

MORGANTOWN

12620 CRAIN HIGHWAY, NEWBURG, MD 20664

INCLUDES 1,100 MW OF INTERCONNECTION RIGHTS

**334 ACRE
RETIRED POWER GENERATING FACILITY**

**WATERFRONT INTERMODAL, HEAVY
INDUSTRIAL DEVELOPMENT OPPORTUNITY**

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THE OPPORTUNITY



Cushman & Wakefield, as exclusive advisor, is pleased to offer the fee simple interest in a 334-acre heavy industrial, intermodal redevelopment opportunity in southern Maryland. **The Morgantown Generating Station** (the “Property”) sits along the eastern edge of the Potomac River, just south of the new Route 301 bridge (Henry Nice Bridge). The site is ideal for heavy industrial or alternative energy users who can benefit from the existing CSX rail line, waterfront port access, and adjacent Potomac Electric Power Company (“PEPCO”) switchyard.

The site formerly served as a coal-fired power generating facility that ceased operations in June 2022. The Property is being sold as-is where-is.



PROPERTY HIGHLIGHTS

SOLD WITH INTERCONNECTION RIGHTS

BATTERY STORAGE, ALTERNATIVE AND RENEWAL ENERGY USES POSSIBLE

NEAR WASHINGTON, D.C. METRO AREA

- The Property is approx. 38 miles south of Washington D.C., one of the largest metro areas on the Eastern Seaboard.
- The Washington-Arlington-Alexandria, DC-VA-MD-WV MSA was ranked the 5th largest MSA in terms of GDP as of 2017.

RARE INTERMODAL FACILITY

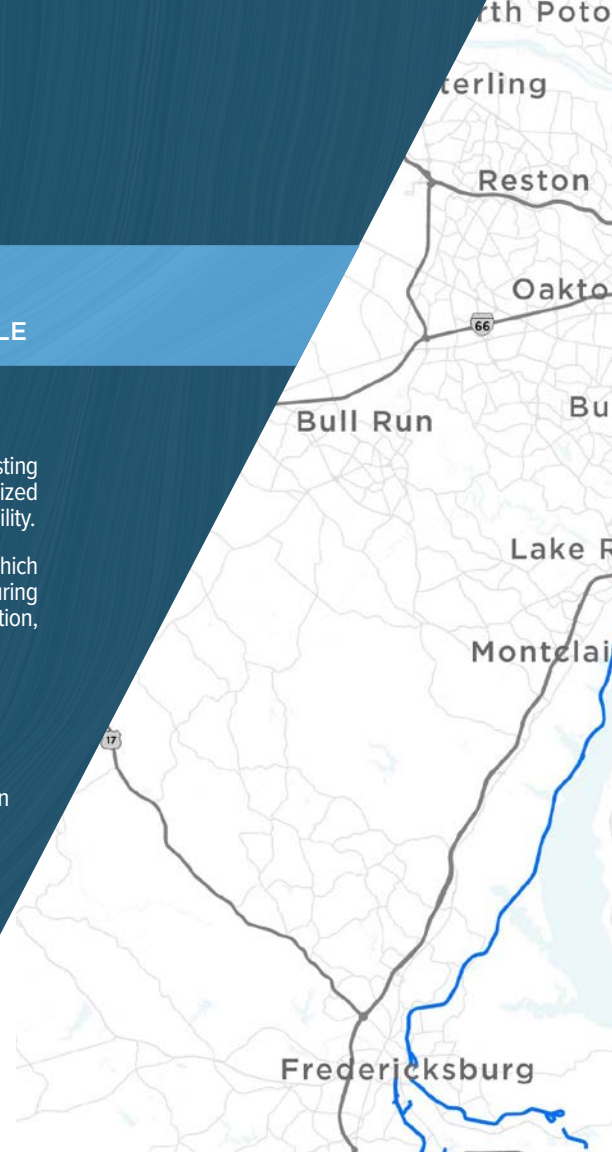
- The site is served by an existing CSX rail line that runs through Brandywine and the Greater Washington D.C. Metro area, before connecting with northern Maryland and the Mid-Atlantic.
- Located along the Potomac River, which runs north to Washington, D.C. and opens south into the Chesapeake Bay and Atlantic Ocean. Dock access is provided by an existing fuel and coal / bulk material terminal.
- The site is situated along the southern edge of Highway-301 (Crain Highway).

