

EXCLUSIVE OFFERING FROM CPG REALTY

Mason Dixon Logistics Park

EMMITSBURG, MARYLAND

Warehouse / Distribution Development Opportunity

PROPERTY ADDRESS:

10354 Harney Road, Emmitsburg, MD 21727

STRATEGIC LOCATION:

Located 20 minutes north of the City of Frederick in northern Frederick County, Maryland. The Property has over 3,600 feet of frontage on US-15 with superb visibility and exposure.

PROPERTY SIZE & IMPROVEMENTS

The property is 187.43 acres of land bordering a US highway and an Interchange with a State Highway. The property is mostly level with a slightly rolling topography in certain areas. The property is served by public water and sewer.

ZONING

The Property is zoned General Commercial (B-2) and Conservation-Recreation (C-R). It is our belief that the property can be rezoned to accommodate Industrial and Commercial Development. A Concept Plan with 4 large parcels is on Page 4. Lot 2 is sized adequately for a 1 million sf distribution center.

TRAFFIC COUNTS:

US-15 averages over 20,000 vehicles per day and serves as a main traffic artery between the City of Frederick and Pennsylvania. MD-140 has approximately 5,000 vehicles per day east of US-15 and that number will increase once Rutter's opens for business.



6405 Kirby Road
Bethesda, Maryland 20817
www.cpgrealtydc.com

Andrew Brown
(301) 524-9362
abrown@cohnpropertygroup.com

Mychael Cohn
(301) 523-7191
mcohn@cohnpropertygroup.com

Aaron Lebovitz
(703) 576-7806
alebovitz@cohnpropertygroup.com



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BUSINESS TERMS

SALES PRICE.....	CONTACT CPG REALTY FOR GUIDANCE
STUDY PERIOD	60 DAYS
SETTLEMENT	NEGOTIABLE
SELLING ENTITY	SPT LAND, LLC

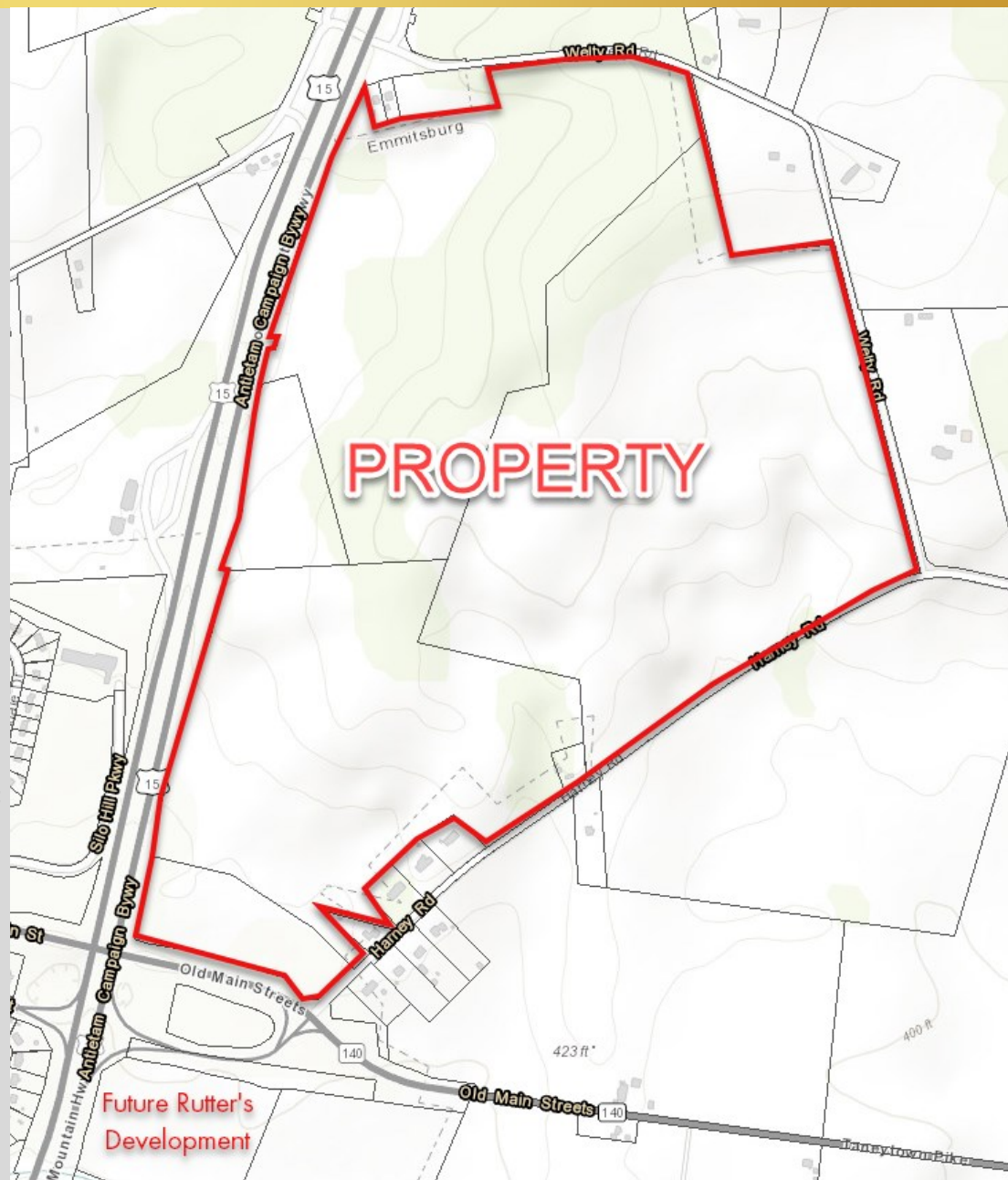
CPG Realty, LLC ("CPG"), as exclusive representative, is pleased to offer for your consideration to purchase individual proposed Lots at the Mason Dixon Logistics Center, a planned industrial and commercial development in north Frederick County at the US Route 15 and Maryland 140 interchange within the municipal limits of Emmitsburg, Maryland ("Property"). The Property is 187.43 acres of land and is served by public water and sewer. Natural gas is available in Emmitsburg as well.

