

TRADEPOINT ATLANTIC

INDUSTRY IN MOTION





RESTATE OUR COMMITMENTS

- Redevelop Sparrows Point
- Revitalize the Port Operations
- Cleanup Sparrows Point

Sparrows Point Remediation and Redevelopment

Today's Agenda

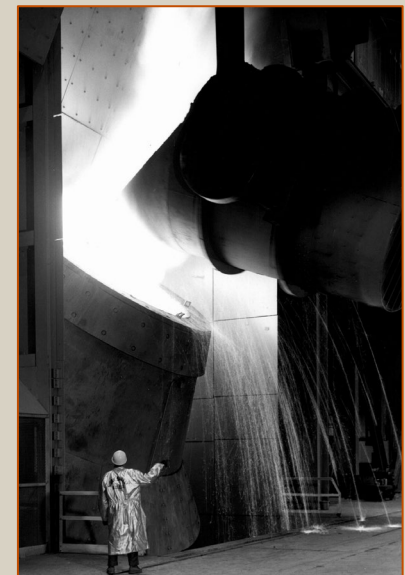
- Sparrows Point History
- Remediation/Development Efforts
- Current Site Conditions and Status
- Process

A HISTORY FORGED IN STEEL

After 125 years as a major producer and symbol of American industrial might, Sparrows Point, once the world's largest iron and steel making facility ceased operations in June 2012. In 2014, under new ownership, and what is today known as Tradepoint Atlantic, a fresh vision for the 3,300-acre industrial site was envisioned and made reality.



- Steelmaking began in 1898 and experienced a massive expansion from 1916 – 1929 including several furnaces, mills and the creation of the short line railroad.
- WWII jumpstarted another expansion and by 1953 “the point” was the world’s largest iron producer. By 1958, it was the largest steelmaking facility in the US.
- Changes in the steel industry led to a decline in the use of the steel mill during the 1970s and 1980s.
- Despite multiple investments into the steel mill through the 1990s, Bethlehem Steel filed for bankruptcy in 2001 and steelmaking operations ceased in 2012.



