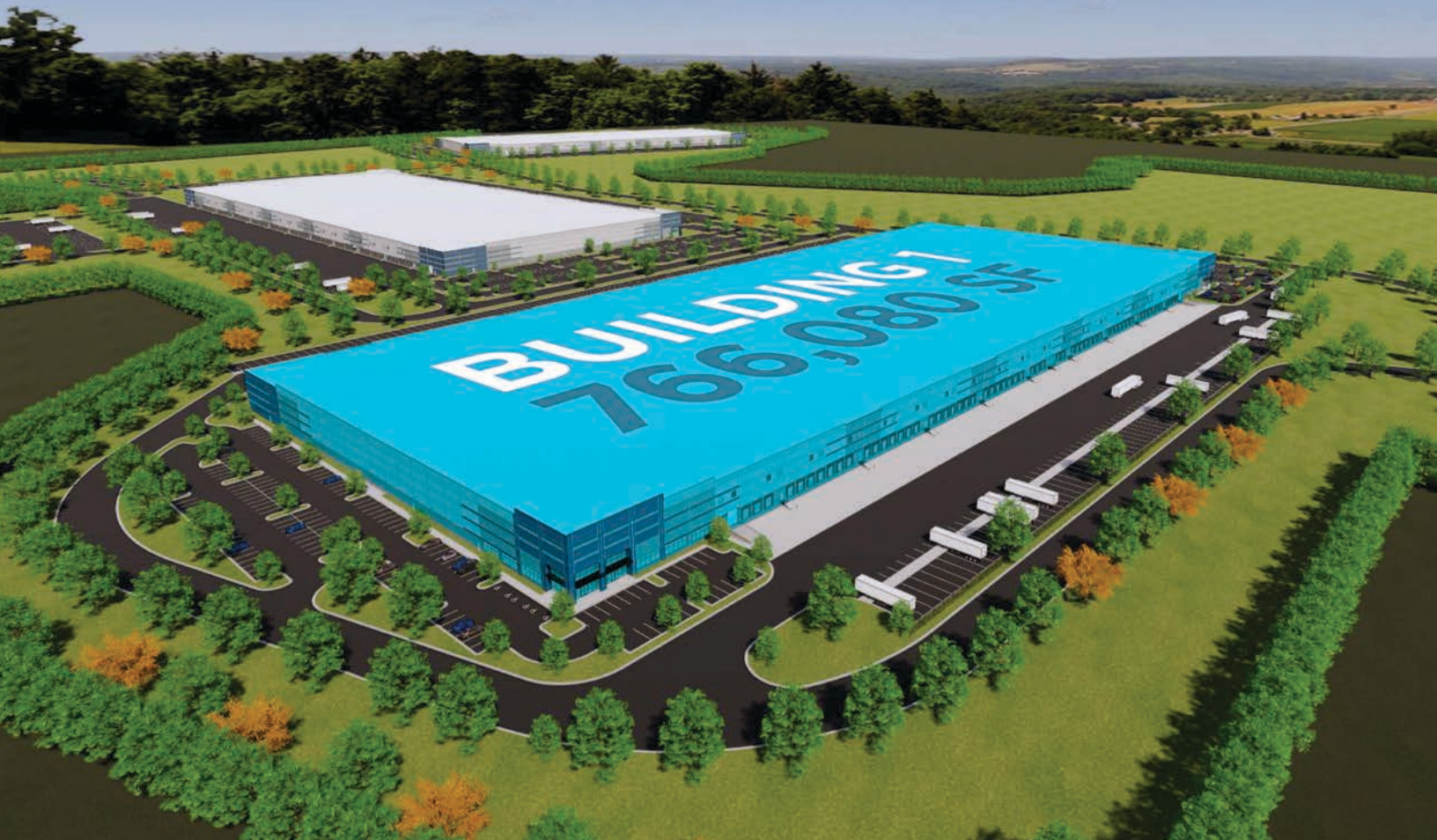


ELKTON

COMMERCE CENTER

ELKTON, MARYLAND



766,080 SF

GROUNDBREAKING Q4 2020

ELKTON COMMERCE CENTER is a master planned logistics park with unparalleled access to transportation infrastructure, excellent industrial labor pool, and overnight access to 1/3 of the nation's purchasing income and 90 million people

