

ELKTON

COMMERCE CENTER

1000, 2000 & 3000 COMMERCE CENTER DR
ELKTON, MARYLAND



766,080 SF

GROUNDBREAKING Q4 2020

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:



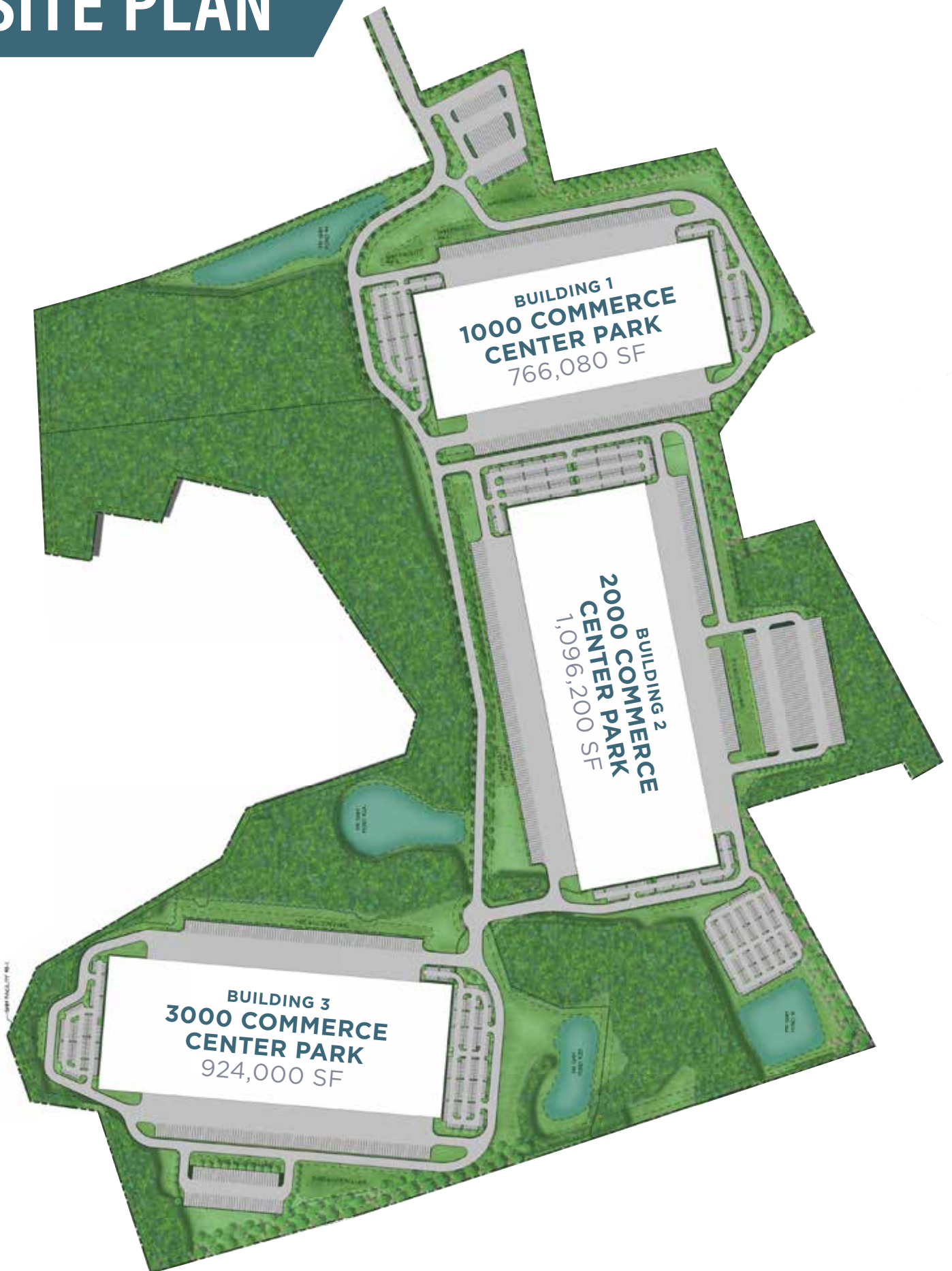
DEVELOPED BY:

Trammell Crow Company



**Diamond Realty
INVESTMENTS, Inc.**

SITE PLAN





BUILDING 1 SPECS

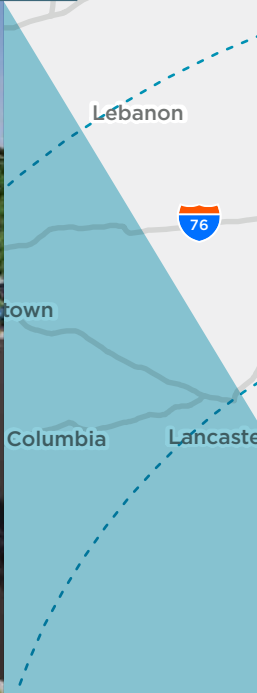
BUILDING AREA	766,080 SF	ELECTRIC	7,000 amps in two switchboards (3,000 and 4,000), 480 volt, 3 phase, 4-wire
DIMENSIONS	1,344'w x 570'd	DRIVE-IN DOORS	4 (12'x14 insulated panel doors)
CLEAR HEIGHT	40' minimum beyond staging bay	CONSTRUCTION TYPE	Cast in place concrete panels
COLUMN SPACING	56'w x 50'd	SITE ACCESS	5 lanes (2 in, 3 out) via Route 40, full signalized intersection
TRUCK COURT	185' truck court, 60' concrete apron, 55' trailer drop	CAR PARKING	440 auto spaces
TRAILER PARKING	194 trailer stalls – expandable to 257	SITE PAVING	Truck court and dolly pads: 7" thick reinforced 4,000 psi concrete/6" aggregate base.
DOCK POSITIONS	128 (9'x10' insulated panel doors)	WAREHOUSE HVAC	Roof mounted gas fired heaters. Exhaust fans, wall louvers, motorized dampers providing one air change per hour
FIRE PROTECTION	ESFR system, K25 heads	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

