

FREDERICK AIRPORT PARK



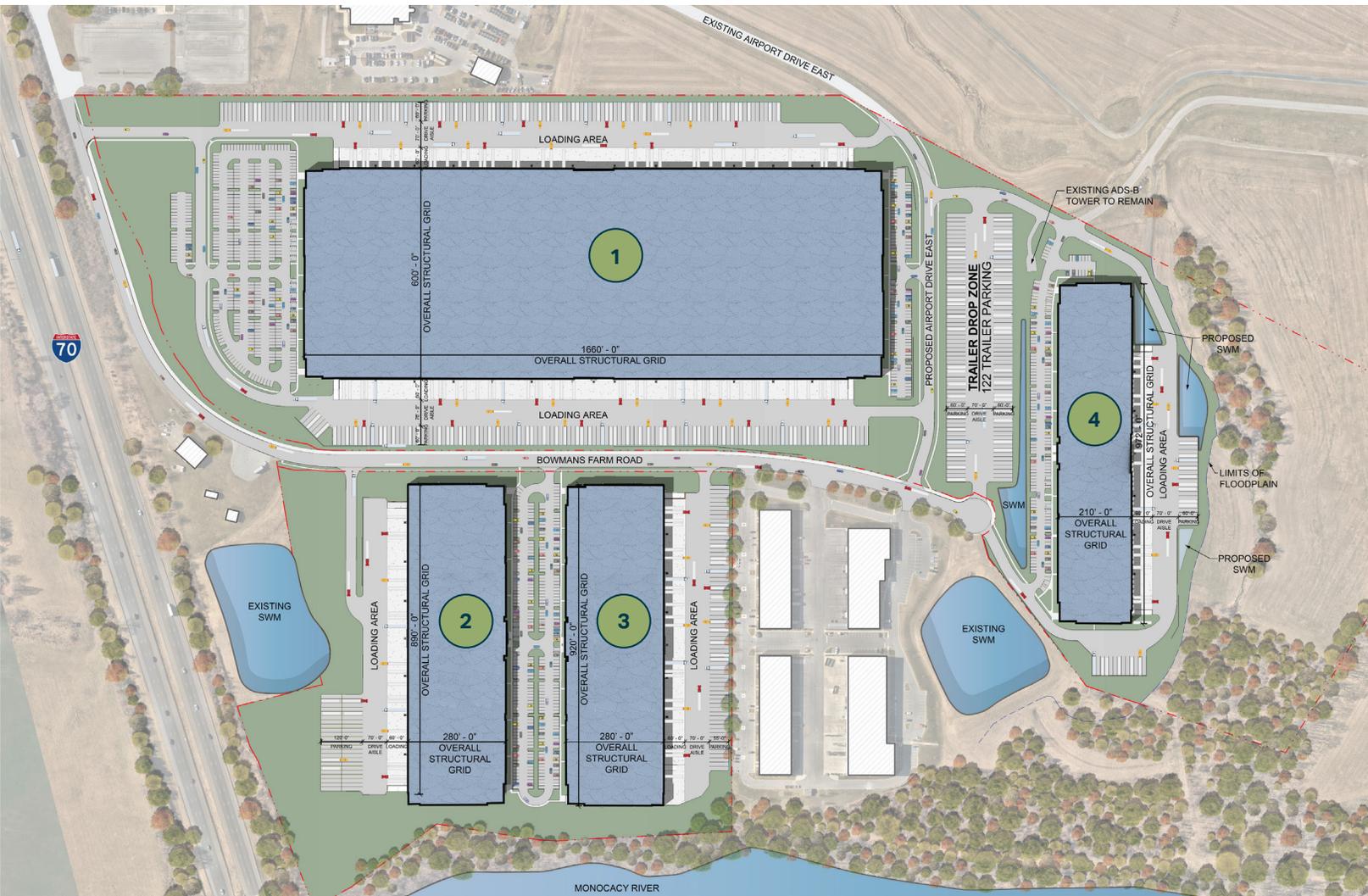
118 ACRE DEVELOPMENT SITE LOCATED IN FREDERICK, MD

1,709,500 SF



HANOVER COMPANY

FREDERICK AIRPORT PARK



BUILDING 1

996,977 SF
 CLEAR HEIGHT = 40'-0"
 580 PARKING SPACES
 262 TRAILER PARKING

BUILDING 2

249,730 SF
 CLEAR HEIGHT = 36'-0"
 161 PARKING SPACES
 46 TRAILER PARKING

BUILDING 3

258,129 SF
 CLEAR HEIGHT = 36'-0"
 162 PARKING SPACES
 67 TRAILER PARKING

BUILDING 4

204,690 SF
 CLEAR HEIGHT = 36'-0"
 188 PARKING SPACES
 34 TRAILER PARKING

Class A 118-acre development opportunity broken into 14 individual parcels and located directly on Interstate-70. Also adjacent to the Frederick County Airport, it is centered in a dynamic growth market and has top tier transportation and labor in every direction.