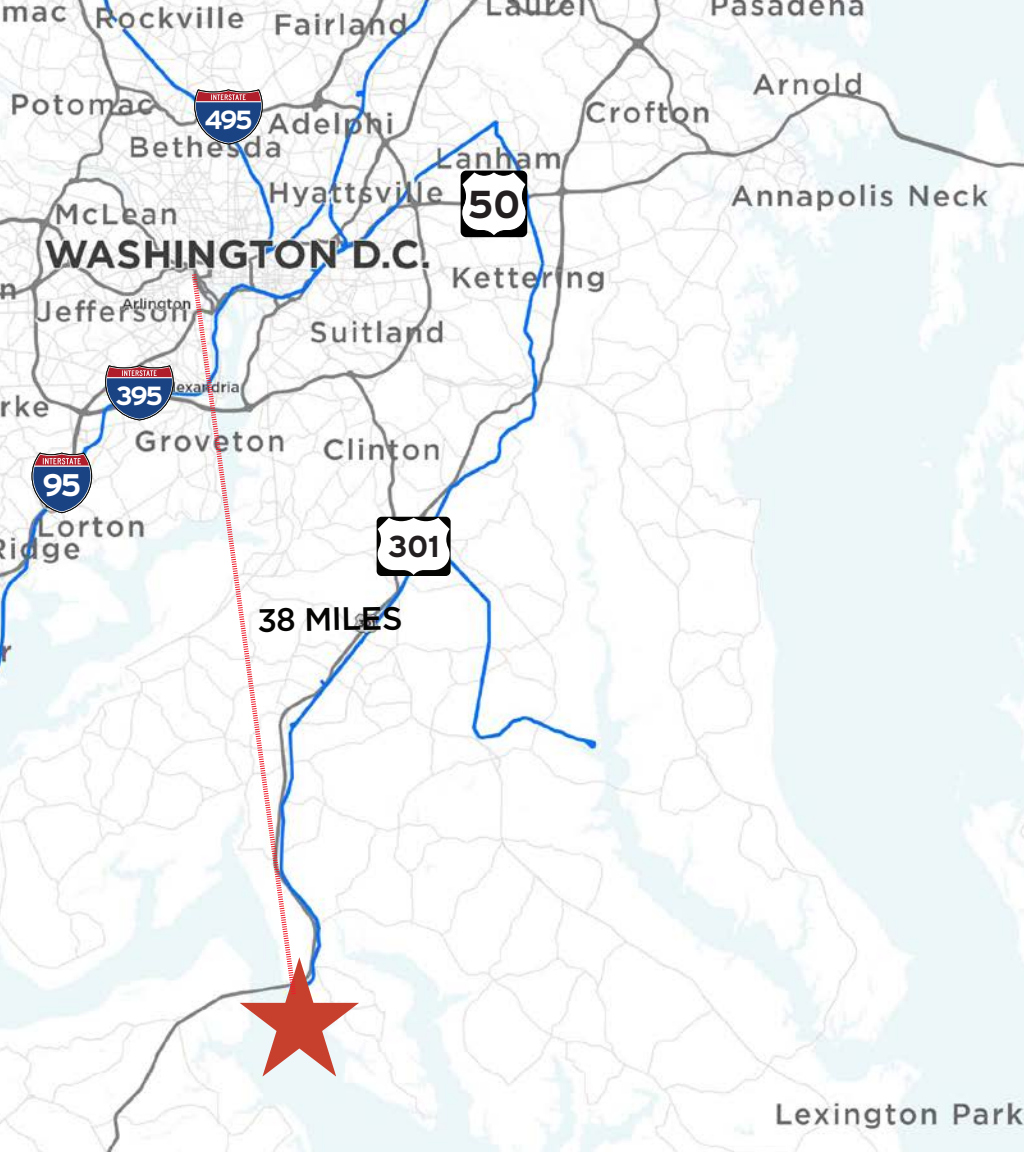
IDEAL FOR HEAVY INDUSTRIAL USES

- The site is currently improved with existing heavy industrial infrastructure that was utilized to operate a coal-fired power generating facility.
- The site is zoned IH ("Heavy Industrial"), which permits uses such as: light/heavy manufacturing and production, freight movement, distribution, and storage facility, among others.