LEASING:



**CUSHMAN &
WAKEFIELD**

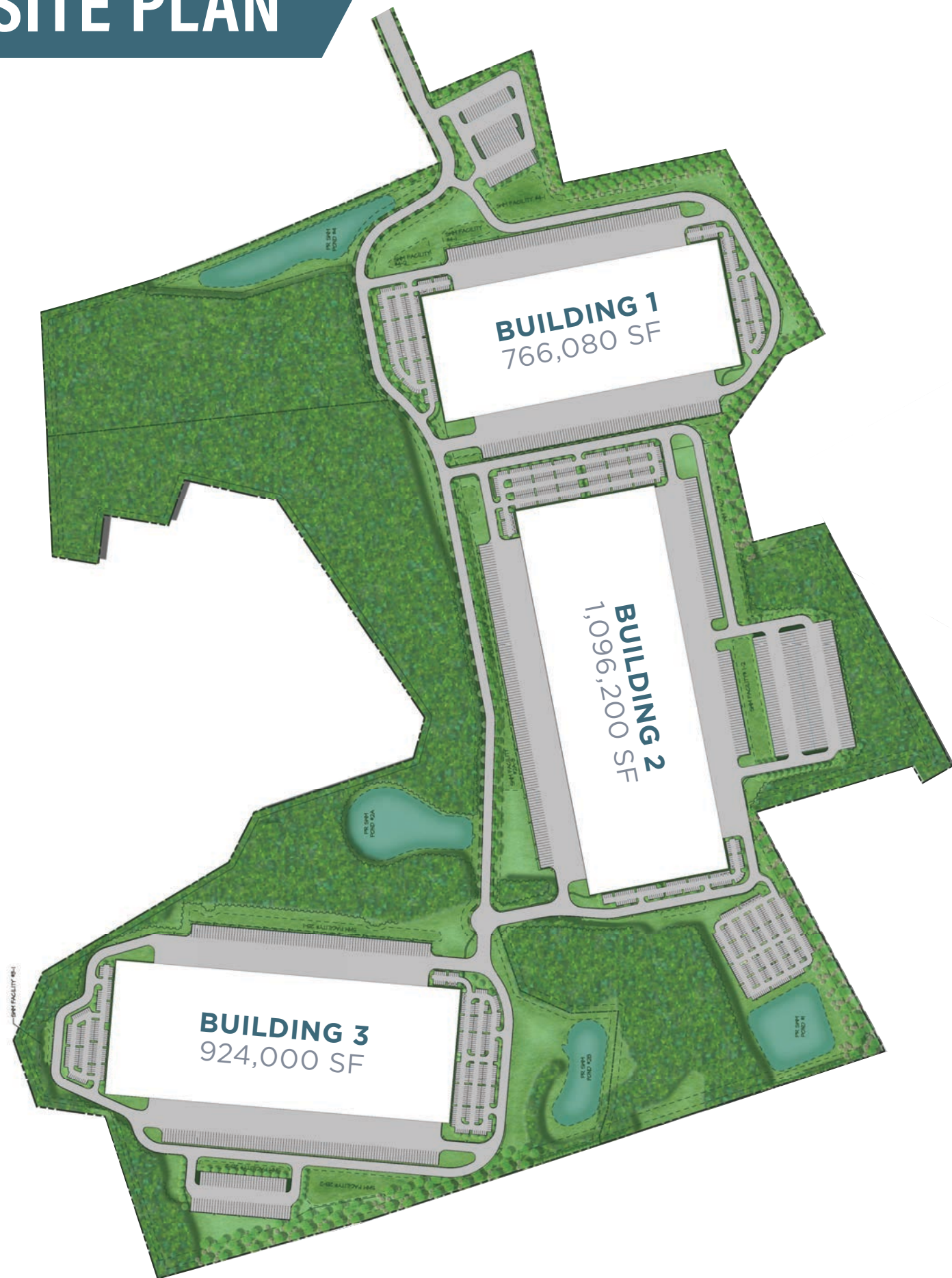
DEVELOPED BY:

Trammell Crow Company



**Diamond Realty
INVESTMENTS, Inc.**

SITE PLAN



BUILDING 1 SPECS

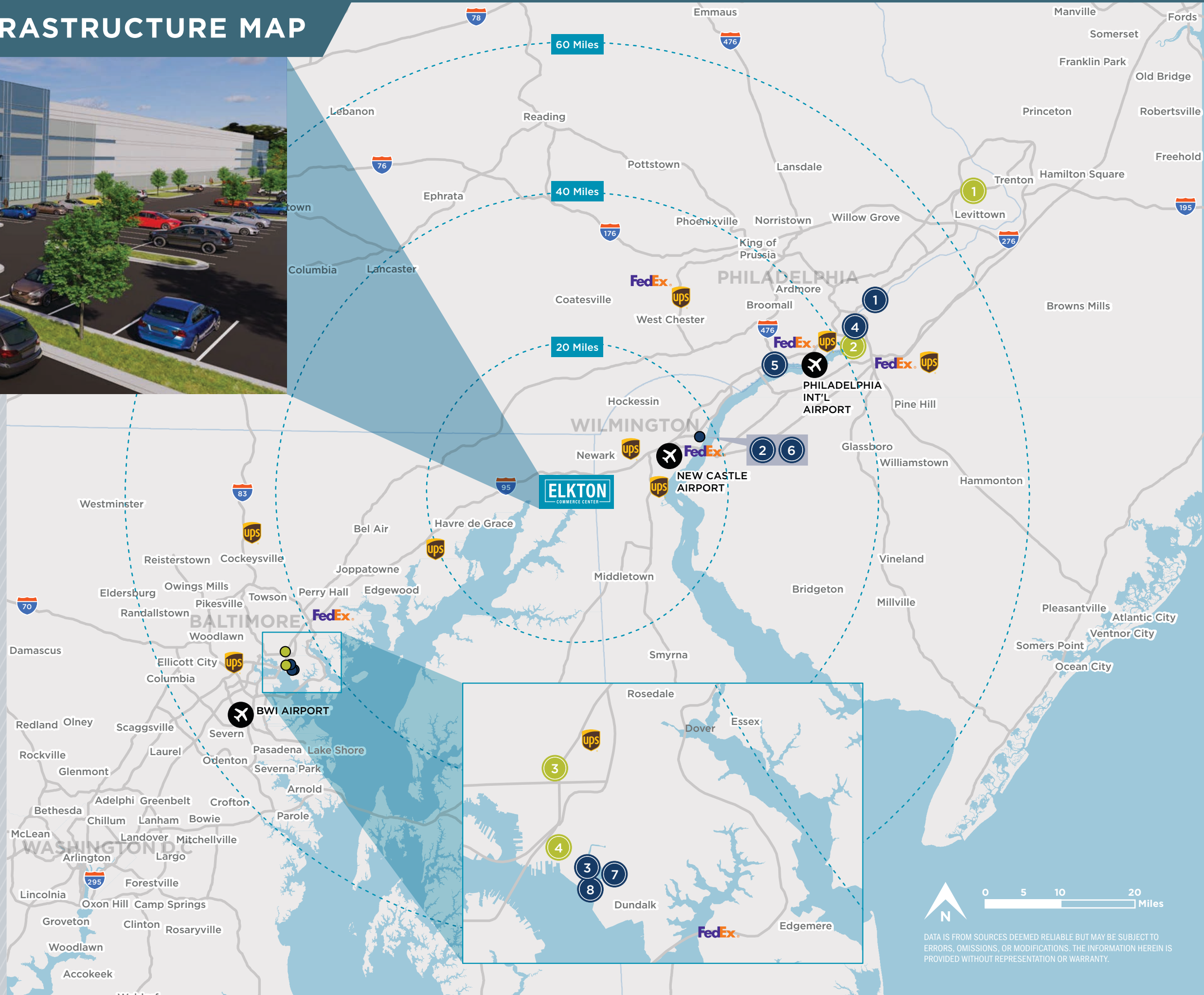
| | | | |
|------------------------|--|--------------------------|---|
| BUILDING AREA | 766,080 SF | ELECTRIC | 5,000 amp service, 480 volt, 3 phase, 4-wire |
| DIMENSIONS | 1,344'w x 570'd | DRIVE-IN DOORS | 4 (12'x14 insulated panel doors) |
| CLEAR HEIGHT | 40' minimum beyond staging bay | CONSTRUCTION TYPE | Cast in place concrete panels |
| COLUMN SPACING | 56'w x 50'd | SITE ACCESS | 5 lanes (2 in, 3 out) via Route 40, full signalized intersection |
| TRUCK COURT | 185' truck court, 60' concrete apron, 55' trailer drop | CAR PARKING | 440 auto spaces |
| TRAILER PARKING | 194 trailer stalls - expandable to 257 | SITE PAVING | Truck court and dolly pads: 7" thick reinforced 4,000 psi concrete/6" aggregate base. |
| DOCK POSITIONS | 128 (9'x10' insulated panel doors) | WAREHOUSE HVAC | Roof mounted gas fired heaters. Exhaust fans, wall louvers, motorized dampers providing one air change per hour |
| FIRE PROTECTION | ESFR system, K25 heads | FLOOR | 7.5" Thick unreinforced 4,000 psi concrete |