PROJECT HIGHLIGHTS



Critical Development Opportunity of a Leading-Edge Class A Logistics Facility



Washington DC/Baltimore Metro Proximity Featuring Unrivaled Accessibility to Dense and Affluent Consumer Base



Enduring Logistics Functionality with Unparalleled High Throughput and State-of-the-Art Design



Convenient Access to High-Quality Labor Pool



Core Distribution Location with Robust Regional Infrastructure



Expansion Potential Value Opportunity

FREDERICK AIRPORT PARK



LOCATED IN A QUALIFIED OPPORTUNITY ZONE

Opportunity Zones create tax incentives to encourage capital gains to invest in low-income and undercapitalized communities.

The program offers three tax benefits for investing unrealized capital gains in Opportunity Zones:

- Temporary deferral of taxes on previously earned capital gains
- Basis step-up of previously earned capital gains invested
- Permanent exclusion of taxable income on new gains



TRANSPORTATION MAP



FREDERICK AIRPORT PARK



- ### PORTS & HUBS
- 1 Port of Baltimore
 - 2 Seagirt Marine Terminal
 - 3 Dundalk Marine Terminal
 - 4 Port of Chester
 - 5 Port of Wilmington, DE
 - 6 Port of Philadelphia
 - 7 Port of Philadelphia (Packer Ave)
 - 8 Penn Terminal

- ### RAILROAD TERMINALS
- 1 Norfolk Southern Intermodal Yard
 - 2 CSX Intermodal Yard
 - 3 Norfolk Southern Intermodal Yard
 - 4 CSX Intermodal Yard

20 MILE RADIUS

40 MILE RADIUS

60 MILE RADIUS

80 MILE RADIUS

100 MILE RADIUS

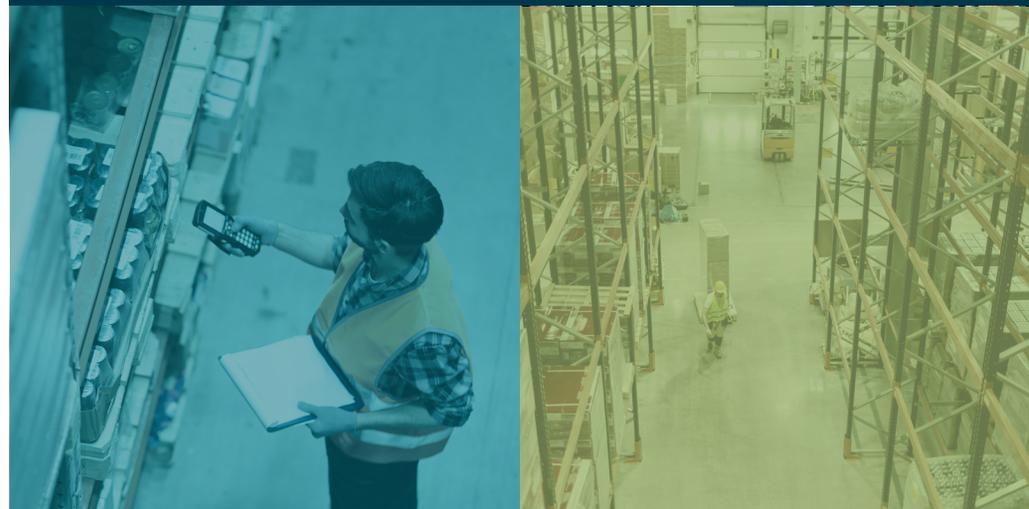
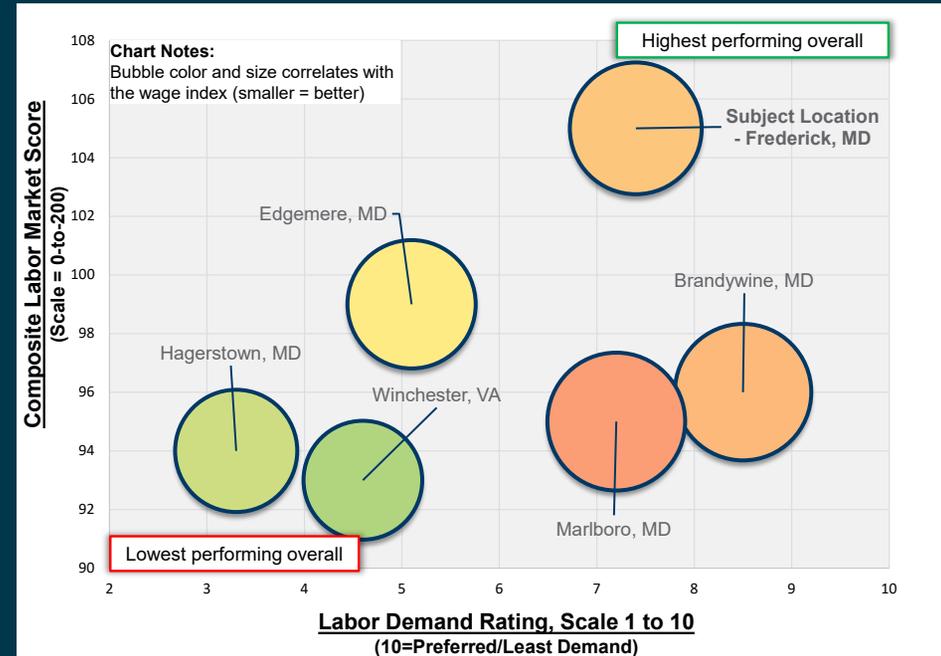