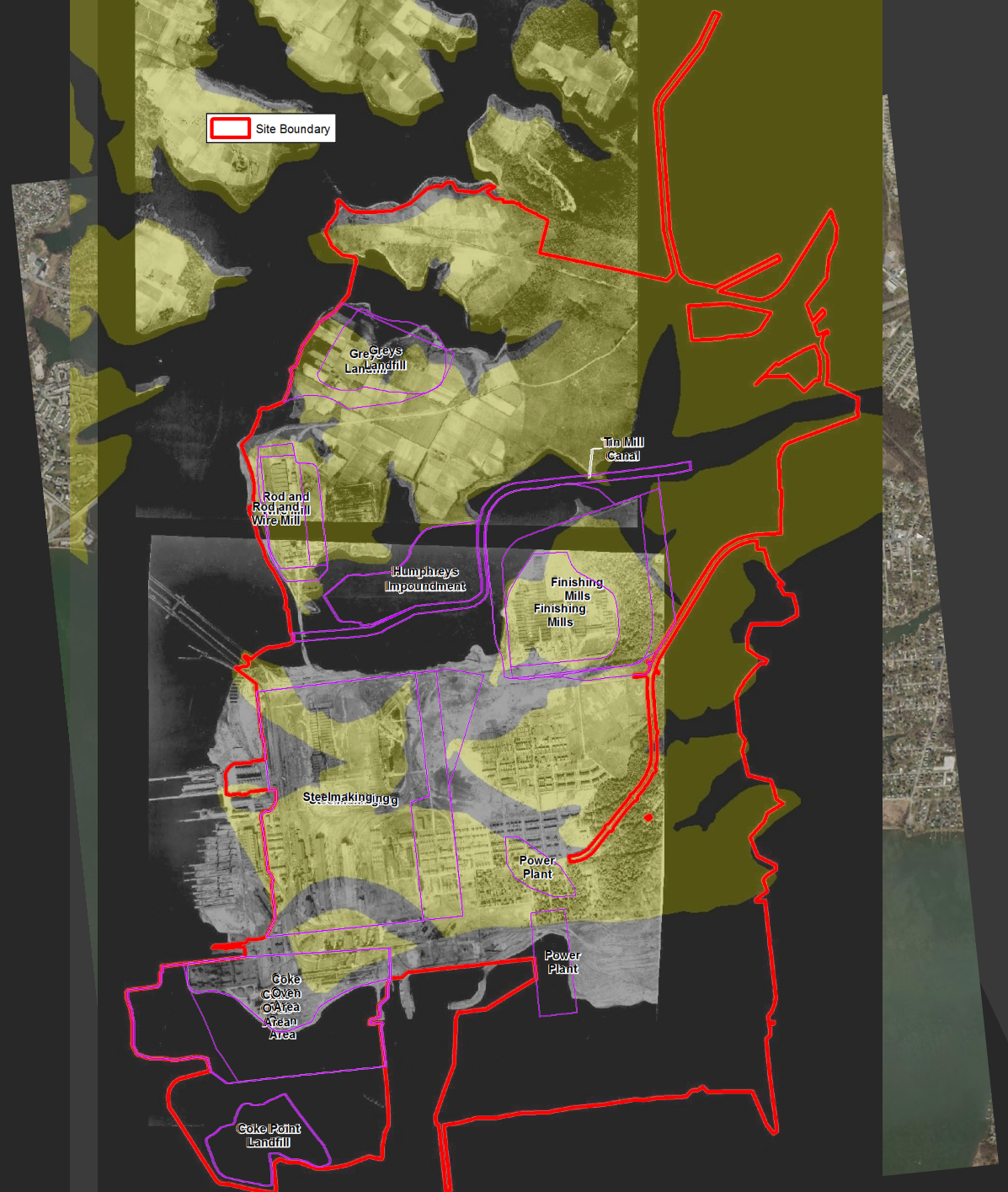


Common Real Estate Wisdom

They are not making new land

Site Progression

2018 Aerial & Site Features





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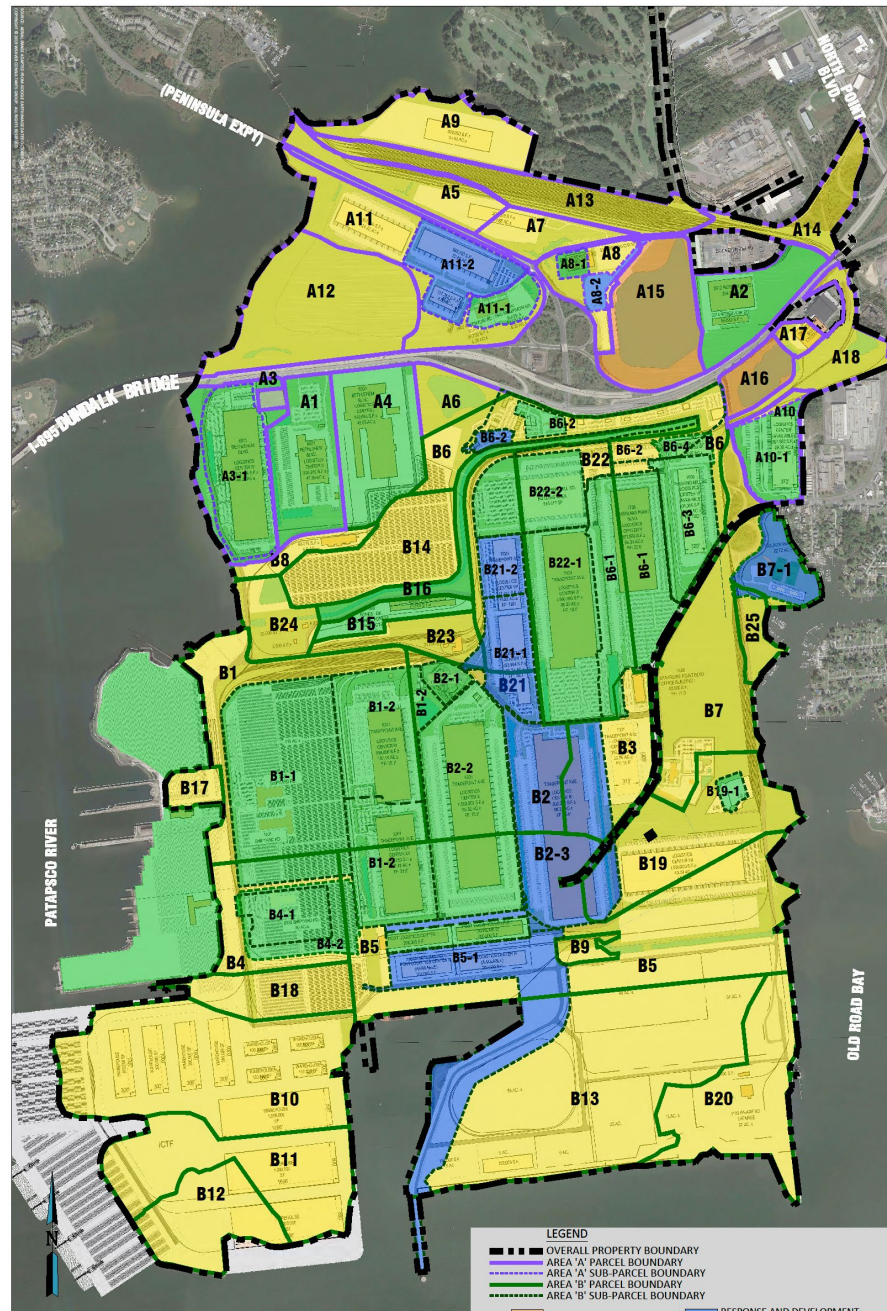
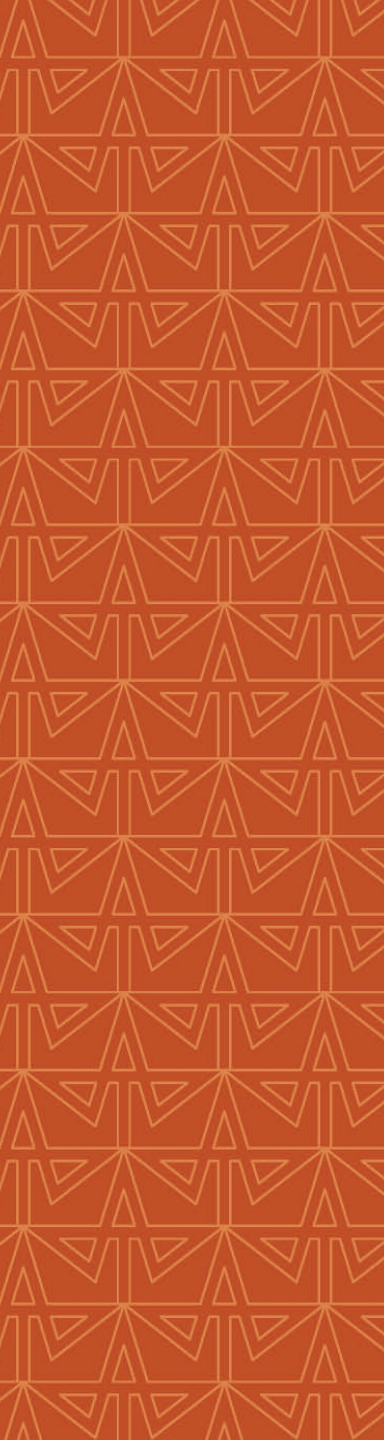


