TRADEPOINT ATLANTIC

MODERN INDUSTRIAL REVIVAL

Urban Land Institute

2026

A MODERN INDUSTRIAL REVIVAL

- Demolished 17 million square feet of old industrial complex
- Developed and leased 18 million sf. of distribution, warehousing & industrial facilities since 2014
- Environmental remediation continues and is on track
- Modernized deep water port facilities, including a joint venture with TiL to invest over a billion dollars in a new container terminal
- Over $6 billion of private investment to date
- 55+ world-class tenants and growing
- Over 15,000 new, permanent jobs and counting
- 22,500 people visit the site daily to work or do business





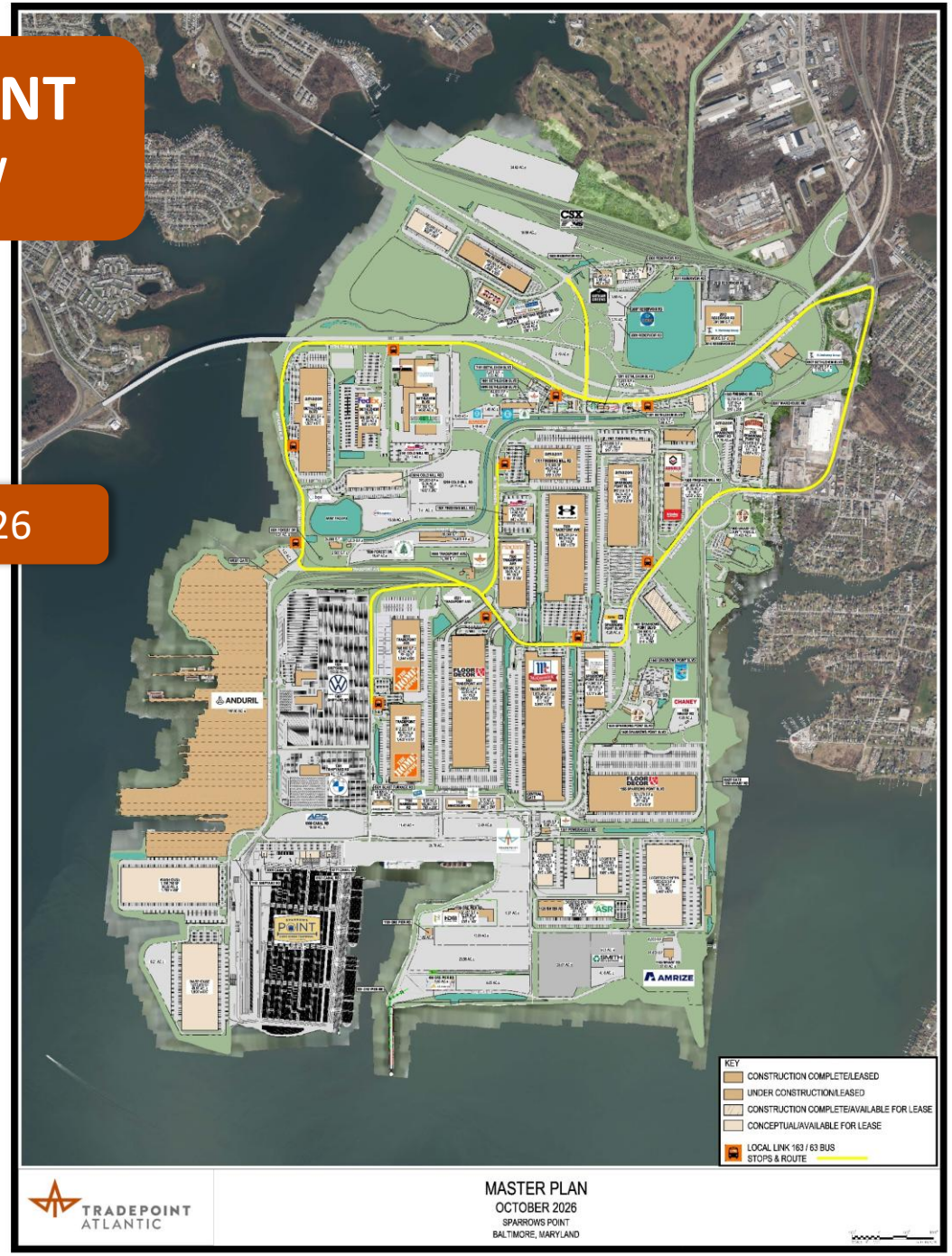




SPARROWS POINT
THEN & NOW



1995



2026

MCLAREN – NOW OPEN



New 50,000 square-foot vehicle processing facility. Will use cutting-edge-technology to inspect, customize, and prepare the supercars destined for their 26 dealerships across the United States. First U.S. facility!

