



BAINBRIDGE



3 MILES FROM I-95

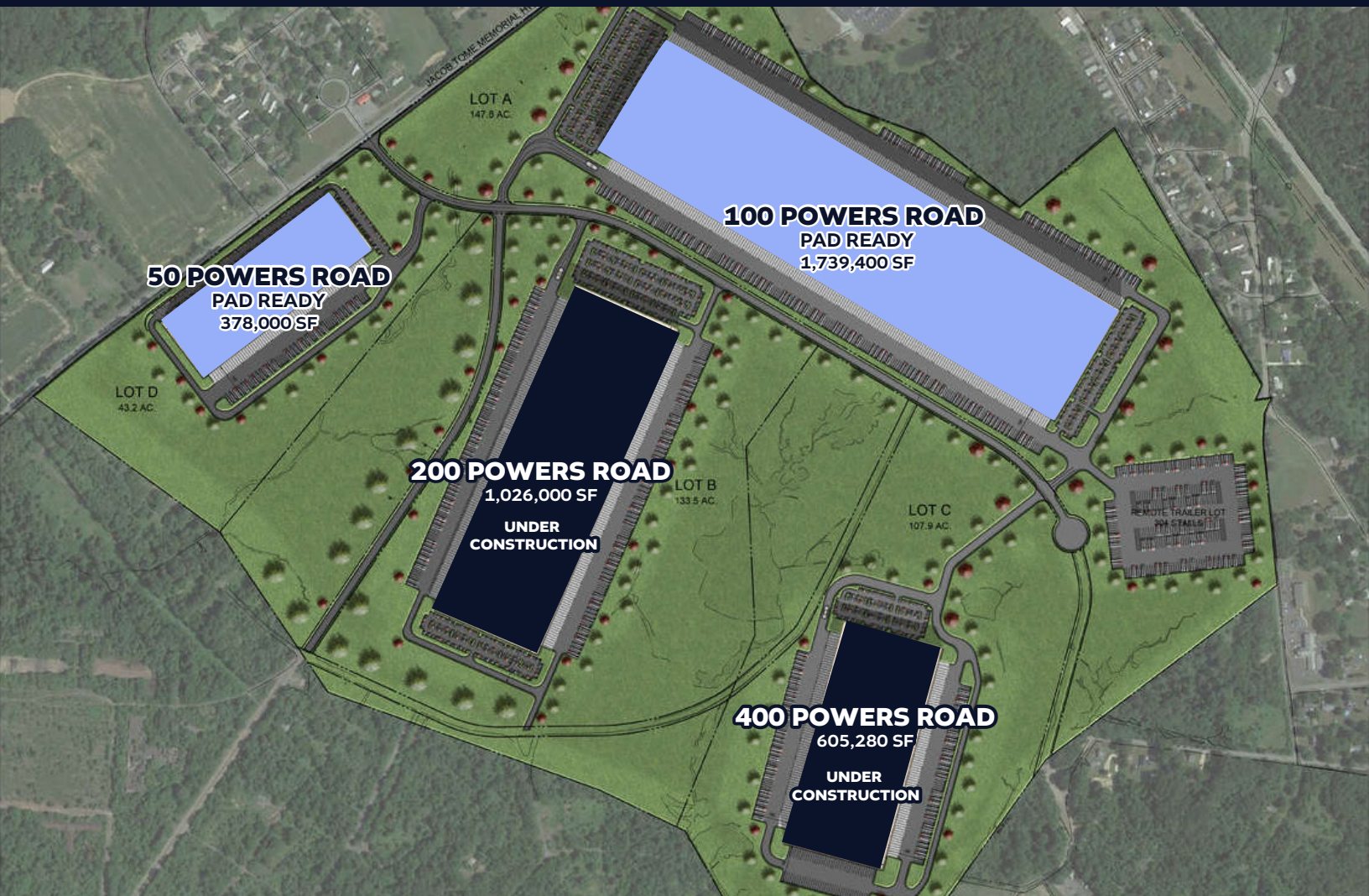
- ▶ 4 CLASS A INDUSTRIAL BUILDINGS
- ▶ ±3.8 MILLION SF
- ▶ UNPARALLED INCENTIVES