MARYLAND LABOR MARKET

- The adjoining chart portrays labor demand ratings against qualitative labor market performance to help visualize the relative trade-offs between locations.
- The subject location appears to offer the most favorable mix of regional labor supply and demand dynamics as shown on the adjacent bubble chart.

Labor Market Summary Results			
Location	Composite Rating	Labor Demand Rating Scale 1 to 10 (10=Preferred/Least Demand)	Wage Index (U.S. = 100)
<i>Metric Preference:</i>	<i>Higher</i>	<i>Higher</i>	<i>Lower</i>
Subject Location - Frederick, MD	105	7.4	111
Edgemere, MD	99	5.1	108
Brandywine, MD	96	8.5	115
Marlboro, MD	95	7.2	116
Hagerstown, MD	94	3.3	103
Winchester, VA	93	4.6	100

FREDERICK AIRPORT PARK



	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4
BUILDING				
TOTAL BUILDING SF	997,000	249,700	258,100	204,700
SPEC OFFICE SF	4,000	2,500	2,500	2,500
TOTAL SPEC OFFICE %	0.40%	1.00%	0.97%	1.22%
ZONING	M1 - Light Industrial			
SITE AREA	69.50 Acres	35.00 Acres		13.50 Acres
FAR	0.33	0.16	0.17	0.35
CLEAR HEIGHT	40'	36'	36'	36'
LOADING CONFIGURATION	Cross-Dock Loading	Rear-Loading	Rear-Loading	Rear-Loading
BUILDING DIMENSIONS	Depth: 600' Width: 1,660'	Depth: 280' Width: 890'	Depth: 280' Width: 920'	Depth: 210' Width: 920'
COLUMN SPACING (TYPICAL)	48' x 56'	55' x 56'	55' x 56'	50' x 56'
SPEED BAY DEPTH	60'	60'	60'	60'
DOCK EQUIPMENT	Dock bumpers, seals, and pits at all doors; mechanical levelers installed at 50% of doors	Dock bumpers, seals, and pits at all doors; mechanical levelers installed at 50% of doors	Dock bumpers, seals, and pits at all doors; mechanical levelers installed at 50% of doors	Dock bumpers, seals, and pits at all doors; mechanical levelers installed at 50% of doors
LOADING RATIO	5,543 RSF/Door	5,428 RSF/Door	5,491 RSF/Door	4,760 RSF/Door
SITE AREA				
TRUCK COURT DEPTH	135' + 55' trailer parking for opposable drops			
TRAILER PARKING	384	46	67	34
CAR PARKING	580	161	162	188
SLAB				
THICKNESS	8"	7"	7"	7"
ROOF				
ROOF MEMBRANE	60 mil TPO	60 mil TPO	60 mil TPO	60 mil TPO
ROOF INSULATION	R-30 (R-25 alternate)	R-30 (R-25 alternate)	R-30 (R-25 alternate)	R-30 (R-25 alternate)
ROOF WARRANTY	20 Year NDL Warranty	20 Year NDL Warranty	20 Year NDL Warranty	20 Year NDL Warranty

