A CUSHMAN & WAKEFIELD **NATIONAL INDUSTRIAL ADVISORY GROUP** INVESTMENT OPPORTUNITY

FREDERICK AIRPORT PARK

FREDERICK, MD | WASHINGTON D.C. / BALTIMORE METRO

ENTITLED AND IMPROVED DEVELOPMENT SITE
WASHINGTON DC / BALTIMORE REGIONAL BULK DISTRIBUTION CENTER OPPORTUNITY
2 BUILDINGS | 996,952 SF & 204,679 SF | 87 ACRES

CUSHMAN & WAKEFIELD

CONFIDENTIAL OFFERING MEMORANDUM

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CUSHMAN & WAKEFIELD

EXECUTIVE SUMMARY

Cushman & Wakefield's Northeast Industrial Advisory Group is pleased to exclusively present for sale Frederick Airport Park – Phase II, an approximately 87-acre fully approved industrial development site located within the City of Frederick, MD. **The shovel ready development site is approved to build two Class A industrial buildings; a 996,952-square-foot cross dock building ("Building 1") and a 204,679 square foot single-side load building ("Building 2") totaling 1.2 MSF with an additional trailer storage lot (122 trailer drops).** This premier master planned industrial park is improved with all adequate public facilities completed (including road and traffic improvements).

Frederick Airport Park Phase II presents a rare opportunity to acquire a Class A development opportunity located directly on I-70 with access to 10.1 million people in the Washington D.C./ Baltimore Metro region containing some of the wealthiest and most educated consumers in the U.S. Also adjacent to the Frederick County Airport, the site is centered in a dynamic growth market with top tier transportation and labor in every direction.

FREDERICK
MUNICIPAL AIRPORT

DEVELOPMENT SUMMARY

- **2 Buildings**
- **1.2 MSF**
  - 996,952 SF
  - 204,679 SF
- **Trailer Storage Lot - 122 spaces**
- **87.34 Total Acres**
  - Lot 1 - 51.1
  - Lot 2 - 36.3
- **M1 Zoning, Federal Opportunity Zone**
- **Site Road Infrastructure In Place**

INVESTMENT HIGHLIGHTS

Entitled & Shovel Ready Development Site

- Full entitlements received from the City of Frederick
- On Site & Off Site Improvements in-place off of E Patrick Road and Airport Drive East. All adequate public facilities improvements have been completed

Ideal Site for Industrial Development

- Two Class A industrial facilities totaling 1.2 million square feet (996,952 SF+ 204,679 SF) with an additional trailer storage lot (122 trailer drops)
- No vacant 1 MSF facilities currently available in the greater Maryland or Frederick industrial markets
- Located within a federal opportunity zone