POWER INFRASTRUCTURE

- Connectivity with an adjacent PEPCO switchyard with potential PJM Interconnection for battery storage and solar.
- Alternative and renewable energy uses possible.





OVERVIEW

Address	12620 Crain Highway, Newburg, MD 20664
County	Charles County
Property Description	Former 1,244 MW coal-fired power generating station that ceased operations in June 2022.
Access	The site can be accessed by exiting Crain Highway from the south. Rail access is provided by an existing CSX rail line, and waterfront access is provided by the Potomac River via tug and barge.
Land Size	334 Acres
Parcel #s	#0905017556
Utilities	Public water and sewer are not currently available on the site.
Zoning	IH ("Heavy Industrial")



CRAIN HIGHWAY
(U.S. ROUTE 301)
VARIABLE WIDTH PUBLIC ROW
SHA PLATS 24840-24845

FUEL TANKS

**FORMER COAL PILE
(NOW CLEANED)**

POWER PLANT BUILDING

BARGE PIER

FUEL BULKHEAD

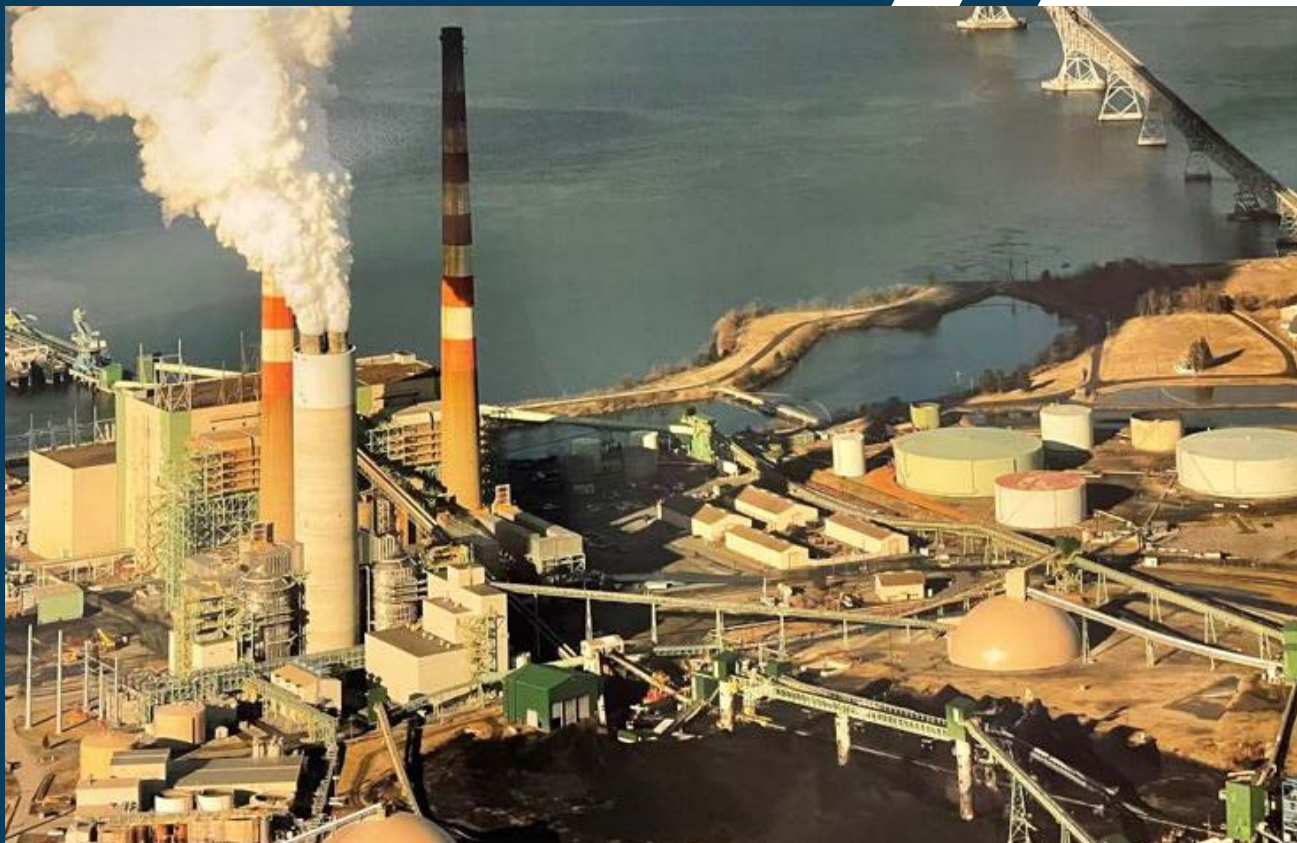
CSX RAIL LINE

PEPCO SWITCHYARD (NAP)

**POTENTIAL ADD-ON
(9.5 ACRES WITH EXISTING CTUS)**



GORDON A. & BRIDGET M. O'NEILL
L 301 F-1
TM62 P12
ZONED TH



PERMITTED USES

Summary of Permitted Uses with No Conditions:

- Electric power, gas transmission, and telecommunications buildings and structures not associated with a tower;
- Industrial manufacturing and warehouse buildings >10,000 SF per parcel
- Chemical, or general farming, truck gardens, cultivation of field crops, or nurseries;
- Fertilizer storage or bulk storage;
- Commercial assembly and repair of all equipment normally used in agriculture;
- Petroleum storage (limited);
- Forestry and Greenhouse operations;
- Marine terminal;
- Trade or vocational schools/ Churches, libraries, museums;
- Emergency services and public utilities;
- Satellite stations;
- Crematorium;
- Bus & Train Station;
- Concrete mixing;
- Manufacturing & Processing;
- Storage;
- Research facilities and labs;

[Link to all permitted uses](#)





