

ELKTON

COMMERCE CENTER

1000, 2000 & 3000 COMMERCE CENTER DR
ELKTON, MARYLAND



766,080 SF
AVAILABLE

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:



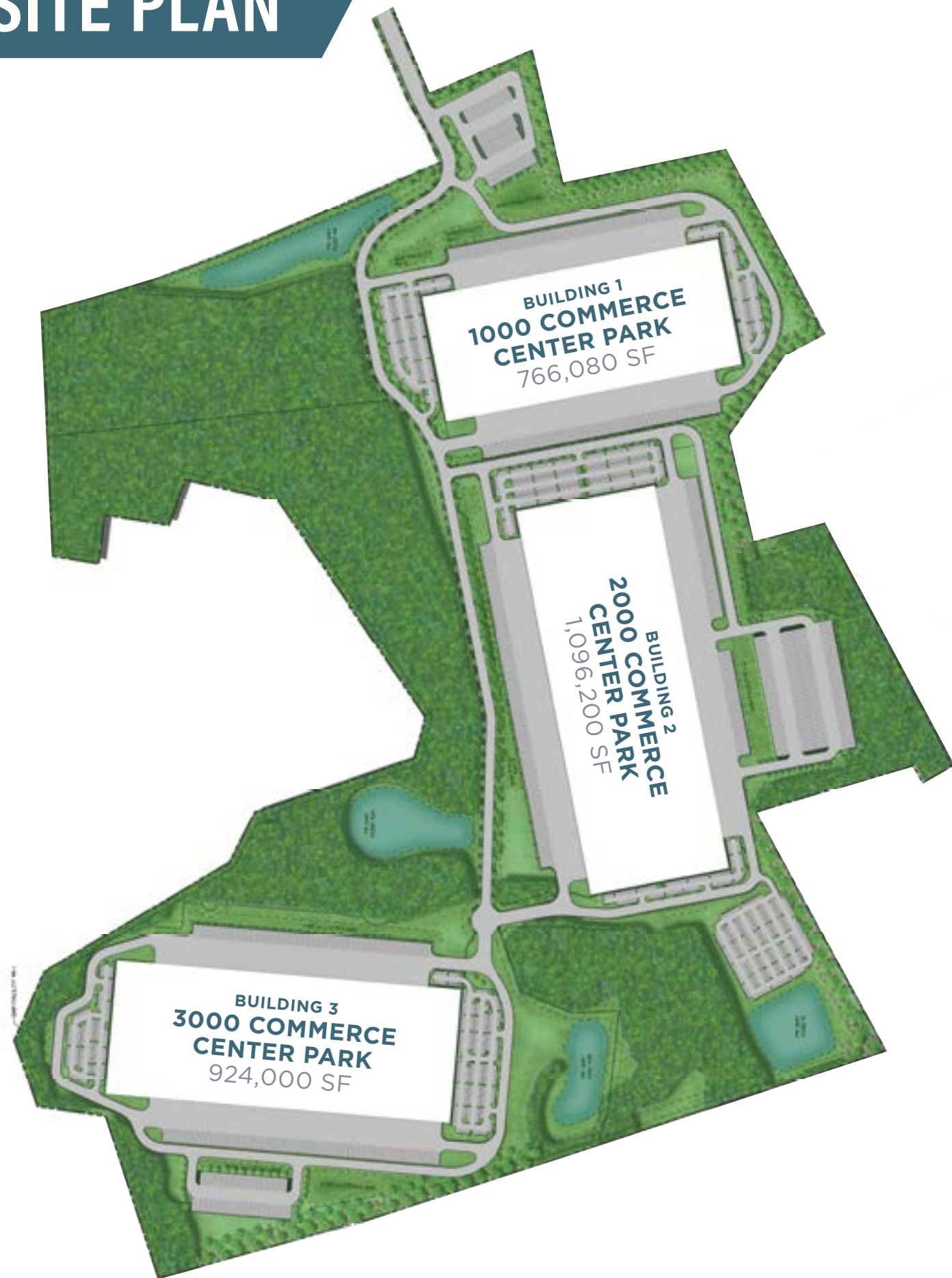
DEVELOPED BY:

Trammell Crow Company



Diamond Realty
INVESTMENTS, Inc.

SITE PLAN



BUILDING 1 SPECS

BUILDING AREA	766,080 SF	FIRE PROTECTION	ESFR system, K25 heads
DIMENSIONS	1,344'w x 570'd	ELECTRIC	7,000 amps in two switchboards (3,000 and 4,000), 480 volt, 3 phase, 4-wire
CLEAR HEIGHT	40' minimum beyond staging bay	DRIVE-IN DOORS	4 (12'x14 insulated panel doors)
COLUMN SPACING	56'w x 50'd	CONSTRUCTION TYPE	Cast in place concrete panels
TRUCK COURT	185' truck court, 60' concrete apron, 55' trailer drop	SITE ACCESS	5 lanes (2 in, 3 out) via Route 40, full signalized intersection
TRAILER PARKING	194 trailer stalls - expandable to 257 128 (9'x10' insulated panel doors)	CAR PARKING	440 auto spaces
DOCK POSITIONS	<ul style="list-style-type: none"> Ninety (90) doors with 40,000 lb. hydraulic pit levelers, dock seals, dock fan & light combo Four (4) doors with 40,000 lb. mechanical pit levelers, dock seals, dock fan & light combo 	SITE PAVING	Truck court and dolly pads: 7" thick reinforced 4,000 psi concrete/6" aggregate base.
		WAREHOUSE HVAC	Roof mounted gas fired heaters. Exhaust fans, wall louvers, motorized dampers providing one air change per hour
		FLOOR	8" thick unreinforced 4,000 psi concrete with 10 mil vapor barrier under the entire slab on grade