PORT DEPOSIT | CECIL COUNTY, MARYLAND

HILLWOOD

10 YEARS MRP
INDUSTRIAL

CBRE



BUILDING SPECIFICATIONS

A - 100 Powers Road - PAD READY

| | |
|--------------------|--|
| Building Size | 1,739,400 Sf |
| Auto Stalls | 809 Stalls |
| Trailer Stalls | 375 Stalls |
| Remote Trailer Lot | 304 Stalls |
| Clear Height | 40' |
| Building Depth | 650' |
| Dock Openings | 308 Dock Positions |
| Drive-in Doors | 4 Grade Level Doors |
| Column Bay Spacing | 56' X 50' Typical, 56' X 75' Loading Bay |

C - 400 Powers Road - Delivering Summer 2023

| | |
|--------------------|--|
| Building Size | 605,280 Sf |
| Auto Stalls | 247 Stalls |
| Trailer Stalls | 228 Stalls |
| Clear Height | 40' |
| Building Depth | 520' |
| Dock Openings | 114 Dock Positions. 50 Equipped |
| Drive-in Doors | 4 Grade Level Doors |
| Column Bay Spacing | 56' X 50' Typical, 60' X 56' Loading Bay |

B - 200 Powers Road - Delivering Summer 2023

| | |
|--------------------|--|
| Building Size | 1,026,000 Sf |
| Auto Stalls | 711 Stalls |
| Trailer Stalls | 260 Stalls |
| Clear Height | 40' |
| Building Depth | 570' |
| Dock Openings | 192 Dock Positions. 80 Equipped |
| Drive-in Doors | 4 Grade Level Doors |
| Column Bay Spacing | 56' X 50' Typical, 60' X 50' Loading Bay |

D - 50 Powers Road - PAD READY

| | |
|--------------------|--|
| Building Size | 378,000 Sf |
| Auto Stalls | 305 Stalls |
| Trailer Stalls | 74 Stalls |
| Clear Height | 36' |
| Building Depth | 350' |
| Dock Openings | 62 Dock Positions |
| Drive-in Doors | 2 Grade Level Doors |
| Column Bay Spacing | 50' X 54' Typical, 60' X 54' Loading Bay |



