

HARFORD GATEWAY DISTRIBUTION CENTER



400 + 500

Old Post Road

Aberdeen, MD 21001

+ Site Plan







400+500 Old Post Road



+ 500 OPR Features

- + **Total Building Size:** 644,000± SF
- + **Office Space:** 21,553± SF
- + **Building Dimensions:** 1,350' wide x 480' deep
- + **Ceiling Height:** 32' clear
- + **Loading Docks:** 133 (9' x 10') total dock doors
131 insulated dock doors equipped with pit levelers, dock leveler control boxes, dock seals and light/fan combos
2 (12' x 14') drive-ins
- + **Charging Stations:** 42 existing
- + **Column Spacing:** 42' x 42' columns (typical)
- + **Speed Bay:** 42' x 51'
- + **Trailer Parking:** 140 spaces; expandable within the park
- + **Car Parking:** 199 spaces; expandable within the park
- + **Heat:** Gas fired units (natural gas)
- + **Sprinkler System:** ESFR
- + **Electric Service:** 277/480V, 3000 Amp
- + **Lighting:** Interior warehouse LED fixtures with motion detectors;
30 FC @ 3' AFF
- + **Exterior Lighting:** Exterior LED fixtures for exterior wall packs and pole lamps
- + **Security:** Fenced lot with (2) auto sliding gates and (2) guard shacks
- + **Roofing:** Fully adhered 60 Mil TPO roof with 20 year warranty from Firestone

+ 400 OPR Features

- + **Total Building Size:** 348,768 SF
- + **Office Space:** Aggregate office area of 9,528 SF; includes (a) a new office area of 2,279 SF, (b) large shipping/receiving office of 6,052 SF with large break room and separate restrooms, and (c) a separate 1,197 SF shipping/receiving office with restrooms
- + **Dimensions:** 997' wide x 350' deep
- + **Building Exterior:** Concrete tilt-up panels
- + **Clear Height:** 32' feet
- + **Column Spacing:** Typical – 42' x 42'; speed Bays – 42' x 49'; end bays – 36'6" wide
- + **Floor:** 6" synthetic fibermesh reinforced slab designed to 3,000 psi
- + **Roof System:** 60-mil fully-adhered TPO membrane with 15-year warranty
- + **Fire Protection:** Early Suppression-Fast Response (ESFR) K-25 system
- + **Loading Doors:** 81 – 9' x 10' dock doors with dock seals, bumpers and restraints; 63 – equipped with 40,000 lb. hydraulic pit levelers; and 18 – equipped with 30,000 lb. manual pit levelers
- + **Drive-in Doors:** 2 – 12' x 14' doors
- + **Heating:** 4 – gas-fired Weather Rite RTUs
- + **Insulation:** R-30 roof
- + **Lighting:** LED light fixtures with motion sensors; average 25 FC @ 3' AFF
- + **Site Lighting:** LED light fixtures
- + **Electrical:** 2,000A, 277/480 volt, 3-phase, 4-wire service
- + **Battery Charging:** 28 – charging stations with disconnects plus eye wash/shower
- + **Utilities:** Electric – BGE
Gas – BGE.
Sewer – Aberdeen Public Works Department
Water – Aberdeen Public Works Department
Telecom – Verizon fiber
- + **Trailer Parking:** 81 trailer stalls separate from the loading doors; expandable within the park
- + **Car Parking:** 213 automobile spaces plus 8 handicap spaces; expandable within the park



400

400

LABOR STATS

Unemployment Rate

4.1%

US Avg 3.7%

Available Labor

19,242

18-59 yr Old Population Growth Rate (5 Years)

10.75%

National Avg: 9.1%

Median Age

41

Transportation/Materials Moving (Warehouse Worker)

19,312

8% of labor force and 3rd highest category
behind office admin and office management

Production (Manufacturing Jobs)

9,456

3.9% Of Labor Force

DEMOGRAPHIC INFO

Population

469,337

Households

177,233

Avg Household income

\$124,575

Within 20 Miles Of 400 & 500 Old Post Road

ENTERPRISE ZONE TAX CREDIT (EZ)

The EZ program provides real property and state income tax credits for businesses located in a Maryland enterprise zone in return for job creation and investments.

BENEFITS

INCOME TAX CREDITS

1. The General Income Tax Credit – The one-time \$1,000 tax credit for each qualified new employee filing a newly created position in an enterprise zone, or onetime. \$1,500 credit for each qualified new employee in an enterprise zone focus area.
2. The Income Tax Credit for Economically Disadvantaged Employees – A three-year period tax credit for each qualified new economically disadvantaged employee, earned at the following amounts: Year 1 - \$3,000; Year 2 - \$2,000; Year 3 - \$1,000.
3. PROPERTY TAX CREDITS + Real Property Tax Credit – A ten-year tax credit against local real property taxes on a portion of real property expansion, renovation or capital improvement. The amount of credit is 80% of the “eligible assessment” in each of the first 5 years, and the credit decreases

10% annually (70%, 60%, 50%, 40%, 30%) for the subsequent 5 years.

