

A Master Plan that emphasizes cargo handling and logistics and also includes major opportunities for manufacturers, retailers, and specialty service companies.

OVER 16 MILLION square feet will be developed between now and 2025.

JOB GROWTH IN THE HERE AND NOW

Over **21,000** jobs will be supported by construction-phase investment statewide, the vast majority of which will be in the Baltimore area

Over **\$1.2 BILLION** total income associated with construction-phase jobs

Investing in the US and the Baltimore Region

\$2 Billion in investment – Master Plan will require investments exceeding \$2 Billion

\$2.9 Billion annual increase in business sales – From now through 2025

\$230 million new taxes generated

\$106 million – new taxes from construction and investment activities

\$124 million – annual new taxes under operations

\$73 million new taxes annually – State of Maryland

\$51 million new taxes annually – Local County

THANK YOU

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