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4
BUILDING				
LIGHTING	LED at 30FC @ 36" AFF on open warehouse with min 15' whips	LED at 30FC @ 36" AFF on open warehouse with min 15' whips	LED at 30FC @ 36" AFF on open warehouse with min 15' whips	LED at 30FC @ 36" AFF on open warehouse with min 15' whips
POWER	4,000-Amp (Expandable to 6,000+-Amp) 480/277V 3-Phase	3,000-Amp 480/277V 3-Phase	3,000-Amp 480/277V 3-Phase	3,000-Amp 480/277V 3-Phase
FIRE PROTECTION	ESFR (With Electric Fire Pump)			
UTILITY PROVIDERS				
SEWER	Frederick County	Frederick County	Frederick County	Frederick County
WATER	City of Frederick	City of Frederick	City of Frederick	City of Frederick
POWER	First Energy/Potomac Edison	First Energy/Potomac Edison	First Energy/Potomac Edison	First Energy/Potomac Edison
GAS	Washington Gas	Washington Gas	Washington Gas	Washington Gas
TELECOM	Comcast or Verizon	Comcast or Verizon	Comcast or Verizon	Comcast or Verizon



ZONING SUMMARY

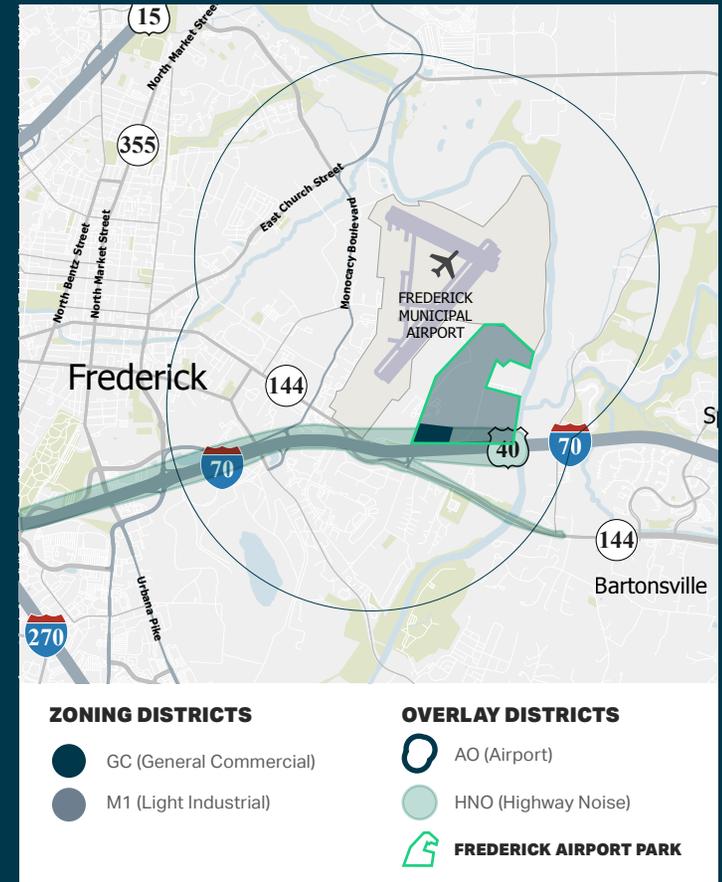
M1 | Light Industrial

The M1 district is intended to provide for offices and those industrial activities which do not require special measures to control odor, dust or noise and which do not involve hazardous materials and whose environmental impacts are contained within the property limits. Residential uses are not appropriate for this zone.

AO | Airport Overlay

The Airport Overlay District is to regulate and restrict the height of structures, objects, or natural growth, regulate the locations of noise sensitive uses, and otherwise regulate the use of property in the vicinity of Frederick Municipal Airport (FDK) by creating the appropriate zones and establishing the boundaries thereof; providing for changes in the restrictions and boundaries of such zones; defining certain terms used herein; providing for enforcement; and establishing penalties.

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