CENTRALLY LOCATED BETWEEN BALTIMORE AND PHILADELPHIA



3 MILES



3 MILES



6.4 MILES



44 MILES



46 MILES



50 PERCENT OF THE POPULATION WITHIN 24 HOUR DRIVE

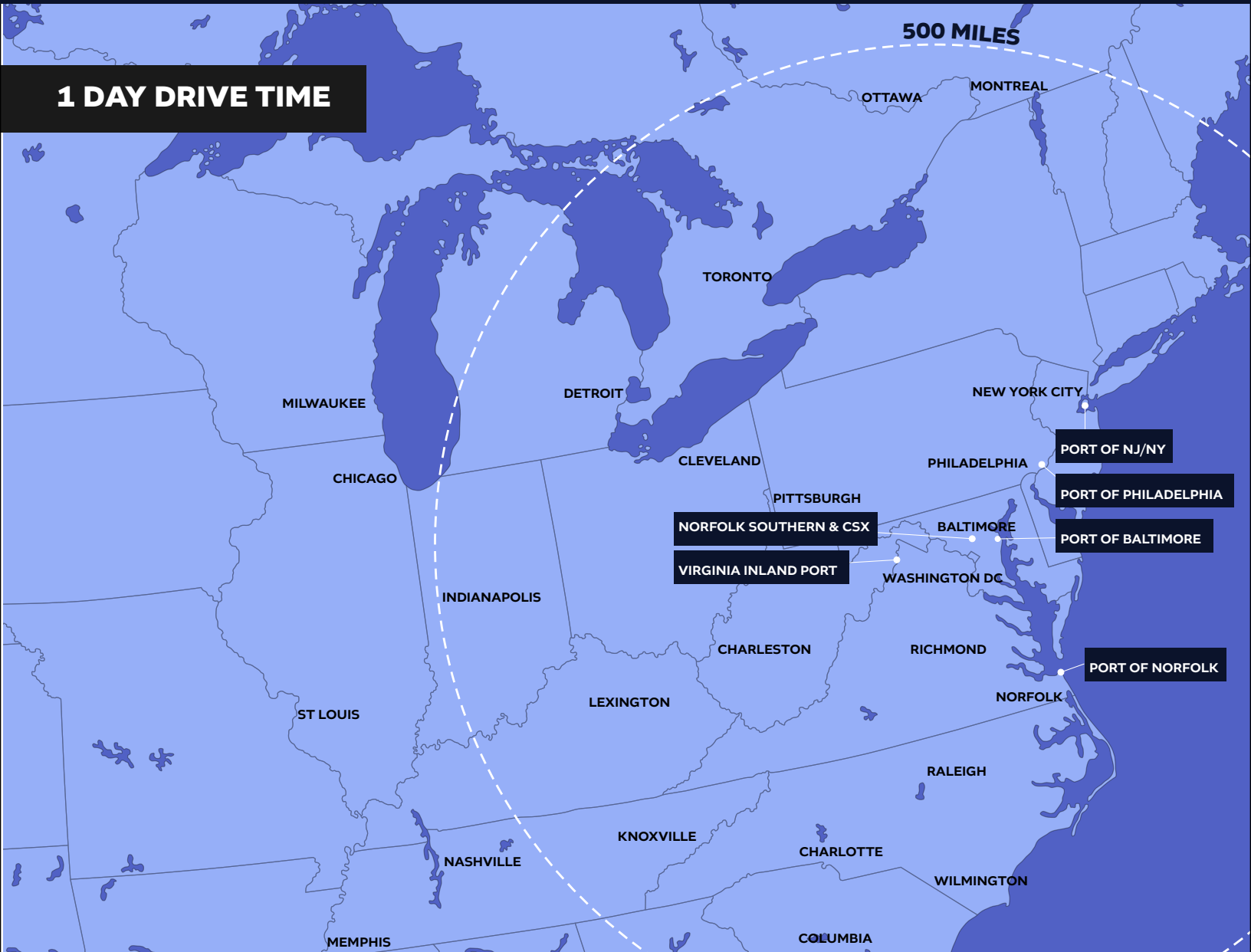


QUICK ACCESS TO I-95



ACCESS TO 1/3 OF THE NATION'S EFFECTIVE BUYING POWER





KEY DISTANCES

| CITY | DISTANCE | TIME |
|------------------|-----------|-------------|
| Baltimore, MD | 41 Miles | 51 Min |
| Philadelphia, PA | 66 Miles | 1 HR 5 Min |
| Washington, DC | 80 Miles | 1hr 37 Min |
| New York, NY | 152 Miles | 2hr 25 Min |
| Richmond, VA | 196 Miles | 3 HR 17 Min |

| PORT | DISTANCE | TIME |
|--------------------|-----------|-------------|
| Port of Wilmington | 35 Miles | 34 Min |
| Port of Baltimore | 45 Miles | 49 Min |
| Philaport | 68 Miles | 1 HR 5 Min |
| Port of NY/NJ | 153 Miles | 2 HR 25 Min |
| Port of Norfolk | 279 Miles | 4 HR 43 Min |