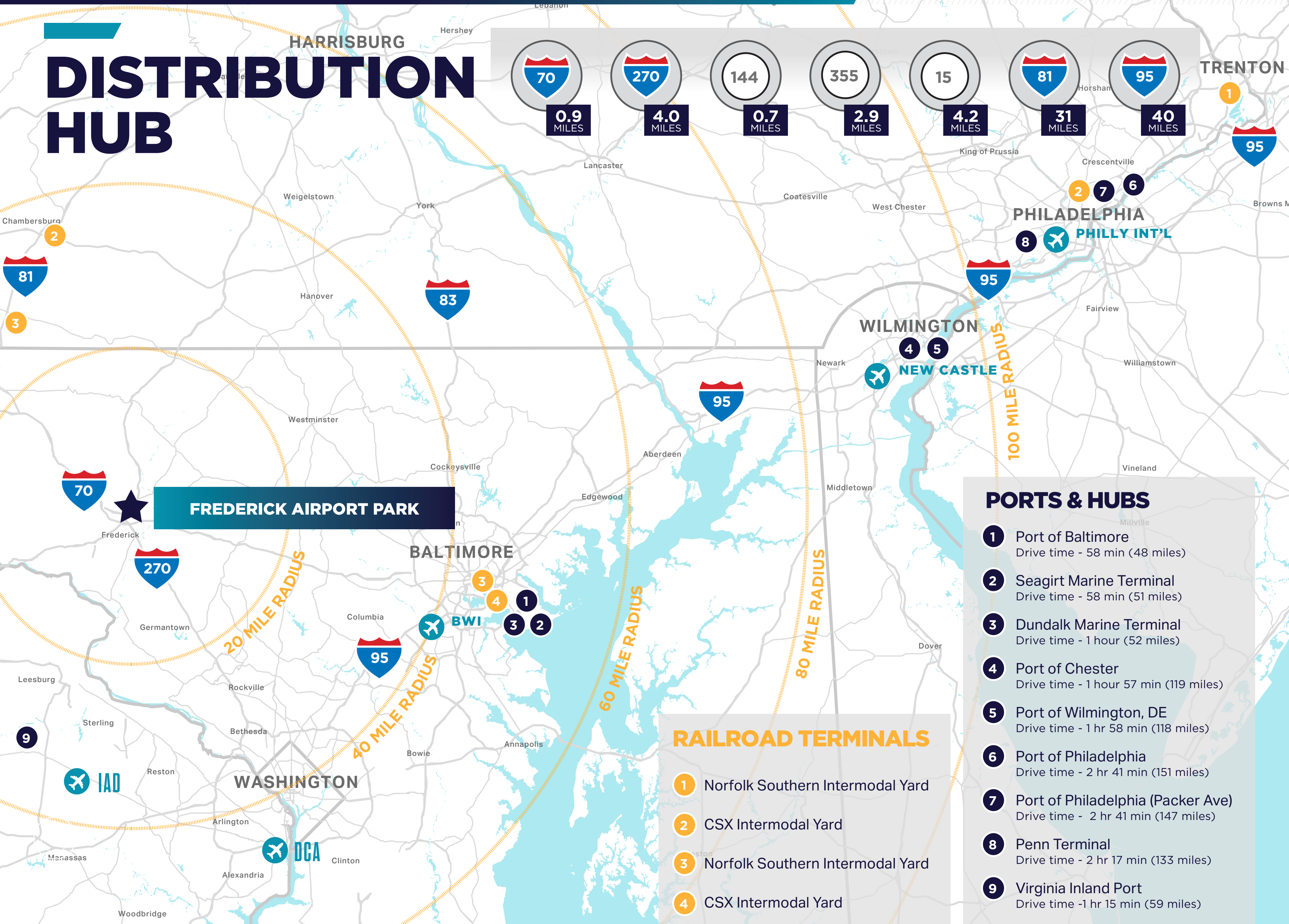
Best In Class Logistics Design

- 87 contiguous acres (two parcels) with potential to build +/- 1.2 million SF
- 36'-40' clear heights, 230 loading doors, 130' truck court depth + 60' trailer parking for opposable drops
- 768 parking spaces & 296 Trailer Stalls
- LED Lighting & ESFR Sprinklers

Superior Regional Connectivity

- Direct frontage and access on I-70 (0.9 miles) and I-270 (4.0 miles)
- Access to 10.1 million consumers within the Washington D.C. (37 miles) / Baltimore Metro area (38 miles)
- 1/3 of the Nation's population reachable within one day's drive
- Proximity to the D.C. and Baltimore Beltways, two major international airports (Dulles & BWI), two major ports (Port of Baltimore and the Virginia Inland Port), and major population centers in the Mid-Atlantic
- Frederick County benefits from a deep multi-state blue collar labor pool (VA, MD, WV, PA) for industrial and warehouse operations

