

PRINCIPPIO BUSINESS PARK

DISTRIBUTION CENTERS FOR LEASE MINUTES FROM I-95
297,000 RSF | 150,000 RSF



BELVIDERE ROAD, NORTH EAST, MD



YOUR GATEWAY TO GROWTH

Principio Business Park is a 1,200-acre, Class A commercial park development in the heart of the Mid-Atlantic region, offering warehouse and distribution users a seamless gateway to critical shipping ports, multiple major markets and millions of customers along the east coast. Occupied by industry leaders like Amazon, Medline and Smithfield Hams, the park offers two distinct building opportunities situated minutes from I-95 to position companies for growth, scalability and maximum reach.

HIGHLIGHTS



297,000 RSF (Site I)
150,000 RSF (Site H)



Immediate Access to I-95 via New Interchange at Belvidere Road



Built-to-suit offices



Strategic proximity to Port of Baltimore, Wilmington and Philadelphia Ports



ENTERPRISE ZONE BENEFITS

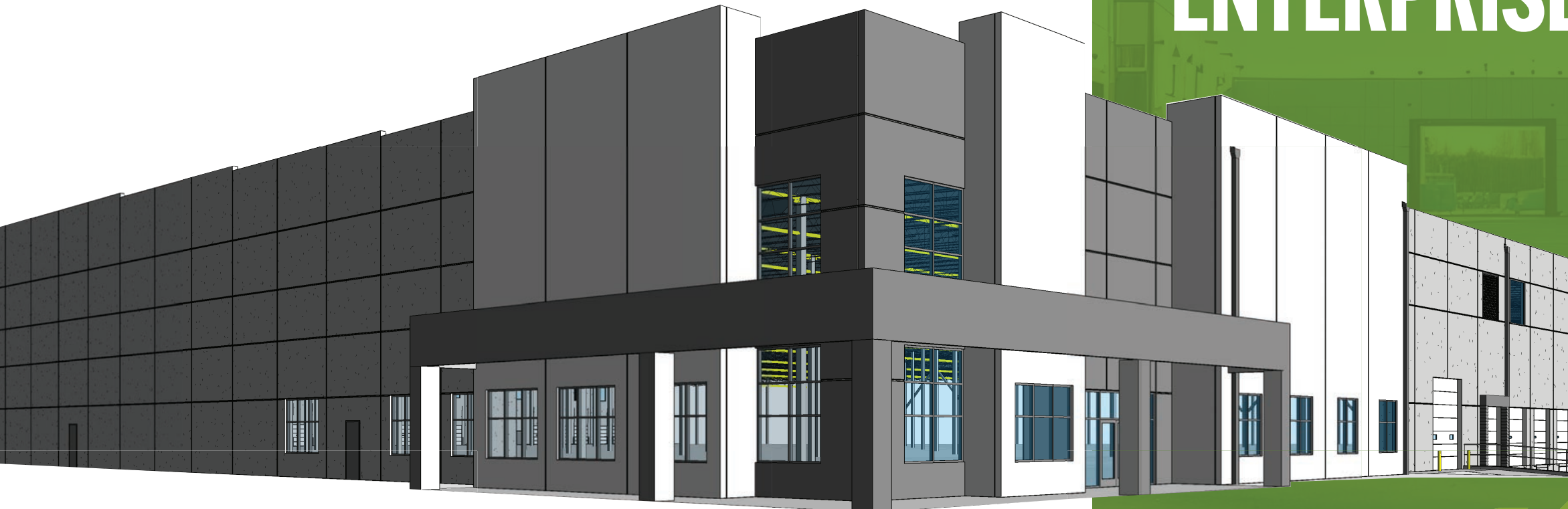
Principio Business Park is located in a designated Maryland Enterprise Zone, giving eligible tenants a 10-year real property tax credit on qualifying improvements. The credit starts at 80% and phases down annually, supporting long-term growth and reinvestment.