SCOPE: ENVIRONMENTAL CLEAN UP PROGRESS

- ✓ 2.3 million tons of steel, copper and aggregate recycled
- ✓ 7,000 tons of asbestos abated and properly disposed
- ✓ 250K gallons oils, oils and grease, petroleum products
- ✓ 160K gallons PCB oil
- ✓ > 1,200 soil borings
- ✓ > 4,354 groundwater sample points
- ✓ > 3,100 acres of investigations
- ✓ Approaching 50% redevelopment capping

STILL HAVE WORK TO DO





SOURCE: BASE MASTER PLAN MAP PER TRADEPOINT ATLANTIC FOR SPARROWS POINT, DATED JANUARY 2021.

NOTE: THE SHIPYARD PROPERTY IS OUTSIDE OF THE PROPERTY BOUNDARY WHERE THE ADMINISTRATIVE CONSENT ORDER APPLIES.

LEGEND

- OVERALL PROPERTY BOUNDARY
- AREA 'A' PARCEL BOUNDARY
- AREA 'A' SUB-PARCEL BOUNDARY
- AREA 'B' PARCEL BOUNDARY
- AREA 'B' SUB-PARCEL BOUNDARY
- INVESTIGATION PHASE
- INVESTIGATION COMPLETE
- RESPONSE AND DEVELOPMENT WORK PLAN (RDWP) PHASE
- RDWP IMPLEMENTATION COMPLETE OR NO FURTHER ACTION REQUIRED