DISTRIBUTION HUB



RAILROAD TERMINALS

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

PORTS & HUBS

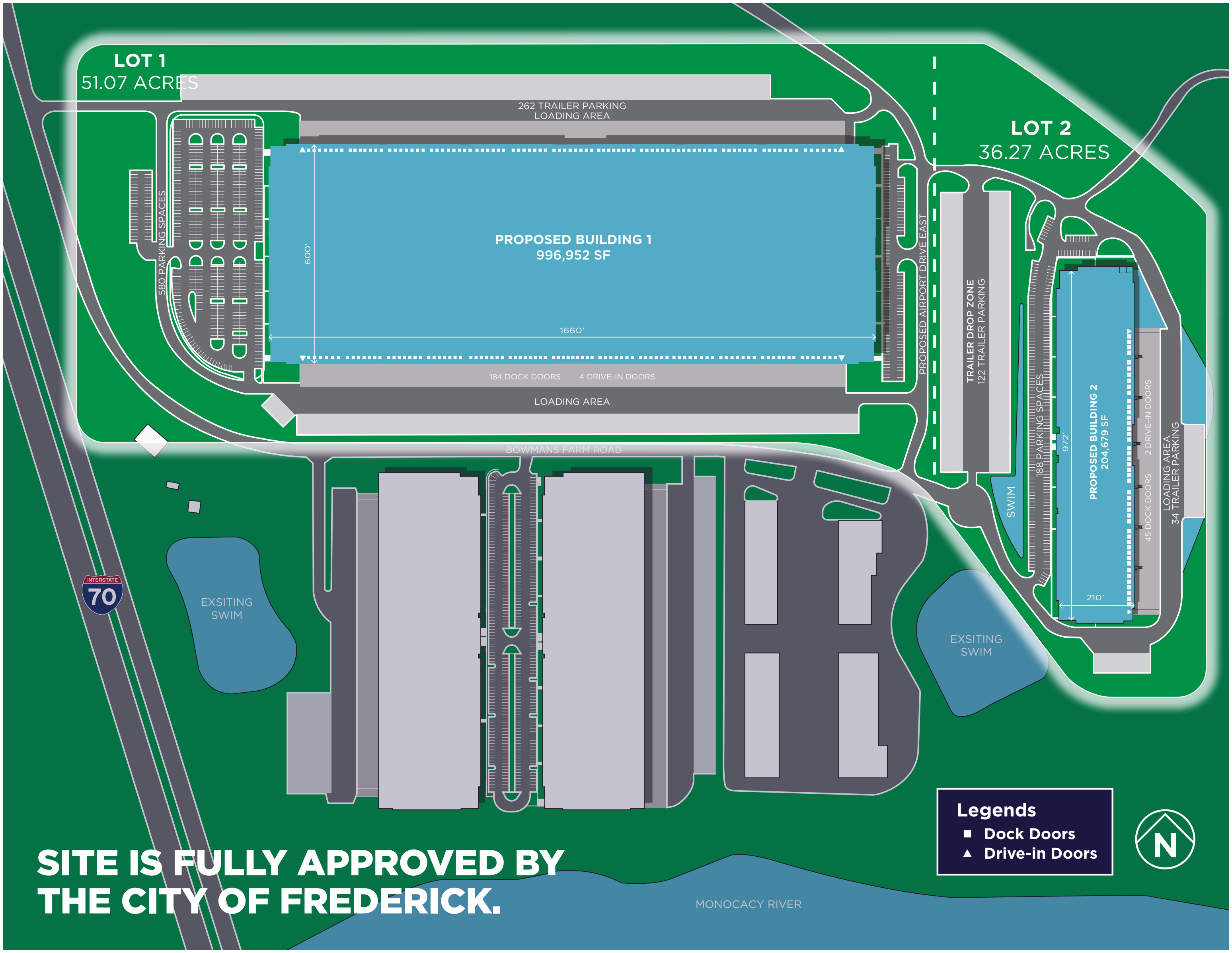
1. Port of Baltimore
   Drive time - 58 min (48 miles)
2. Seagirt Marine Terminal
   Drive time - 58 min (51 miles)
3. Dundalk Marine Terminal
   Drive time - 1 hour (52 miles)
4. Port of Chester
   Drive time - 1 hour 57 min (119 miles)
5. Port of Wilmington, DE
   Drive time - 1 hr 58 min (118 miles)
6. Port of Philadelphia
   Drive time - 2 hr 41 min (151 miles)
7. Port of Philadelphia (Packer Ave)
   Drive time - 2 hr 41 min (147 miles)
8. Penn Terminal
   Drive time - 2 hr 17 min (133 miles)
9. Virginia Inland Port
   Drive time -1 hr 15 min (59 miles)