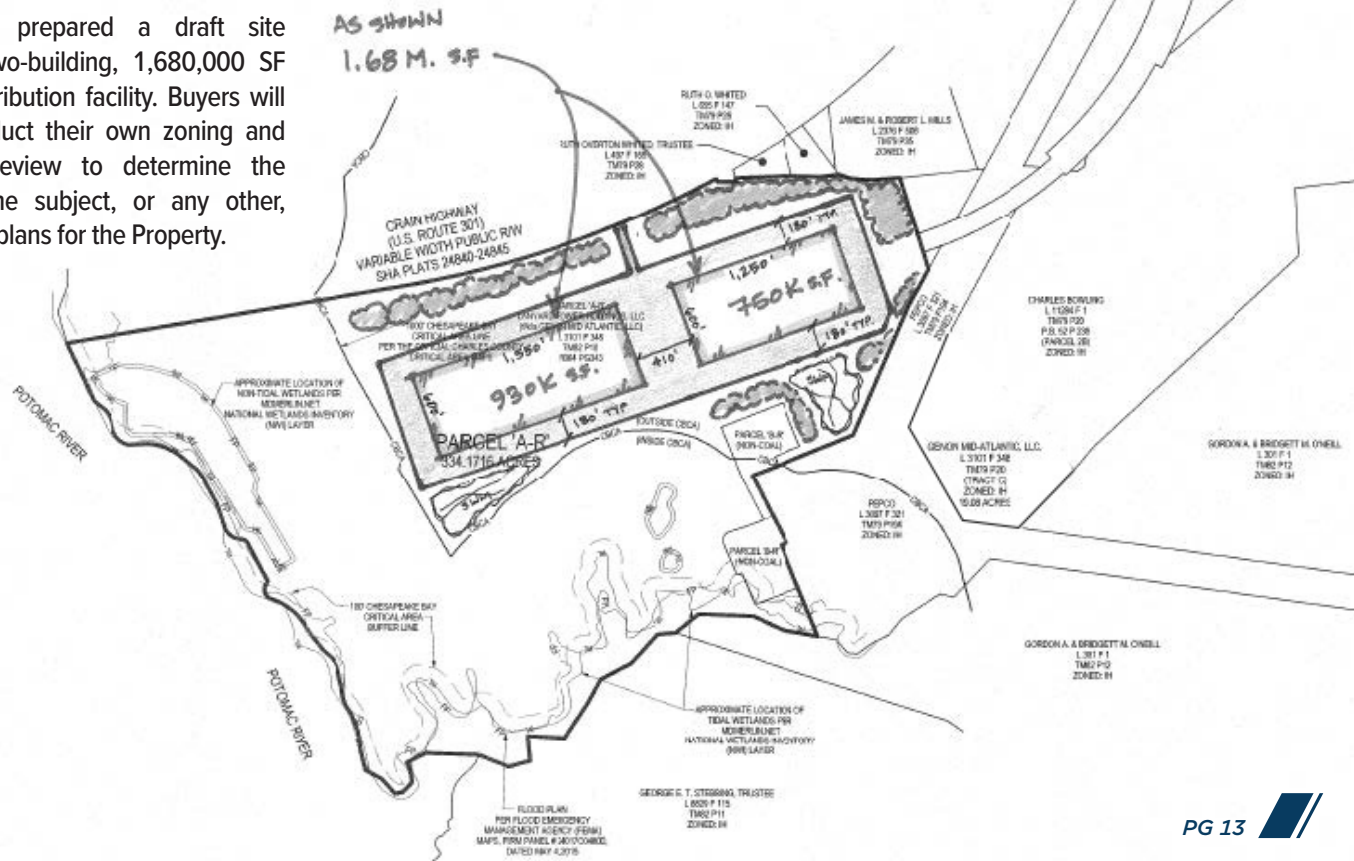
ZONING OVERVIEW

The Charles County Heavy Industrial (“IH”) zone provides appropriate locations for larger scale or intensive processing which may generating substantially more impact on surrounding properties than intended in the General Industrial Zone.



Zone	Heavy Industrial
Allowable Uses	Marine terminal, manufacturing buildings >10,000 SF, warehouse storage, electric power, gas transmission, and telecommunications buildings and structures not associated with a tower, research facilities and laboratories, among others
Density Limit	Maximum FAR of 0.5
Height Limit	50'
Overlays	Intense Development Zone Overlay of the Chesapeake Bay Critical Area (“CBCA”) – Impacts approx. 180 Acres of the Property

Soltész, Inc. prepared a draft site plan for a two-building, 1,680,000 SF industrial distribution facility. Buyers will need to conduct their own zoning and entitlement review to determine the viability of the subject, or any other, development plans for the Property.



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Environmental Sciences





TRANSACTION GUIDELINES

The Morgantown Generating Station is being offered for sale exclusively by Cushman & Wakefield. Seller will select a buyer in its sole and absolute discretion based on a variety of factors including, but not limited to:

- Purchase Price
- Financial strength of the Buyer
- Experience in closing similar transactions
- Ability to close in a timely fashion
- Level of due diligence completed and absence of contingencies
- Thoroughness of underwriting

Cushman & Wakefield will be available to assist prospective buyers to arrange an on-site inspection and to answer any questions related to information contained in this Offering Memorandum.

All offers must be in writing and include the following:

- Purchase price
- The source of purchaser's capital (including any financing)
- The amount of earnest money deposit
- An outline of the proposed schedule for due diligence and closing
- A description of any physical or environmental assumptions which impact the price being offered
- A list of contingencies, including committee approvals, required to close the transaction



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