LABOR MARKET

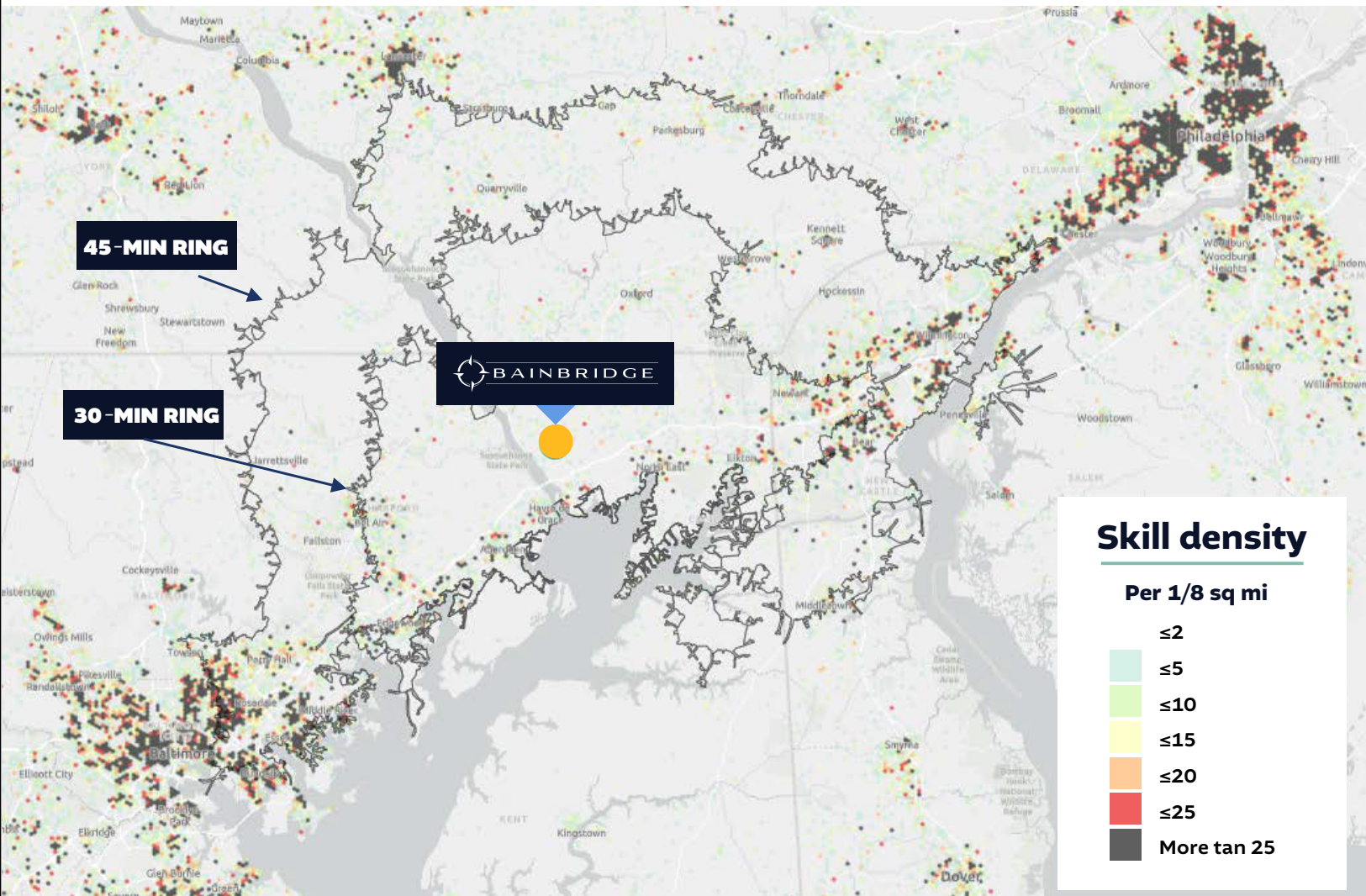
Bainbridge 95 is well positioned to support medium to large sized distribution centers based on its access to deep warehouse labor pools to the east, west and north. Bainbridge 95 pulls labor from Maryland, Pennsylvania and Delaware.

Workforce longevity and scalability is well supported to up to 2,200 warehouse workers, assuming a starting wage of \$20.00/hr.

Labor costs are on par with most major supply chain markets and possibly a bit lower than comparable markets in PA.

WAGE POSITIONING

- Bainbridge 95 can comfortably support **2,200 @ \$20/hr.**
- **Growth beyond 2,200** is achievable, but may require increased pay.
- An occupier **can increase longevity** and headcount scalability by raising wages.
- **At \$19.00/hr**, longevity drops just slightly below “Low Risk” to 19 years.