AERIAL

Frederick Airport Park

SITE PLAN

Frederick Airport Park – Phase II



ASSET OVERVIEW

Frederick Airport Park – Phase II

BUILDING	BUILDING 1
Building Size	996,952 SF
Spec Office SF	4,000
Total Spec Office %	0.40%
Zoning	M1 - Light Industrial
Site Area	51.07 Acres
Clear Height	40’
Loading Configuration	Cross-Dock
Building Dimensions	Depth 600’ / Width 1660’
Column Spacing (Typical)	48’ x 56’
Speed Bay Depth	60’
Dock Equipment	100% Doors: Dock bumpers, formed pits, and Z-Guards 50% Doors: Mechanical levelers (7’x8’ - 40,000 lb. capacity) and seals
Dock Doors/Loading Ratio	184 Doors | 5,418 RSF/Door
SITE AREA	
Truck Court Depth	130’ + 60’ trailer parking for opposable drops
Trailer Parking	262
Car Parking	580
SLAB	
Thickness	8” (over 6” gravel base)
ROOF	
Roof Membrane	60 mil TPO
Roof Insulation	R-30
Roof Warranty	20 Year NDL Warranty
UTILITIES AND FIRE PROTECTION	
Lighting	LED at 30FC @ 36” AFF on open warehouse with min 15’ whips
Power	4,000-Amp 480/277V 3-Phase (Run conduit & pour transformer pad for second potential electrical service)
Fire Protection	ESFR (With Electric Fire Pump)
UTILITY PROVIDERS	
Sewer	Frederick County
Water	City of Frederick
Power	First Energy / Potomac Edison
Gas	Washington Gas
Telecom	Comcast or Verizon