ENTERPRISE ZONE INCENTIVES

Ten-year credit against local real property taxes on real property improvements. Credit is **80%** the first five years, and decreases **10%** annually to **30%** in the tenth and final year

TRANSPORTATION INFRASTRUCTURE MAP



PORTS & HUBS

- 1 Port of Philadelphia
- 2 Port of Wilmington
- 3 Port of Baltimore

OCEAN PORTS

- 4 Port of Philadelphia (Packer Ave)
- 5 Penn Terminals
- 6 Port of Wilmington, DE
- 7 Seagirt Marine Terminal
- 8 Dundalk Marine Terminal

RAILROAD TERMINALS

- 1 Norfolk Southern Intermodal Yard
- 2 CSX Intermodal Yard
- 3 Norfolk Southern Intermodal Yard
- 4 CSX Intermodal Yard



DATA IS FROM SOURCES DEEMED RELIABLE BUT MAY BE SUBJECT TO ERRORS, OMISSIONS, OR MODIFICATIONS. THE INFORMATION HEREIN IS PROVIDED WITHOUT REPRESENTATION OR WARRANTY.

ELKTON

COMMERCE CENTER

ELKTON, MARYLAND

OVERNIGHT ACCESS
TO A POPULATION OF
90 MILLION & **1/3** OF THE
NATIONAL
PURCHASING
INCOME



BUILDING 2

BUILDING 3

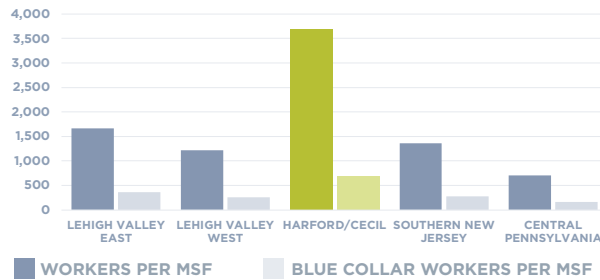
BUILDING 1

CENTRALLY LOCATED

BETWEEN TWO MAJOR POPULATION CENTERS



LABOR MARKET COMPARISON



SUBMARKET DATA

HARFORD/CECIL (MD)

193,210 POPULATION WITHIN A 30 MIN DRIVE

102,957 LABOR FORCE | **19,300** BLUE COLLAR WORKFORCE

28 MSF INDUSTRIAL SUBMARKET SIZE

3,677 WORKERS PER MSF | **689** BLUE COLLAR WORKERS PER MSF

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