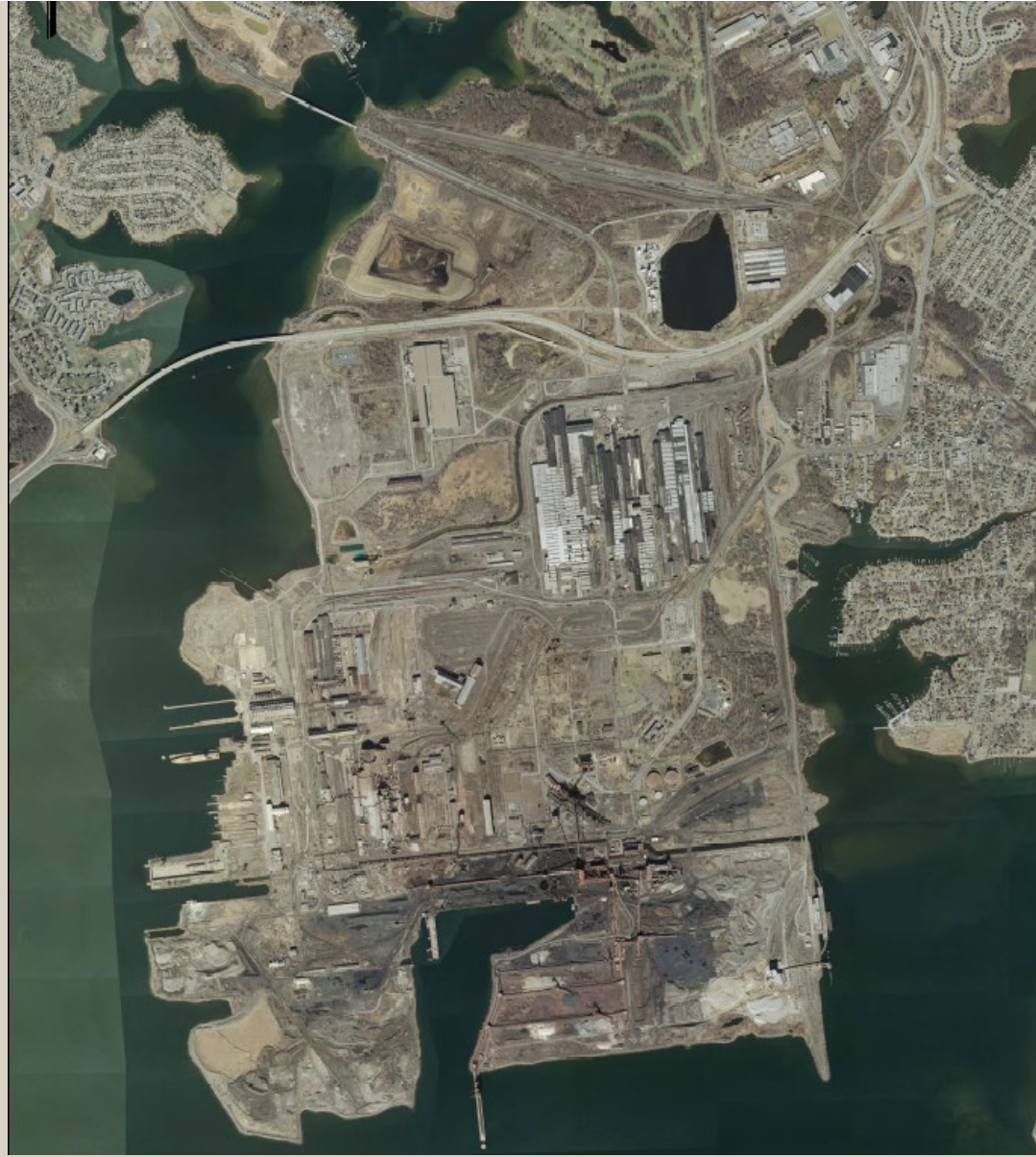
NO.	DATE	REVISION/DESCRIPTION

Weaver Consultants Group

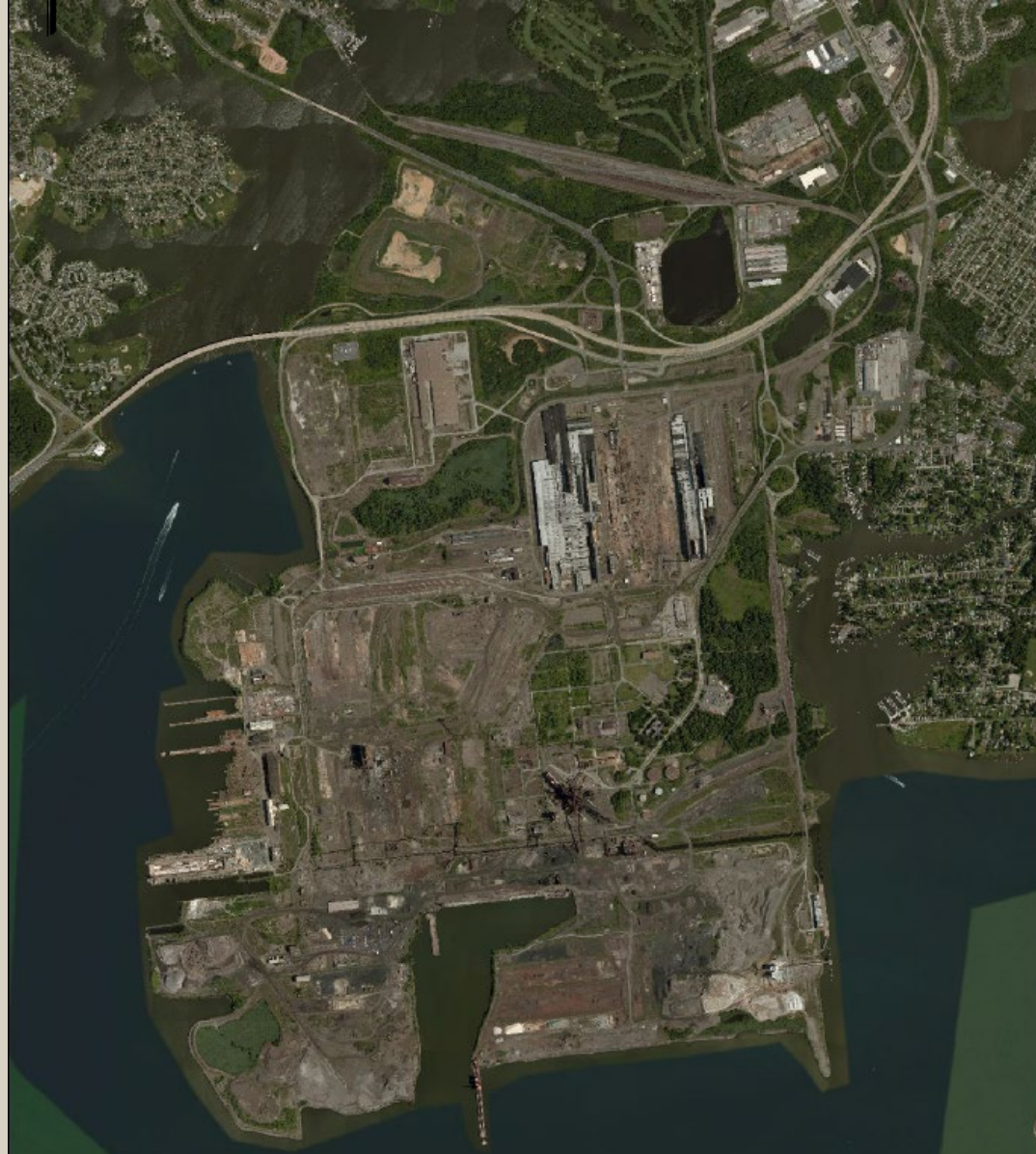
ENVIRONMENTAL STATUS MAP & MASTER PLAN - OCTOBER 2021
TRADEPOINT ATLANTIC
SPARROWS POINT, MARYLAND