ELIGIBLE ALTERNATIVE FRAMEWORK FOREIGN TRADE ZONE (FTZ 74)



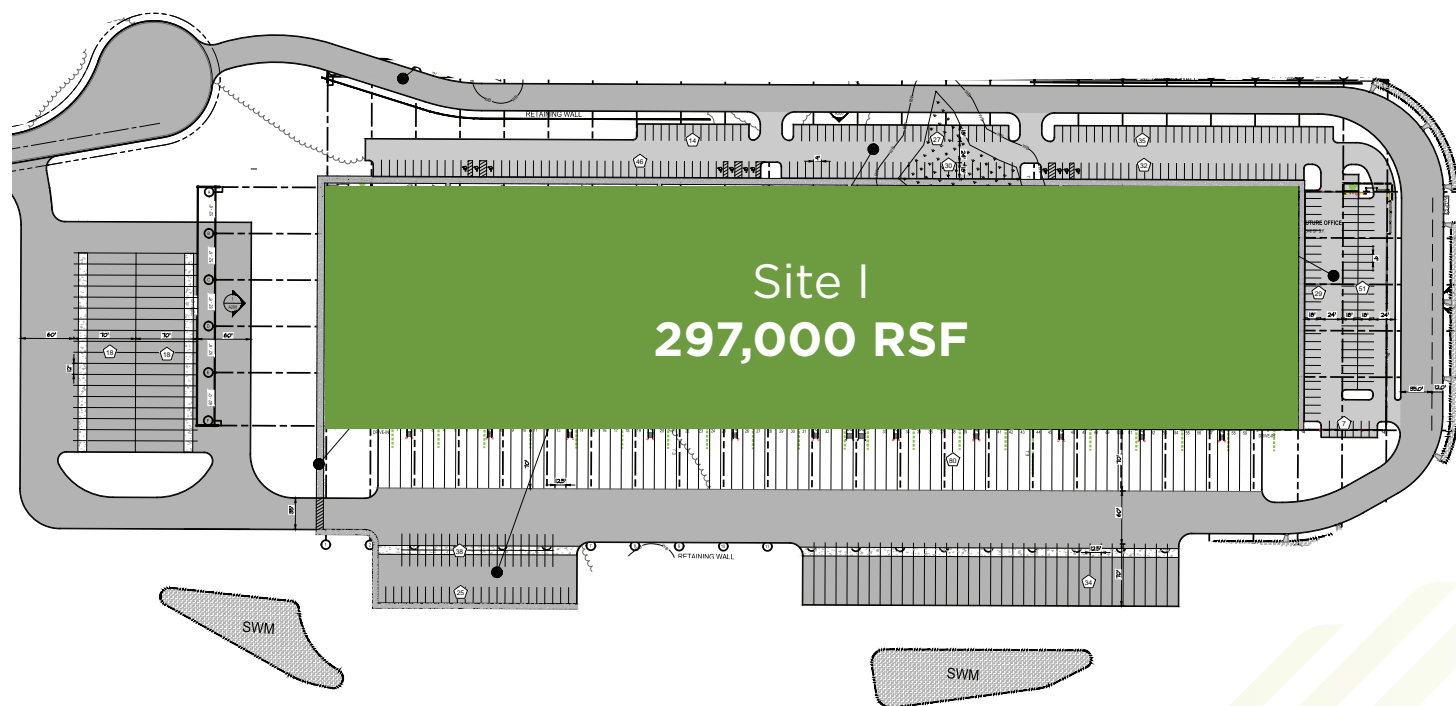
10 YEAR ENTERPRISE ZONE TAX ABATEMENT PROGRAM



SITE I BUILT-TO-SUIT

297,000 RSF

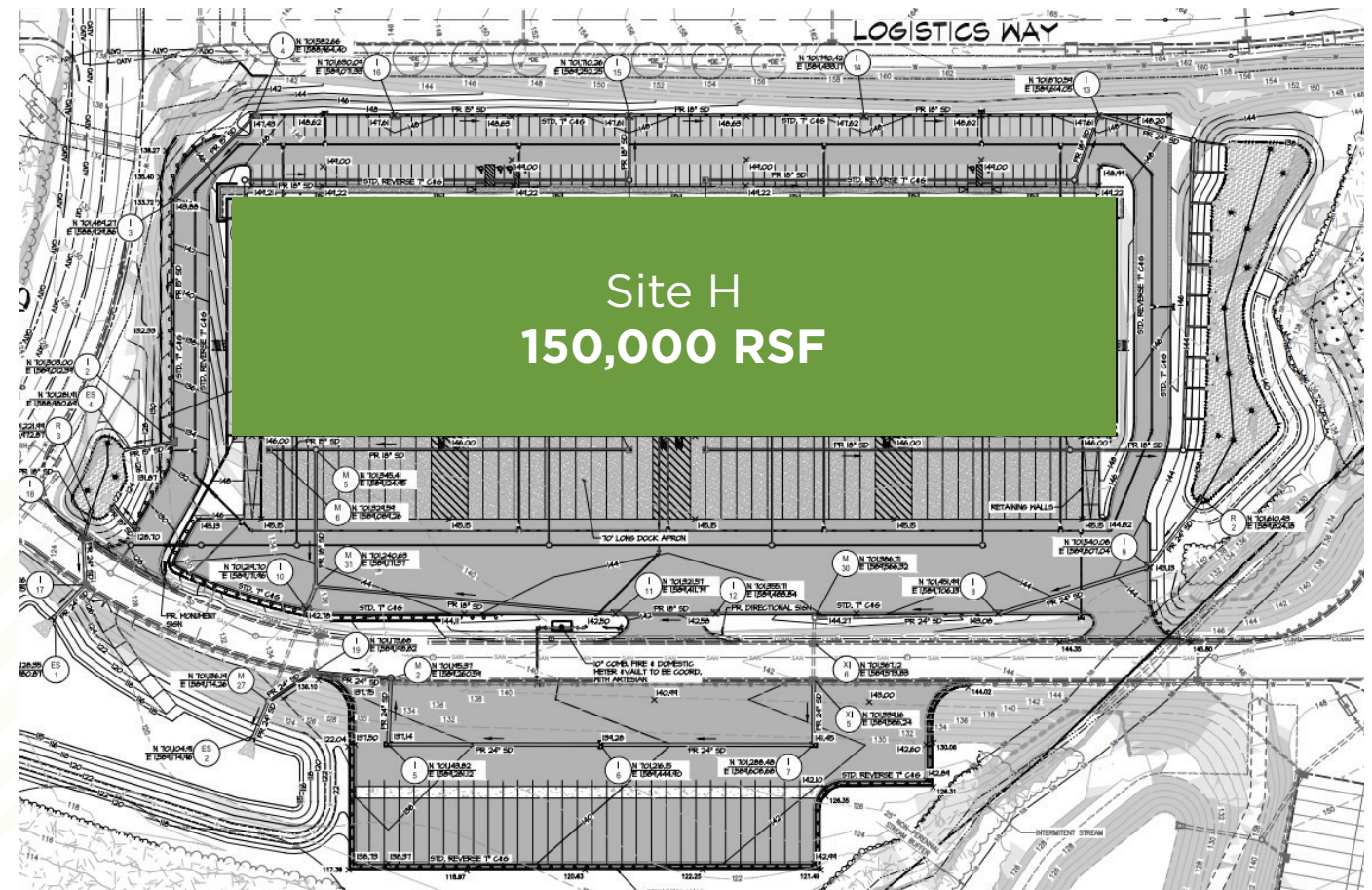
Acreage	30+/- acres	Trailer Parking	70
Building Dimensions	270' x 1,100'	Floor	7" unreinforced
Office	Built-to-suit	Power	3,000 amps
Clear Height	40'	Water/Sewer	Public
Configuration	Rear Load	Gas & Electric Provider	Chesapeake Utilities / Delmarva Power
Fire Protection	ESFR	Telecommunication Provider	Verizon FIOS / Comcast Business
Lighting	LED	Zoning	M2
Construction	Concrete Tilt-Up	Incentives	Enterprise Zone-allowing for RE and employee tax abatements
Dock Doors	80		
Drive-in Doors	2		
Auto Parking	334		



SITE H UNDER CONSTRUCTION

150,000 RSF

Acreage	10.27 acres	Trailer Parking	31 trailer drops
Building Dimensions	602' x 249'	Floor	7" unreinforced
Office	Built-to-suit	Power	2,500 amps
Clear Height	36'	Water/Sewer	Public
Configuration	Rear Load	Gas & Electric Provider	Chesapeake Utilities / Delmarva Power
Fire Protection	ESFR	Telecommunication Provider	Verizon Fios / Comcast High Speed
Lighting	LED	Zoning	M2
Construction	Concrete Tilt-Up	Incentives	Enterprise Zone-allowing for RE and employee tax abatements
Dock Doors	42+/-		
Drive-in Doors	2 oversize (12'x14')		
Auto Parking	164		



WHERE DISTRIBUTION THRIVES

Home to several nationally recognized brands, North East, MD sits within one of the Mid-Atlantic's largest industrial submarkets, offering great proximity to a robust and qualified labor force. This business-friendly logistics hub is ideal for companies that demand efficiency, scalability and quick access to major metropolitan markets as well as regional and national distribution channels.