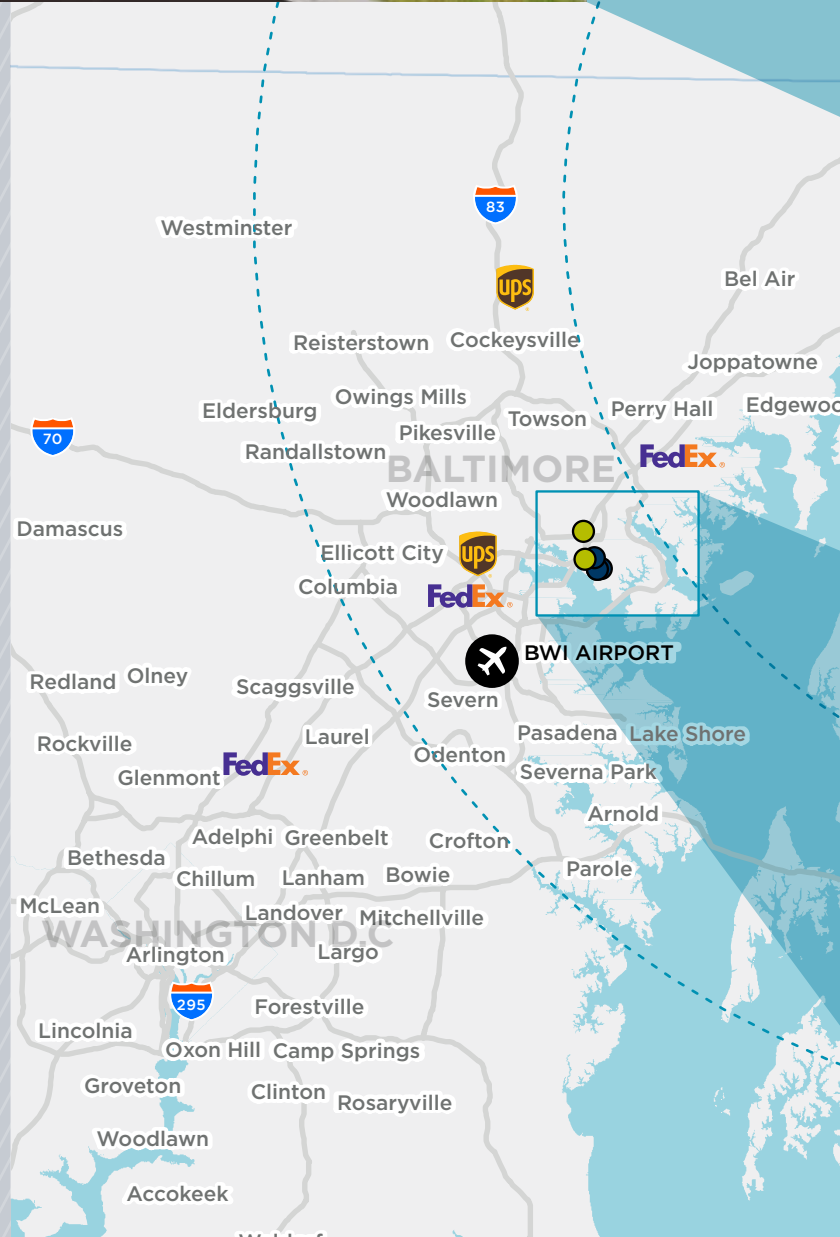
- 1 Port of Philadelphia
- 2 Port of Wilmington
- 3 Port of Baltimore

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





60 Miles

40 Miles

20 Miles

ELKTON
COMMERCE CENTER

PHILADELPHIA

WILMINGTON

PHILADELPHIA INT'L AIRPORT

NEW CASTLE AIRPORT

3

4

3

7

8

1

4

2

2

6

1

1

4

2

2

6

3

4

3

7

8



0 5 10 20 Miles

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ELKTON

COMMERCE CENTER

ELKTON, MARYLAND

BUILDING 2

BUILDING 3



OVERNIGHT ACCESS
TO A POPULATION OF
90 MILLION

&

1/3

OF THE
NATIONAL
PURCHASING
INCOME



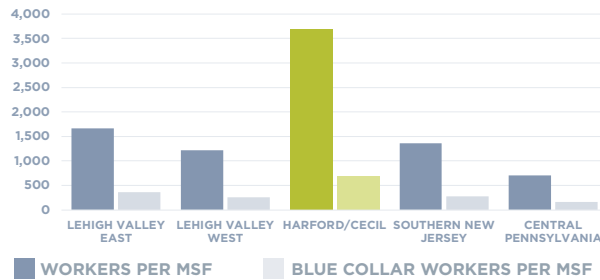
BUILDING 1

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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