PREPARED FOR:
TRADEPOINT ATLANTIC

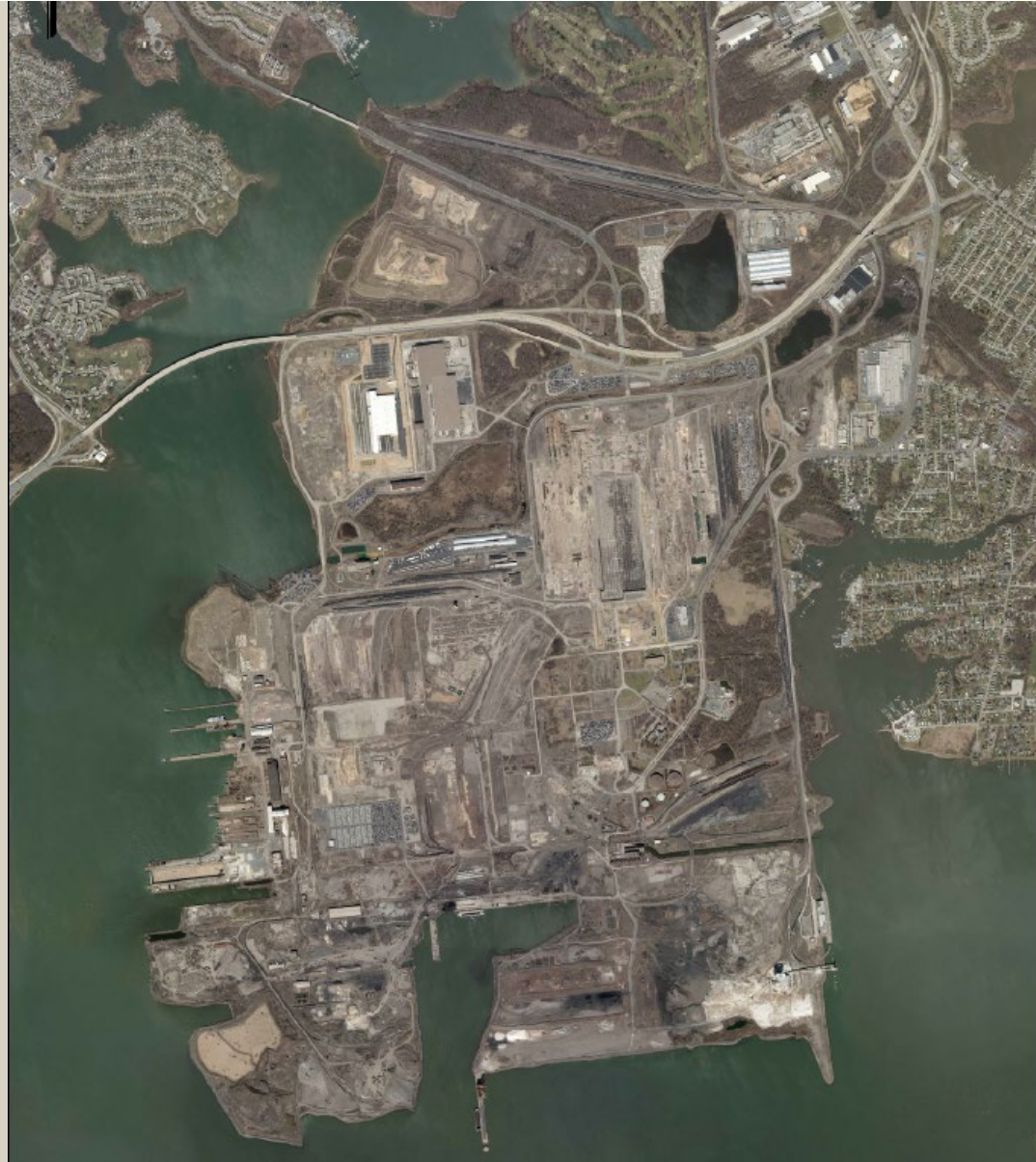
THE TRANSFORMATION: 2011 – PRE CLOSURE



THE TRANSFORMATION: 2014 – TPA PURCHASE INITIAL DEMOLITION



THE TRANSFORMATION: 2017



THE TRANSFORMATION: SPRING 2019



THE TRANSFORMATION: CURRENT





A MODERN INDUSTRIAL REVIVAL

- Demolished 17 million square feet of old industrial complex
- Environmental remediation continues and is on track
- Developed and leased 11.5 million sf. of distribution, warehousing & industrial facilities since 2014
- Completed 3.5 million sf. of new development in 2019/2020
- Additional 3.5 million sf. under development in 2021
- Emerging 21st century global logistics and supply chain platform
- Modernized deep water port facilities
- Over \$1.5 billion of private investment to date
- 35 world class tenants and growing
- Over 10,000 new, permanent jobs and counting



PROCESS

When a potential partner asks: “What’s the process?”