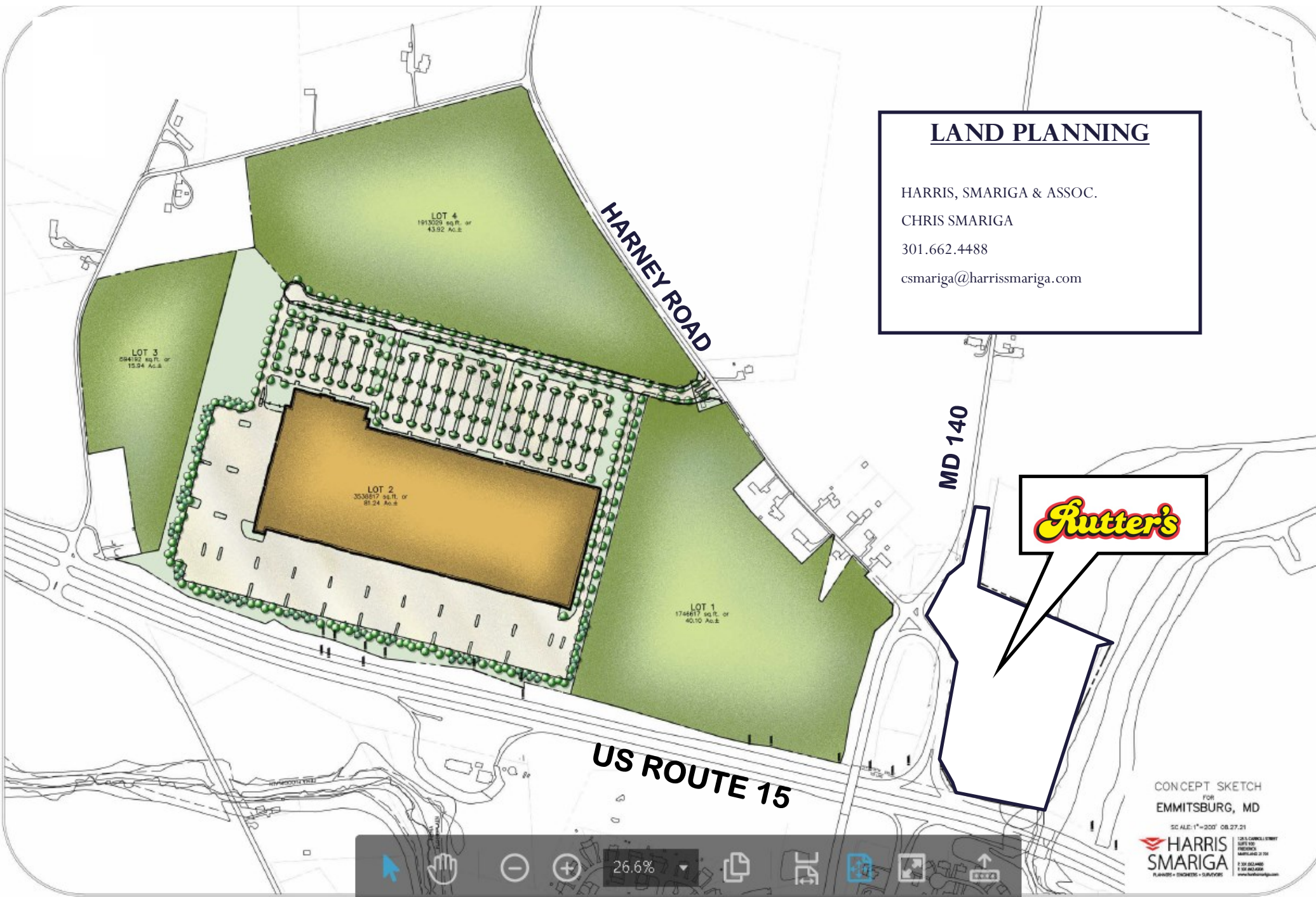
The property is zoned General Commercial (B-2) and Conservation-Recreation (C-R), and it is our belief that the property can be rezoned to accommodate industrial and commercial development. A Concept Plan on page 4 has been created by Harris, Smariga & Assoc., that shows 4 large proposed lots suitable for warehouse distribution development. Lot 2 shows a proposed 1 million square foot distribution center with adequate truck loading and parking. We anticipate that a rezoning will take 3–4 months and it will take an additional 12 months to entitle and engineer the property.