ST. MARYS CEMENT – NOW OPEN





- 3.5-acre bulk cement Import and storage facility
- Supports development and infrastructure projects in the Mid-Atlantic
- Now Open!

st marys cement

JD FIELDS HDM Spiralweld Mill – CURRENT PROJECT

Steel Fabrication Returns to Sparrows Point



- 200,000 square-foot pile fabrication center
- Converts international and domestic steel plates and coils into specialized structural steel to support infrastructure throughout the United States.
- Construction complete - fall/winter 2026.

ANDURIL – ARSENAL-2

Defense Manufacturing & Shipbuilding Return to Sparrows Point



Sparrows Point Container Terminal

This proposed 330-acre redevelopment project within Sparrows Point is a joint venture between Tradepoint Atlantic and Terminal Investment Limited (TiL) represents a major growth opportunity for the State and Baltimore region.

8,000 JOBS

$1.1 Billion Private Investment

330 ACRES
Redevelopment Project

168 ACRES
New Container Terminal

162 ACRES
Additional Support Facilities

Baltimore becomes a **top tier port** on East Coast – **From 6th to 3rd**



msc TiL TRADEPOINT ATLANTIC

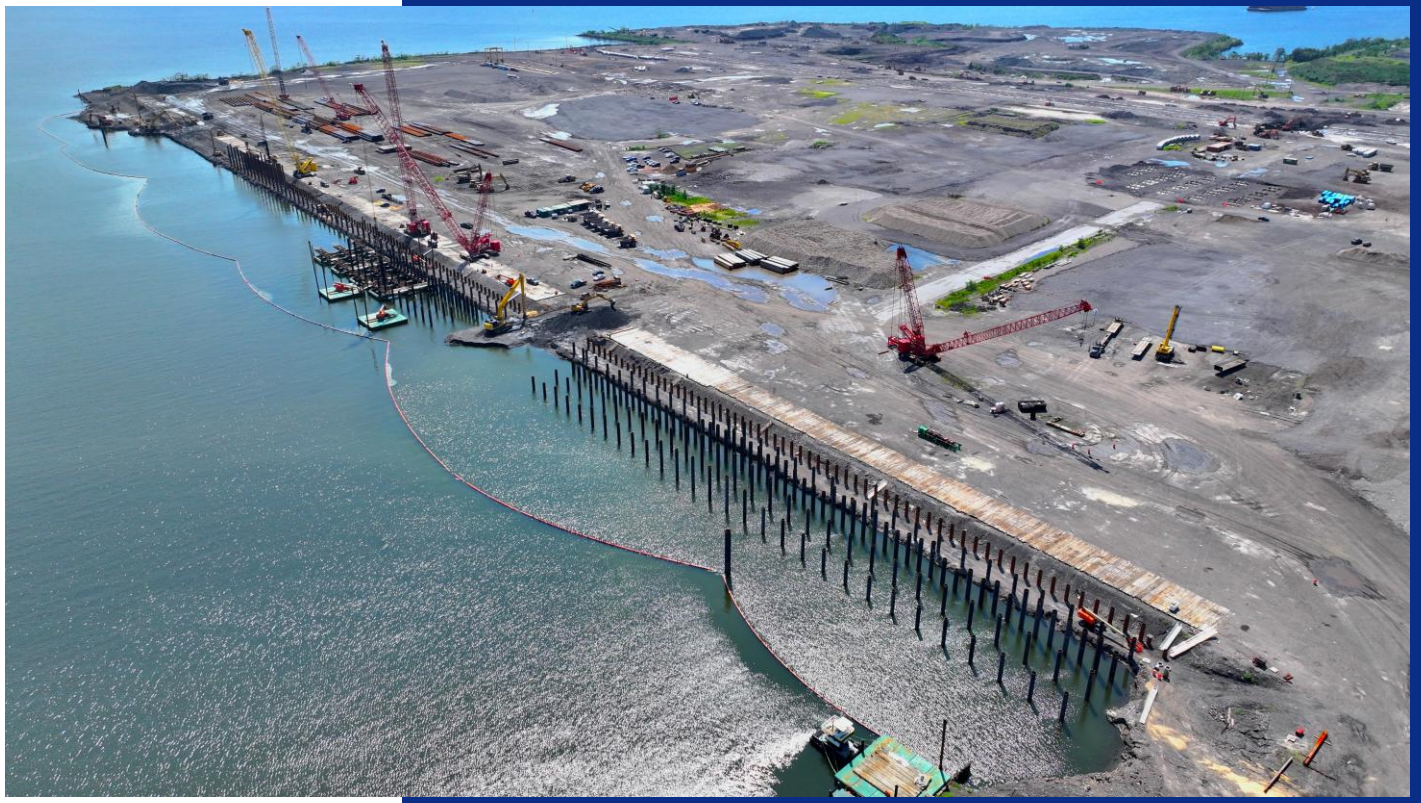
CONSTRUCTION PROGRESS

Landside
- Utilities in progress; sanitary sewer, storm drainage and water line
- Grading and foundations underway

DMCF
- Most of the fill work is complete
- MDE/NPDES Hearing – December 3, 2026, at Sollers Point Multi-Purpose Center at 6:00 p.m.