BUILDING	BUILDING 2
Building Size	204,690 SF
Spec Office SF	2,500
Total Spec Office %	1.22%
Zoning	M1 - Light Industrial
Site Area	36.27 Acres
Clear Height	36’
Loading Configuration	Rear-Loading
Building Dimensions	Depth 210’ / Width 972’
Column Spacing (Typical)	50’ x 56’
Speed Bay Depth	60’
Dock Equipment	100% Doors: Dock bumpers, formed pits, and Z-Guards 50% Doors: Mechanical levelers (7’x8’ - 40,000 lb. capacity) and seals
Dock Doors/Loading Ratio	46 Doors | 4,549 RSF/Door
SITE AREA	
Truck Court Depth	130’ + 60’ trailer parking for opposable drops
Trailer Parking	34
Car Parking	188
SLAB	
Thickness	7” (over 6” gravel base)
ROOF	
Roof Membrane	60 mil TPO
Roof Insulation	R-30
Roof Warranty	20 Year NDL Warranty
UTILITIES AND FIRE PROTECTION	
Lighting	LED at 30FC @ 36” AFF on open warehouse with min 15’ whips
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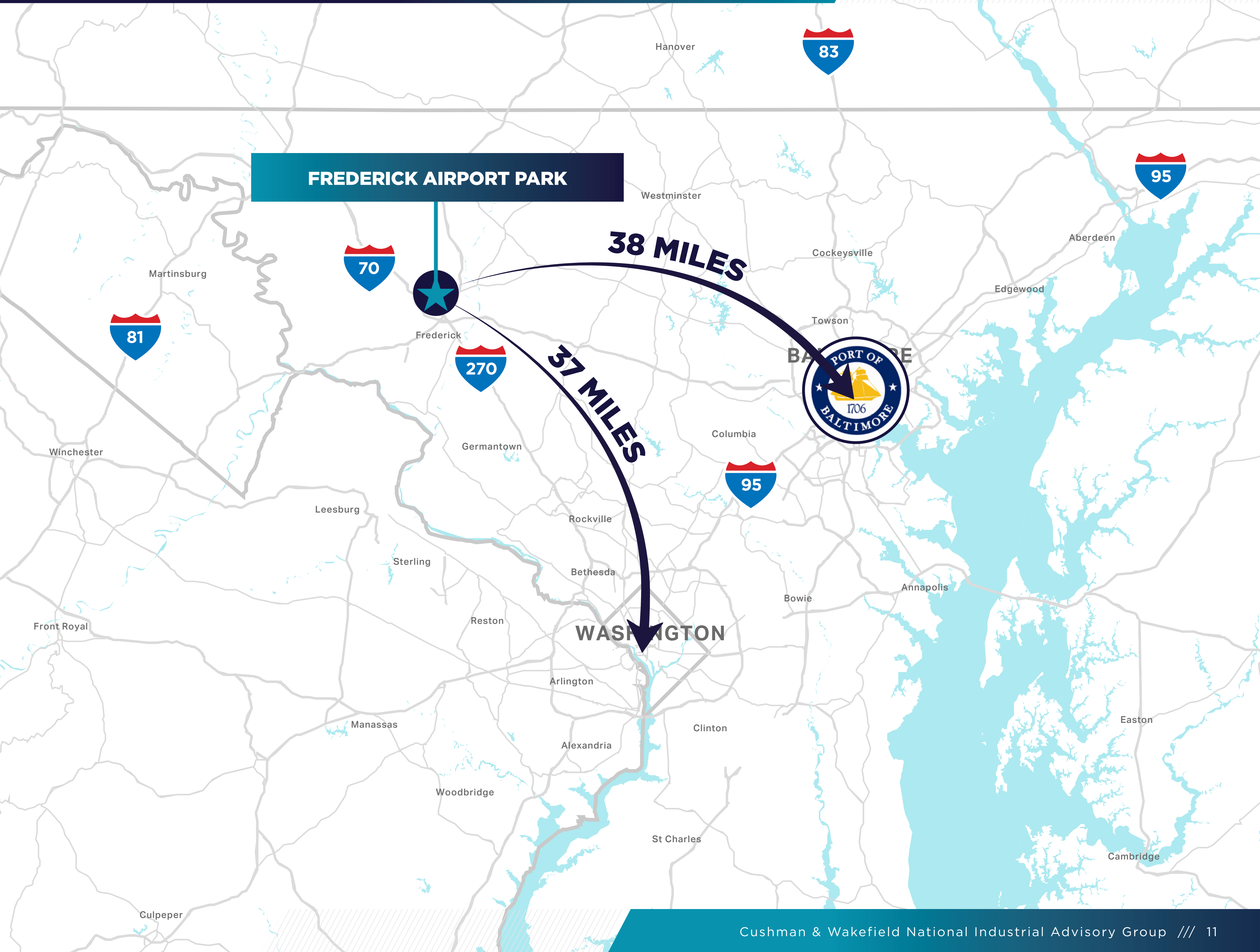
Power	First Energy / Potomac Edison
Gas	Washington Gas
Telecom	Comcast or Verizon

SITE RENDERINGS


FREDERICK AIRPORT PARK
38 MILES
37 MILES
PORT OF
BALTIMORE
1706
70
81
83
95
270
95
Hanover
Westminster
Cockeysville
Aberdeen
Edgewood
Towson
Martinsburg
Frederick
Columbia
Germantown
Winchester
Leesburg
Rockville
Sterling
Bethesda
Annapolis
Bowie
Reston
Front Royal
Arlington
Clinton
Manassas
Alexandria
Easton
Woodbridge
St Charles
Cambridge
Culpeper

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