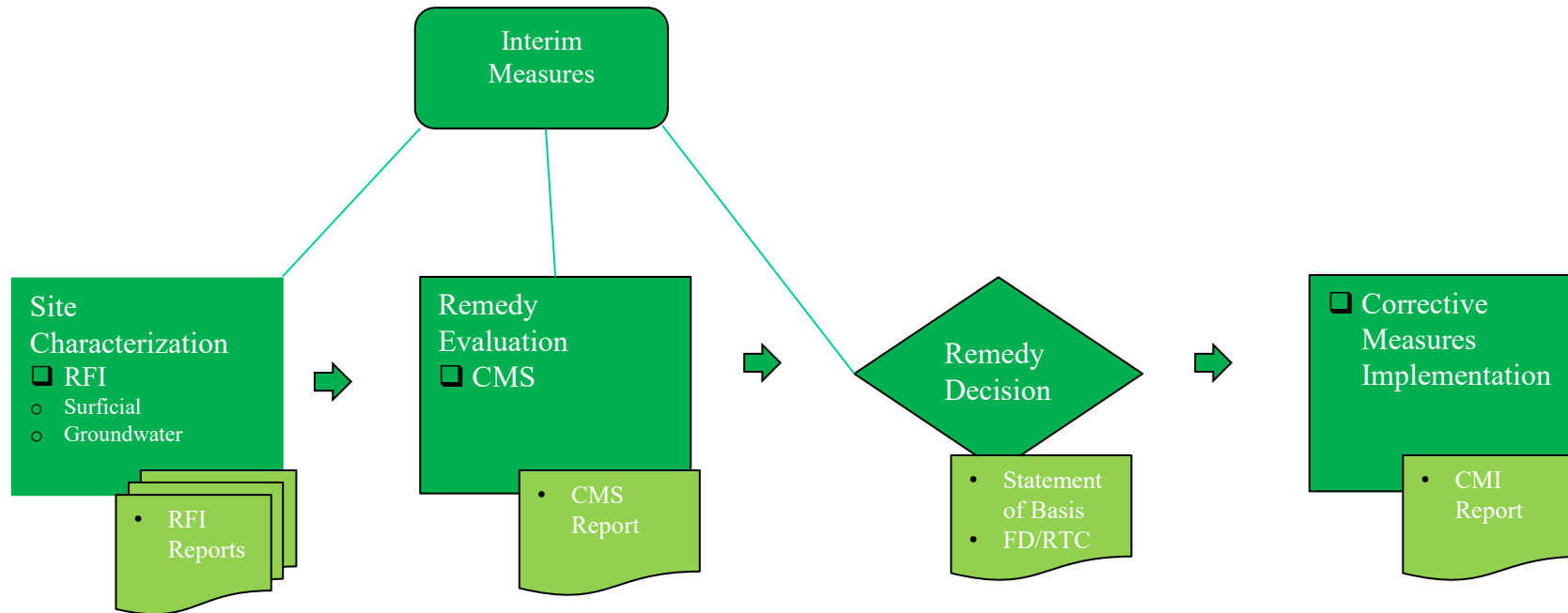
- Timing is Everything in Life
- Remedy – what do I have to do?

Everybody is looking for CERTAINTY

PROCESS

- First let's talk about people
- Inculpable Person Status
- Bona Fide Prospective Purchaser
- MDE Voluntary Cleanup Program (VCP) representatives provide detailed review of VCP to potential tenants
- Predictable submittals and review times
- Good understanding of site conditions – good sense of remedy requirements

Process Flow



ENVIRONMENTAL APPROVAL PROCESS

Tradepoint Atlantic's proven environmental approval process with the MDE and USEPA has facilitated rapid development many times over, delivering projects on time for tenants such as:
Under Armour, Amazon, Floor & Décor, Home Depot and more!

PHASE I ENVIRONMENTAL SITE ASSESSMENT COMPLETE

Phase I Environmental Site Assessment – Assessment of site conditions based on a review of historical uses and obtainable information (in accordance with ASTM E 1527-13). *Completed in May 2014 for the entire TPA property.*



PHASE II INVESTIGATION UNDERWAY

Phase II Investigation – Subsurface investigation to evaluate known or potential releases and assess the presence and/ or extent of chemicals of concern. Workplans are submitted to and approved by the Maryland Department of the Environment (MDE) and the US Environmental Protection Agency (USEPA).



RESPONSE AND DEVELOPMENT WORK PLAN APPROVED

A Response and Development Work Plan (RDWP) detailing remediation activities and development plans is submitted to the MDE and USEPA for approval. Once approved, the plan will be implemented.



NO FURTHER ACTION

Once the RDWP has been implemented, a request for No Further Action (NFA) will be submitted to the MDE and EPA. NFA will be issued upon review of the final development.