YOUR EAST COAST ADVANTAGE

Centrally located within an hour of three major Mid-Atlantic markets, Principio Business Park provides critical access to a dense, East Coast population and industrial core. With immediate access to I-95 via the new Belvidere Road interchange and great proximity to three major U.S. ports, this Class A development also delivers seamless connectivity to regional distribution networks.

KEY DRIVING DISTANCES

I-95	4.5 MILES
BALTIMORE, MD	46 MILES
WILMINGTON, DE	30 MILES
PHILADELPHIA, PA	60 MILES
WASHINGTON, DC	80 MILES
I-81	83 MILES
NEW YORK, NY	150 MILES

ACCESS 90 MILLION CUSTOMERS AND 1/3 OF THE NATIONAL PURCHASING INCOME OVERNIGHT



PORTS & HUBS

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

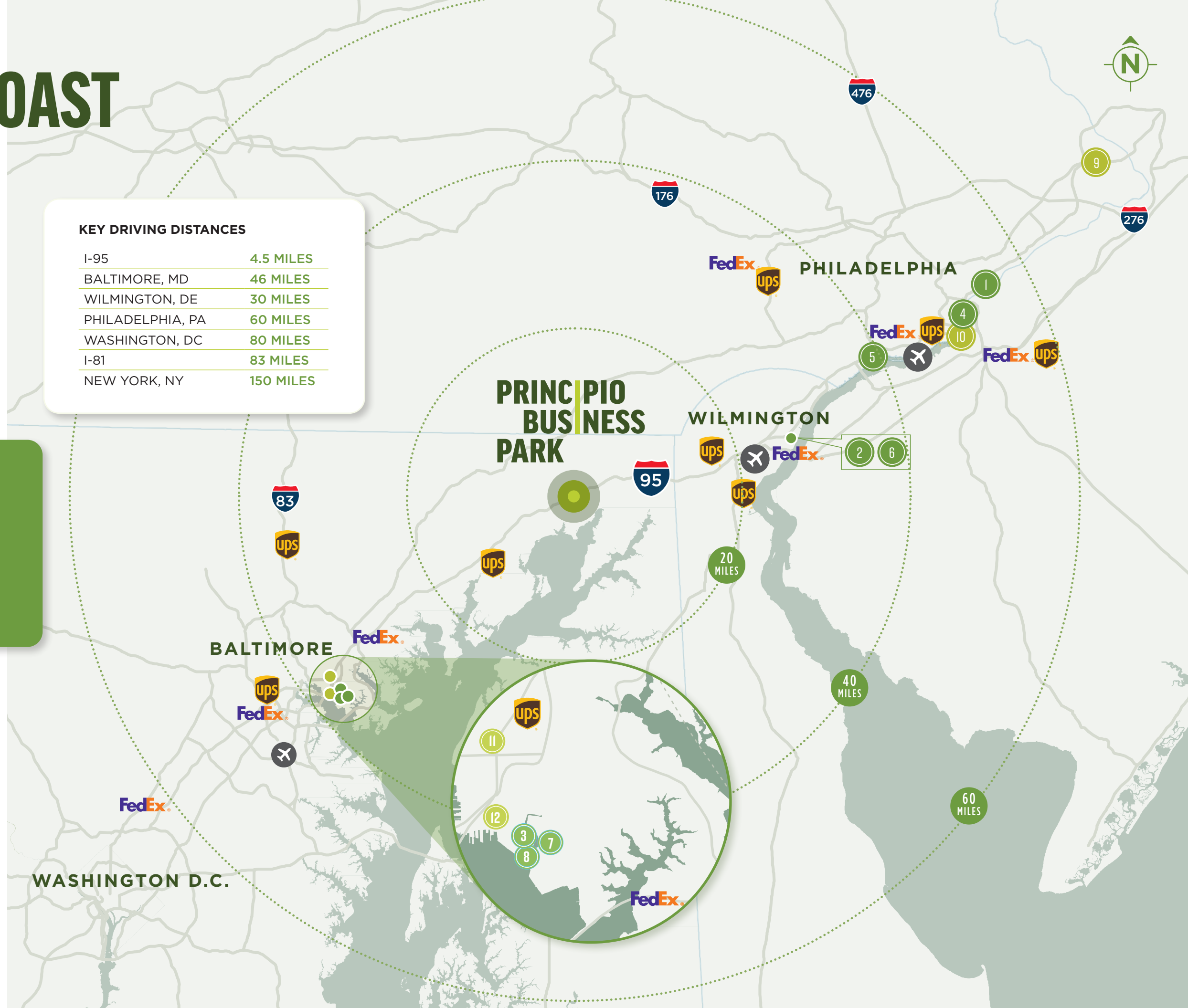
OCEAN PORTS

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