- Occupiers able to attract labor from a **45-minute radius** will tap into a much larger pool of works. The pool of workers within a 45-minute drive time is about 3.5 times larger than within a 30-minute drive time.


- Warehouse Hiring Activity **Continues to Grow Across the US by 23%** since pre-pandemic levels in the Baltimore area.





MARYLAND'S DISTRIBUTION INFRASTRUCTURE


The Port of Baltimore


- 

Nation's leading Roll On/Roll Off port
- 

50-foot-deep water port
- 

Recently completed a second 50' deep container berth which added four new super-sized cranes
- 

ZIM e-Commerce Baltimore Express Services (ZXB) offers the fastest transit from Asia to Baltimore, guaranteed space, equipment without rolling, late cutoff from Asia ports, dedicated out-of-gate lane, and expedited land/air connections
- 

Served by two Class 1 freight rail lines. The Howard Street Tunnel expansion project is scheduled to be completed in 2025 and will allow for double-stacked container railcars to run along the entire East Coast from Maine to Florida. This also allows Port users to send double-stacked containers by rail into the Ohio Valley and onto Chicago.
- 

Offers immediate access to I-95 and I-70, the major thoroughfares to points north, south and west



Five major interstate highways:
I-95, I-70,
I-68, I-83, & I-81



Just outside Baltimore
±30 miles from Washington, D.C.
Foreign Trade Zone
400,000+ square feet of cargospace




Two Class 1 Railroads:
CSX Transportation
Norfolk Southern Railway





2022 Population of
1,649,467


Median household income
\$81,696



Proximity
to Port of Baltimore's
supersized shipping capacity



Direct access
to BWI Airport's freight
transportation via I-95

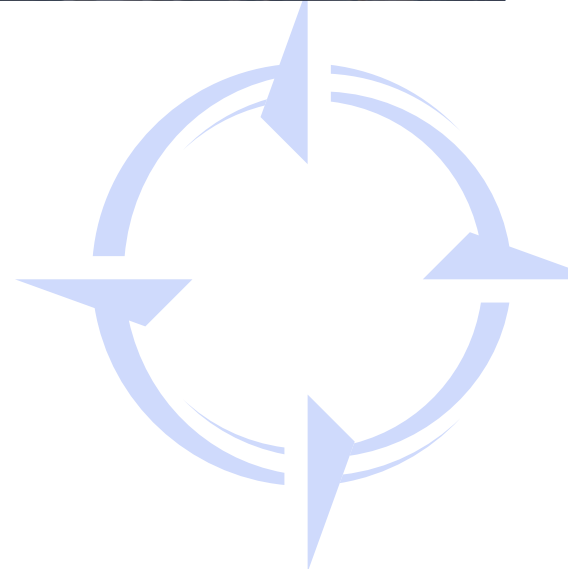


11%
labor force growth
by 2030*



Warehouse hiring activity,
since pre-pandemic levels,
is growing **23%**

**Demographics are within
a 45 minute drive.**



*Stats are from CBRE Analytics and Research.



WHY BAINBRIDGE? UNPARALLED INCENTIVES

SALES & TAX USE

Recently approved exclusively for the Bainbridge development:

Bainbridge Logistics tenants can save 6% on sales tax for all construction materials, warehousing and manufacturing equipment used or installed within their premises.

FOREIGN TRADE ZONE

FTZ #74 provides economic incentives to companies importing or exporting international goods

CECIL COUNTY ENTERPRISE ZONE

The property qualifies for a real property tax credit as well as a general income tax credit.

ADVANTAGE MARYLAND

The Advantage Maryland discretionary fund focuses on new job creation and capital expenditure.



[VIEW OUR PROPERTY VIDEO](#)

CBRE

Bill Pellington
Executive Vice President
bill.pellington@cbre.com

CBRE

Toby Mink
Executive Vice President
toby.mink@cbre.com

10 YEARS **MRP**
INDUSTRIAL

Lisa Goodwin
Senior Vice President
lgoodwin@mrpindustrial.com