A 13 acre parcel south of the US-15 and MD-140 was sold by the Seller to Rutters who is starting development for an 8,380 SF store, seven gasoline fuel islands, five diesel fuel bays, truck scale, 28 short-term tractor-trailer parking spots, and 59 regular parking spots. Rutter's will stub a public water and sewer line to the MD 140 right-of-way as part of their construction adequate for the proposed development.

The Property is poised for development with outstanding visibility and exposure with over 3,600 feet of frontage on US-15. Mason Dixon Commerce Center is approximately 18 miles from the City of Frederick and 10 miles from Gettysburg, PA.

Emmitsburg is the home of Mount St. Mary's University, the National Emergency Training Center, which includes the National Fire Academy and the National Fallen Firefighters Memorial.





LAND PLANNING

HARRIS, SMARIGA & ASSOC.

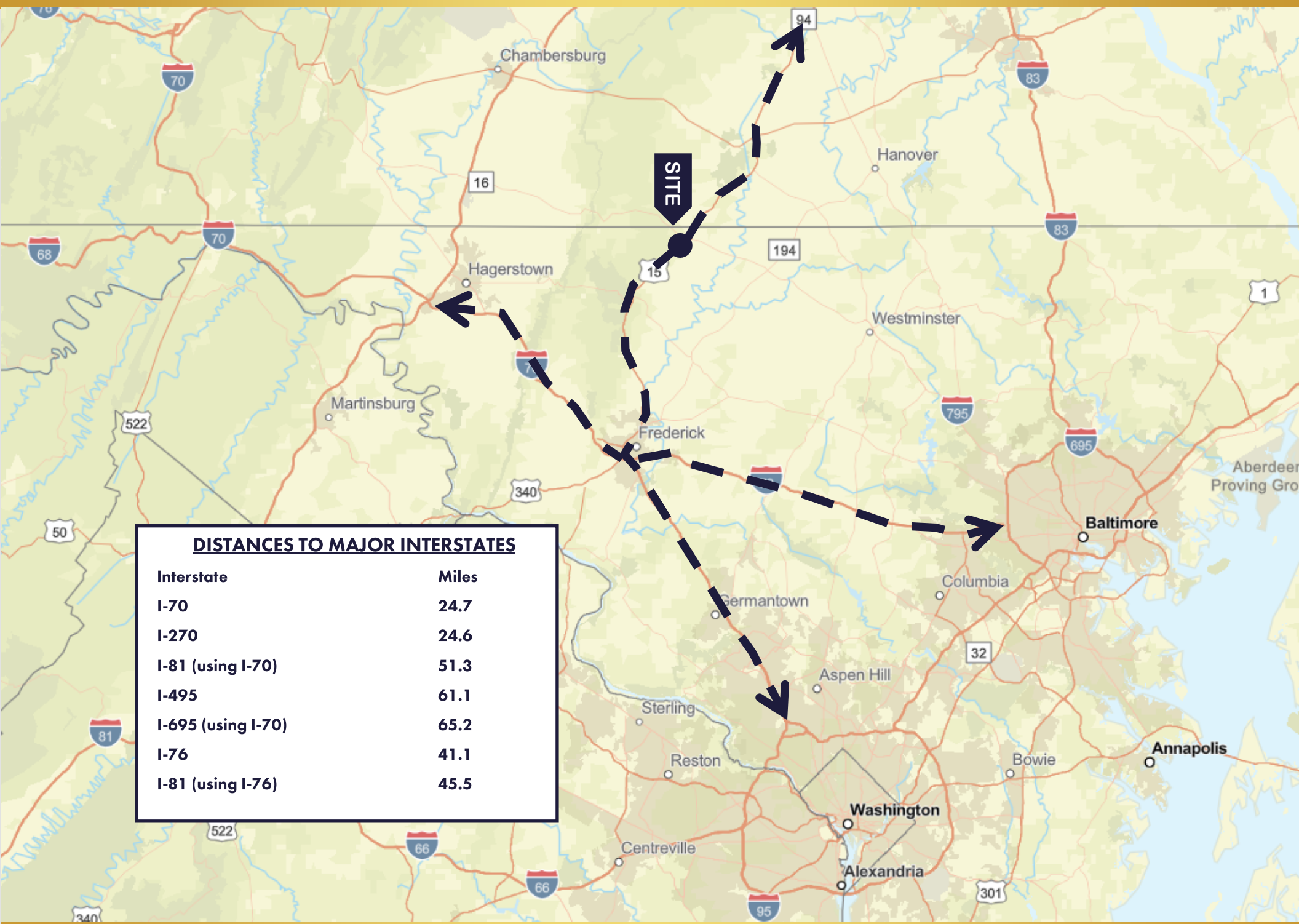
CHRIS SMARIGA

301.662.4488

csmariga@harrissmariga.com

Location Highlights

Mason Dixon Logistics Park | Emmitsburg, MD | Warehouse/Distribution Development Opportunity



Location Highlights

Mason Dixon Logistics Park | Emmitsburg, MD | Warehouse/Distribution Development Opportunity

Maryland Transload Logistics, LLC, (MTL) operates a 7 acre transloading facility in Thurmont, Maryland, about 7 miles south of the Property. The facility operates on the Maryland Midland Railway (MMID), a subsidiary of Genesee & Wyoming, Inc. The facility is the first transloading facility in Frederick County. The Maryland Department of Commerce has dubbed the facility as "Maryland's New Inland Port."