ELIGIBILITY

Business must either (1) make an investment in capital improvements, or (2) hire new employees.

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Logistics Drivers

Baltimore's strategic location on the East Coast has attracted dozens of major e-commerce and bulk goods distributors. The region has access to CSX and Norfolk Southern rail lines, and every terminal at the Port of Baltimore is within one stoplight of an interstate highway.

Baltimore has one of the few East Coast ports capable of handling ships carrying 14,000 twenty-equivalent units (TEUs) or larger. Maryland's Port of Baltimore has to put into operation four additional supersized, Neo-Panamax container cranes. The cranes are serving the new second deep-water berth. Having an additional deep berth allows the Port to serve multiple supersized cargo ships simultaneously. The new Seagirt berth and cranes complements the CSX-owned Howard

Street Tunnel expansion project which will allow for double-stacked container rail cars, clearing a longtime hurdle for the Port and giving the East Coast seamless double-stack capacity from Maine to Florida.. With the tunnel expansion project, Baltimore will be able to send double stacked containers by rail into the Ohio Valley and onto Chicago. The Howard Street Tunnel project got underway in November and is scheduled to be completed in 2025.

Being within the I-95 Corridor gives Baltimore direct highway access to the entire eastern U.S. BWI Airport's freight transportation business provides an additional mode of transport easily accessible for manufacturers and distributors across the region.

+All Within Reach

Distance to Major Cities

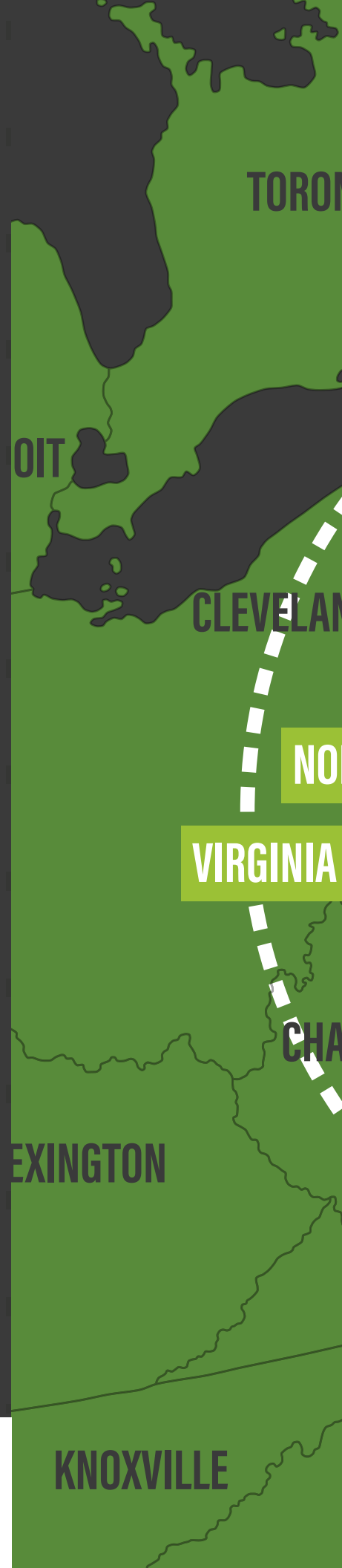
CITY	DISTANCE	TIME
Baltimore, MD	37 Miles	44 Min
Richmond, VA	176 Miles	3 HR
Washington, DC	70 Miles	1 HR 30 Min
Philadelphia, PA	60 Miles	1 HR
New York, NY	157 Miles	2 HR 30 Min

Distance to Major Ports

PORT	DISTANCE	TIME
Port of Wilmington	39 Miles	42 Min
Port of Baltimore	33 Miles	37 Min
Philaport	72 Miles	1 HR 15 Min
Port of NY/NJ	144 Miles	2 HR 30 Min

Distance to Major Airports

AIRPORT	DISTANCE	TIME
BWI	42.5 Miles	47 Min
Philadelphia	60 miles	1 HR
Dulles	94 Miles	1 HR 45 Min



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250 MILES

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PORT OF NJ/NY

PORT OF PHILADELPHIA

PORT OF BALTIMORE

FOLK SOUTHERN & CSX

INLAND PORT

PORT OF NORFOLK

CHARLOTTE

WILMINGTON