2021 DEVELOPMENT PROJECTS

Over 170 acres and 3.5 million SF

LCVI Spec Building

-90,500SF Arnold Packaging

-110,000 SF Intralox

-199,500 SF Available

Amazon MTN6

515,000 SF

Pompeian

399,600SF

INEOS Pigments

120,000SF

BMW Processing Facility

75,000 SF

McCormick

1,802,362 SF

Tradepoint Commerce Center

-Tradepoint Atlantic Corporate Offices

-40,000 SF Available

ARNOLD PACKAGING

Arnold Packaging is set to take occupancy on 90,500 SF of the new 400,000 SF spec building this December.



POMPEIAN

Pompeian recently expanded to a new 399,600 SF facility at Tradepoint Atlantic. The new warehouse space is now the mid-Atlantic distribution center for the Pompeian products.



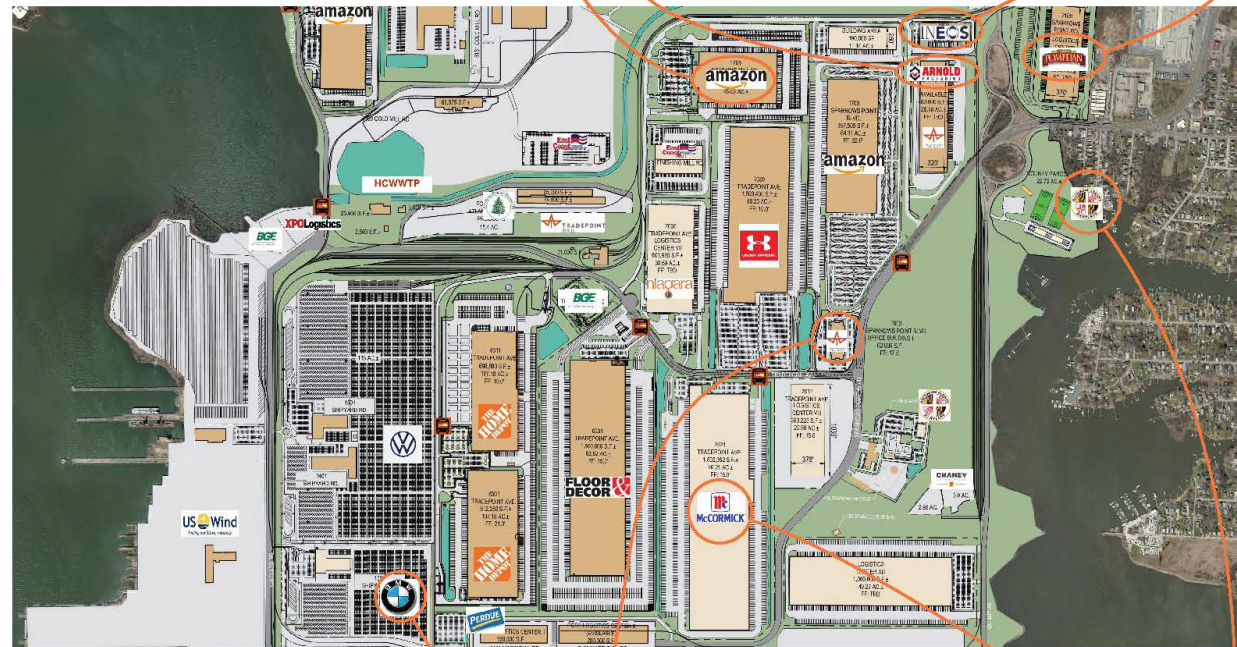
AMAZON

The Amazon MTN6 Ground Hub will be Amazon's 3rd facility at Tradepoint Atlantic. With a total workforce of close to 4,000 people, we're proud to be able to continue to grow with Amazon.



INEOS PIGMENTS

Ineos Pigment recently completed development of a new 120,000 SF administrative and distribution facility on site, which will bring more than 30 new jobs to Tradepoint Atlantic.



BMW

The new BMW vehicle import processing center will include a 75,000 SF facility, nearly doubling the size of the company's previous Broening highway location. Expected to open this fall, the new facility will have the capacity to process up to 100,000 vehicles annually and bring more than 60 full-time jobs to Tradepoint Atlantic.



MCCORMICK

McCormick's 1,802,362 SF northeast distribution center is shaping up to be the company's largest distribution site in the world. The walls are up and the roof is under construction with completion anticipated in late 2022.



TRADEPOINT CORPORATE OFFICE

Tradepoint Atlantic will move our corporate offices to the new flex building in the retail area along Bethlehem Blvd. in March 2022, where an additional 39,000 SF remains available for lease.