RAILROAD TERMINALS

- 9 Norfolk Southern Intermodal Yard
- 10 CSX Intermodal Yard
- 11 CSX Bayview Yard
- 12 Seagirt Terminal Access



WHERE INDUSTRY MEETS TALENT

Companies at Principio Business Park tap into a workforce shaped by generations of industrial expertise. Backed by a steady flow of skilled labor and a community grounded in the logistics sector, the region provides the human capital businesses need to operate efficiently and grow with confidence.



SUBMARKET DATA | HARFORD/CECIL COUNTIES (MD)

193,210 POPULATION WITHIN A 30 MIN DRIVE

28 MSF INDUSTRIAL SUBMARKET SIZE

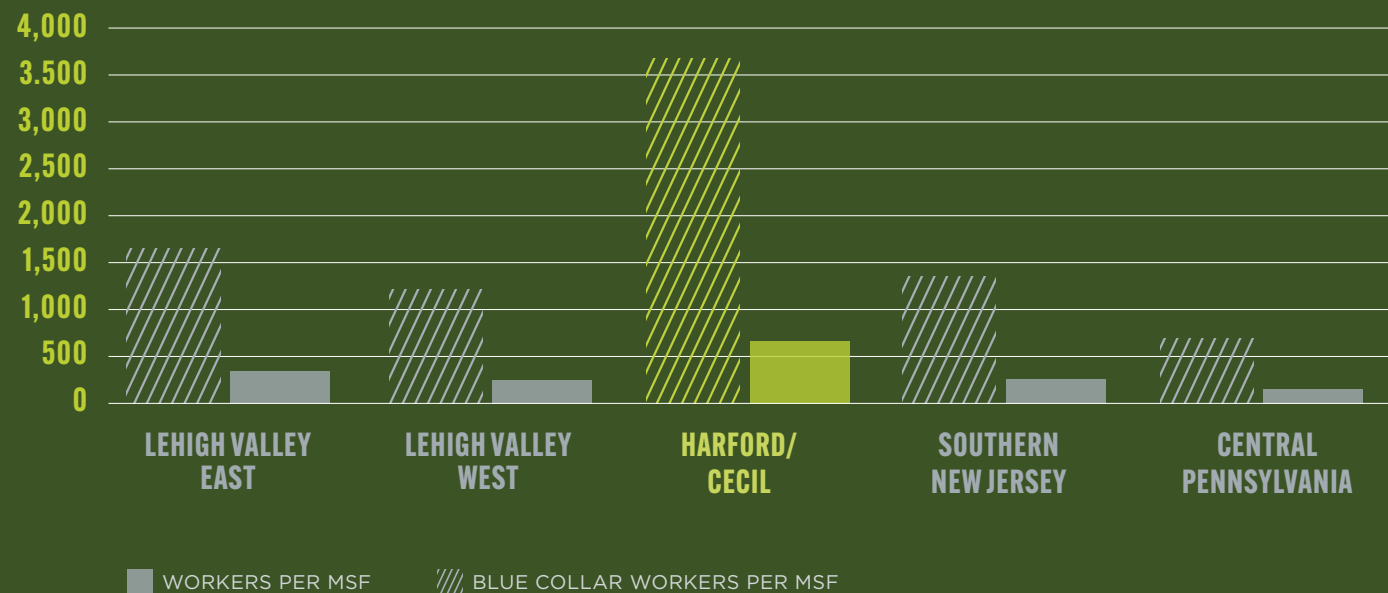
102,957 LABOR FORCE

19,300 BLUE COLLAR WORKFORCE

3,677 WORKERS PER MSF

689 BLUE COLLAR WORKERS PER MSF

LABOR MARKET COMPARISON



PRINCIPPIO BUSINESS PARK

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