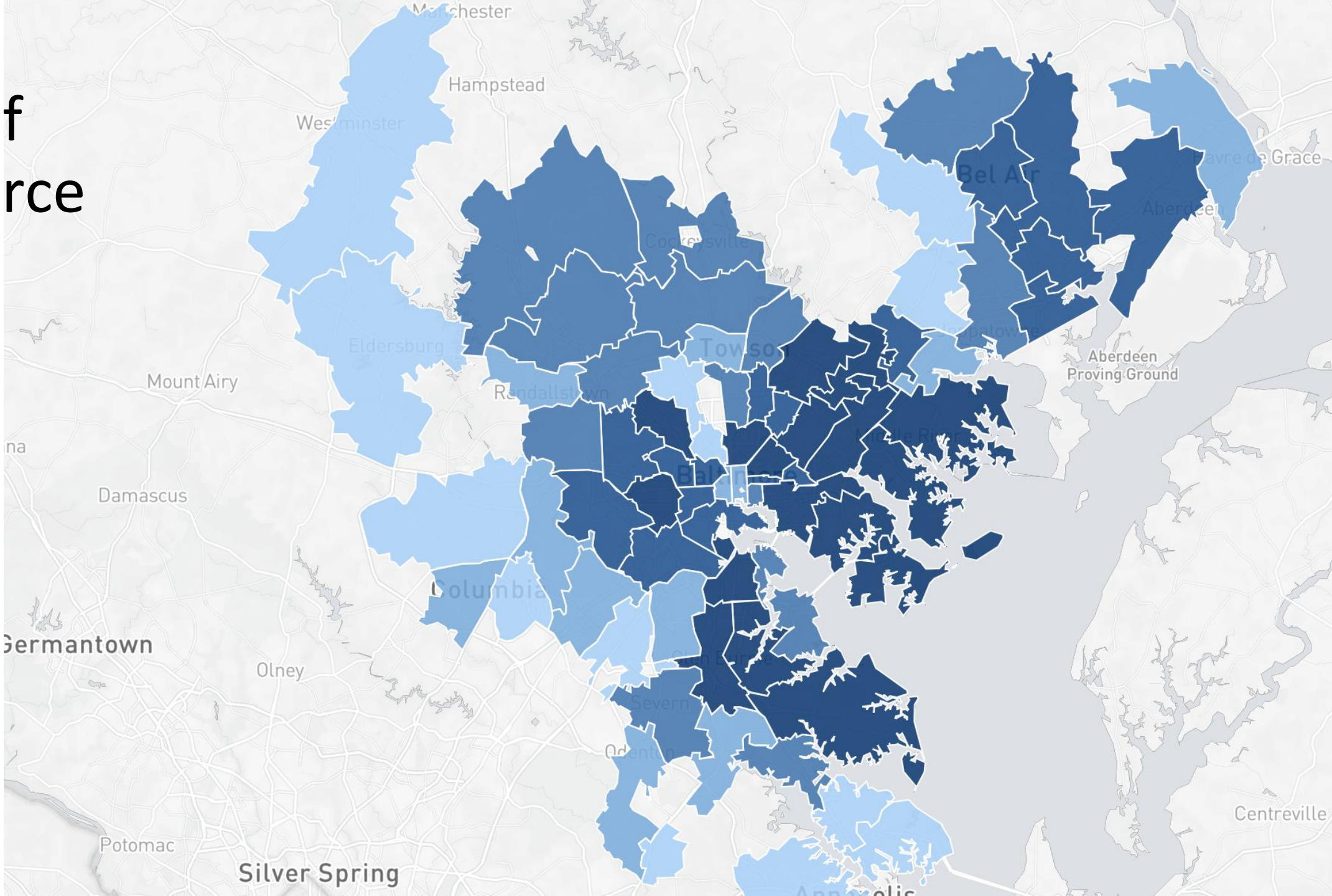
Wharf
- 529 piles installed out of 1,500
- Wharf deck started
- Slag reclamation almost complete, approximately 300k CY reclaimed

Dredging
- Season 2 is underway
- Anticipating approximately 2M CY



1st Berth Open – Q1 2029

2026 Share of Workforce



TAKE AWAYS

- A Modern Industrial Revival in Baltimore – A Reinvention!
- Growth and investment in region's maritime, manufacturing, transportation, distribution and logistics sector
- Sustainable redevelopment model supports continued future generational growth

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UPCOMING EVENTS

December 1
Star of Bethlehem Steel Lighting Event – 5:00 p.m.

tradepointatlantic.com