BALTIMORE COUNTY RECREATION PARK

Plans are being fine tuned for the 22-acre Baltimore County recreation park on Wharf Road. Complete details and a timeline can be found on the County's website:

www.baltimorecountymd.gov/departments/recreation/countyparks/sparrows-point-park-project



LOGISTICS CENTER VI



90,500 SF
Opening December 2021



110,00 SF
Completion December 2021



AMAZON MTN6



amazon

515,000 SF
Opened October 2021

POMPEIAN OIL



399,600 SF
Opened October 2021



INEOS PIGMENTS

INEOS

120,000 SF

Completed September 2021



BMW PROCESSING FACILITY



35 acre
75,000 SF Vehicle Import
& Processing Facility

Opened October 2021
First Vessel Arrived October 5th

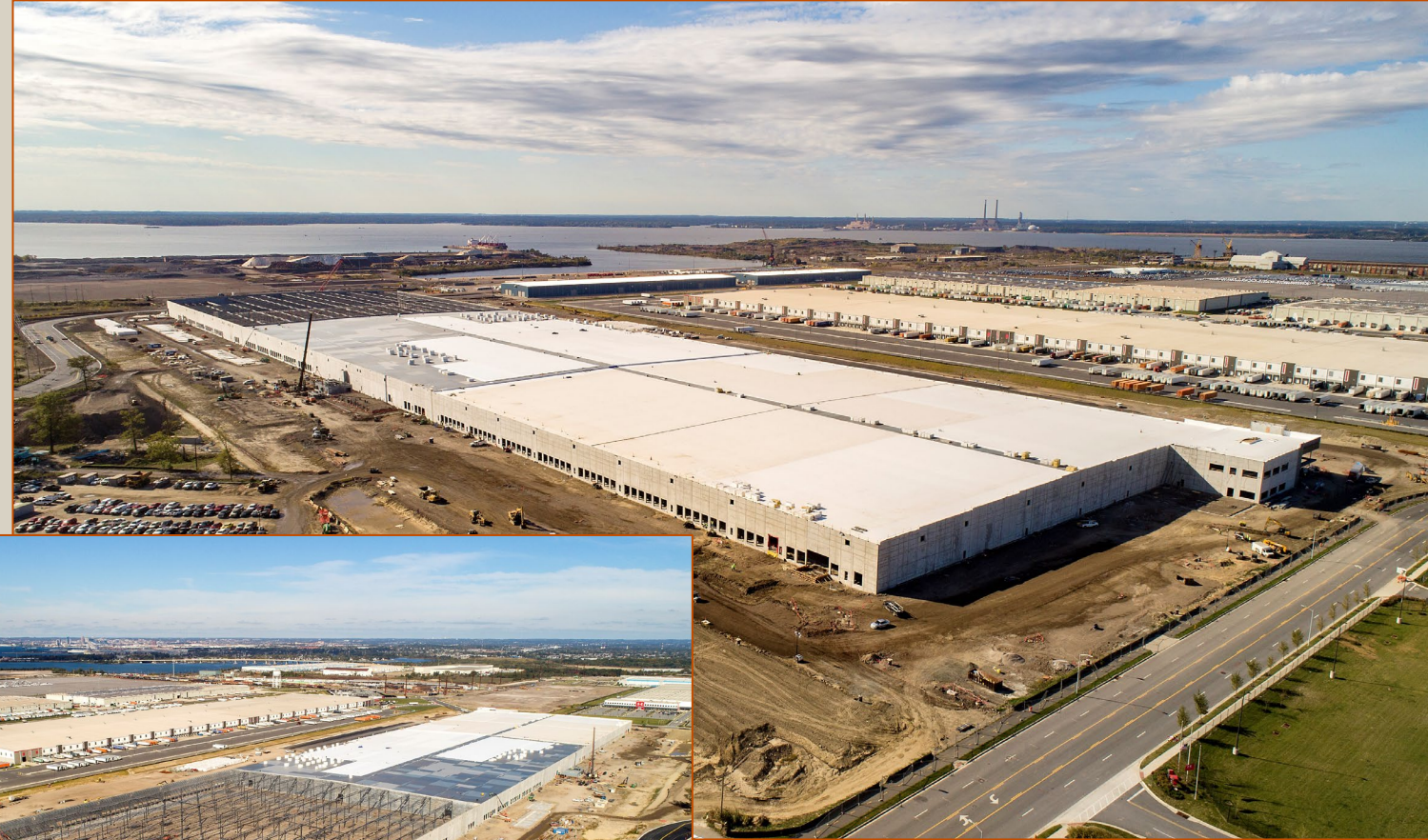


MCCORMICK



1,802,362 SF

Anticipated completion: late 2022



SPARROWS POINT PARK



22-acre park to be built by Baltimore County Department of Recreation and Parks will feature:

- 16,000 SF LEED Community Center with two state-of-the-art activity rooms and a full court gym
- Fully accessible playground, LED-lit turf field, extensive walking path, and a fishing pier with a kayak launch

Groundbreaking expected in early 2022



- KEY**
- 1 COMMUNITY CENTER
 - 2 LIGHTED SYNTHETIC TURF FIELD
 - 3 WARM-UP AREA
 - 4 PLAYGROUND
 - 5 STORMWATER MANAGEMENT AREAS
 - 6 FISHING PIER/KAYAK LAUNCH
 - 7 WALKING PATHS
 - 8 CONCESSION PICNIC AREA
 - 9 ELECTRIC VEHICLE CHARGING STATIONS
 - 10 SOLAR PANEL ARRAY

SPARROWS POINT PARK
BALTIMORE COUNTY

MANNS WOODWARD STUDIOS
PUBLIC SAFETY ARCHITECTURE + PLANNING





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THANK YOU!



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