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

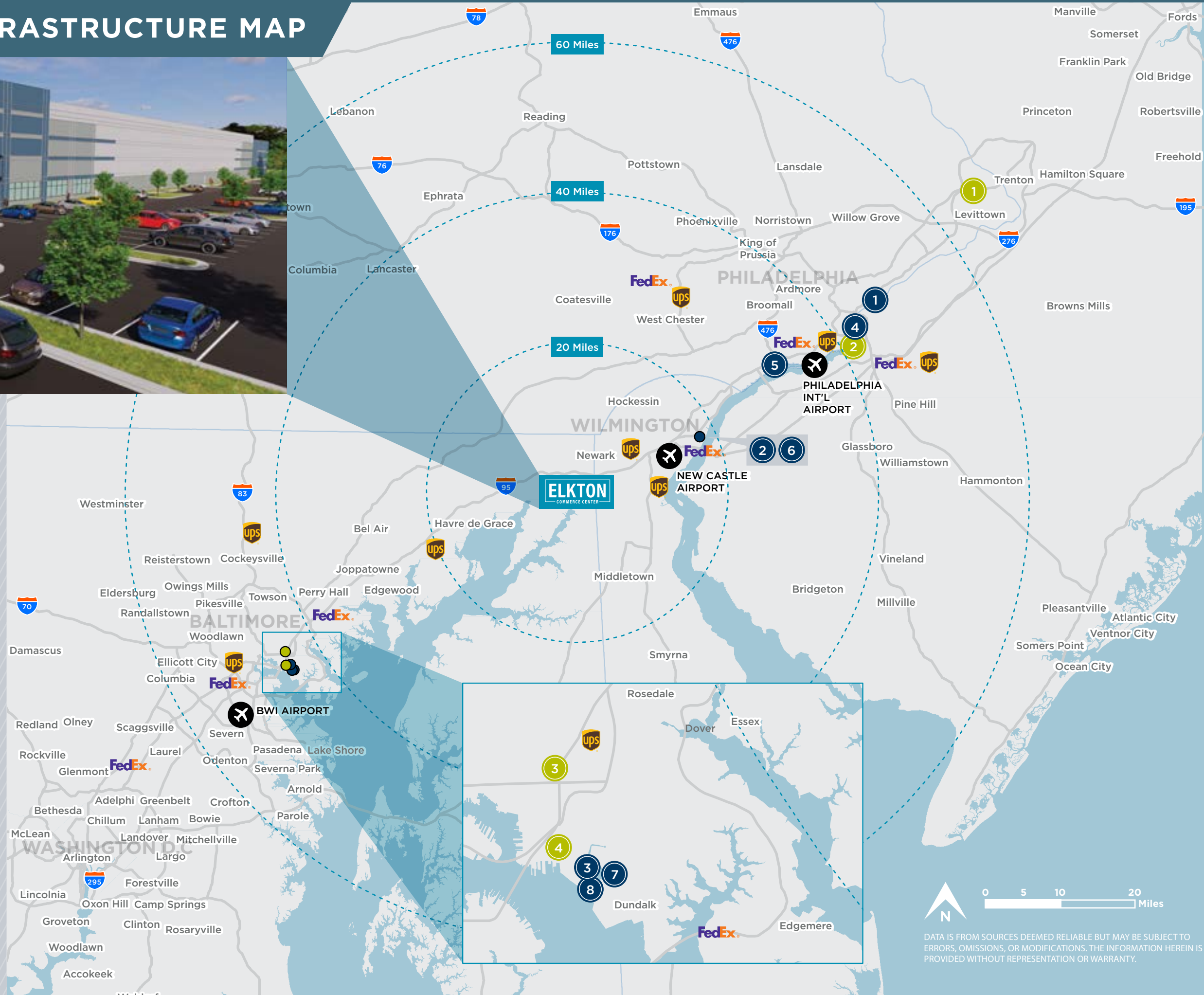
- 1 Port of Philadelphia
- 2 Port of Wilmington
- 3 Port of Baltimore

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



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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

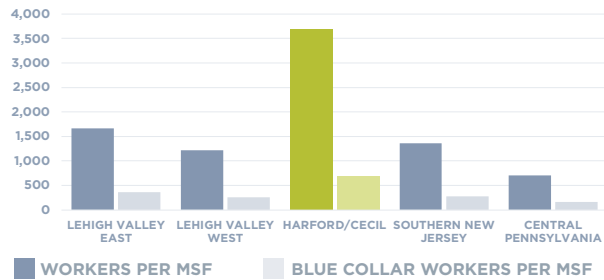


CENTRALLY LOCATED

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

FOR MORE INFORMATION, PLEASE CONTACT:

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