MTL is a rail to truck reloading/transload facility which handles mostly construction materials, bulk products and household items. MTL serves Maryland, Pennsylvania, Virginia, West Virginia, New Jersey, Delaware, and even further north.



Maryland Transload Logistics

Contact:

Eric Welch

Eric@mdtransload.com

www.mdtransload.com



FREDERICK COUNTY, MD

POPULATION	259,574
SIZE (square miles)	664
# of BUSINESSES	6,500+
WORKERS	106,415
TOTAL HOUSEHOLDS	92,526

INCENTIVES

- FAST TRACK PERMITTING
- TAX INCREMENT FINANCING (TIF)
- MARYLAND INDUSTRIAL DEVELOPMENT FINANCING AUTHORITY
- ADVANTAGE MARYLAND

SKILLED WORK FORCE

- 40.6% of Frederick County's population age 25 years+ has a bachelors degree or higher
- Maryland ranks 3rd in the Country for its high percentage of professional and technical workers in the workforce.
- Located a few miles from Mount St Mary's, a 4 year private College with 1,700+ undergraduate students

MAJOR EMPLOYERS

FORT DETRICK	9,657
FREDERICK COUNTY SCHOOLS	5,856
FREDERICK MEMORIAL HEALTH	2,618
LEIDOS	2,277





Emmitsburg Community

Emmitsburg is a small incorporated town just south of the Mason-Dixon line in northern Frederick County, MD. Founded in 1785, the town is rich in history and has a charming downtown area pictured in the upper left photograph.

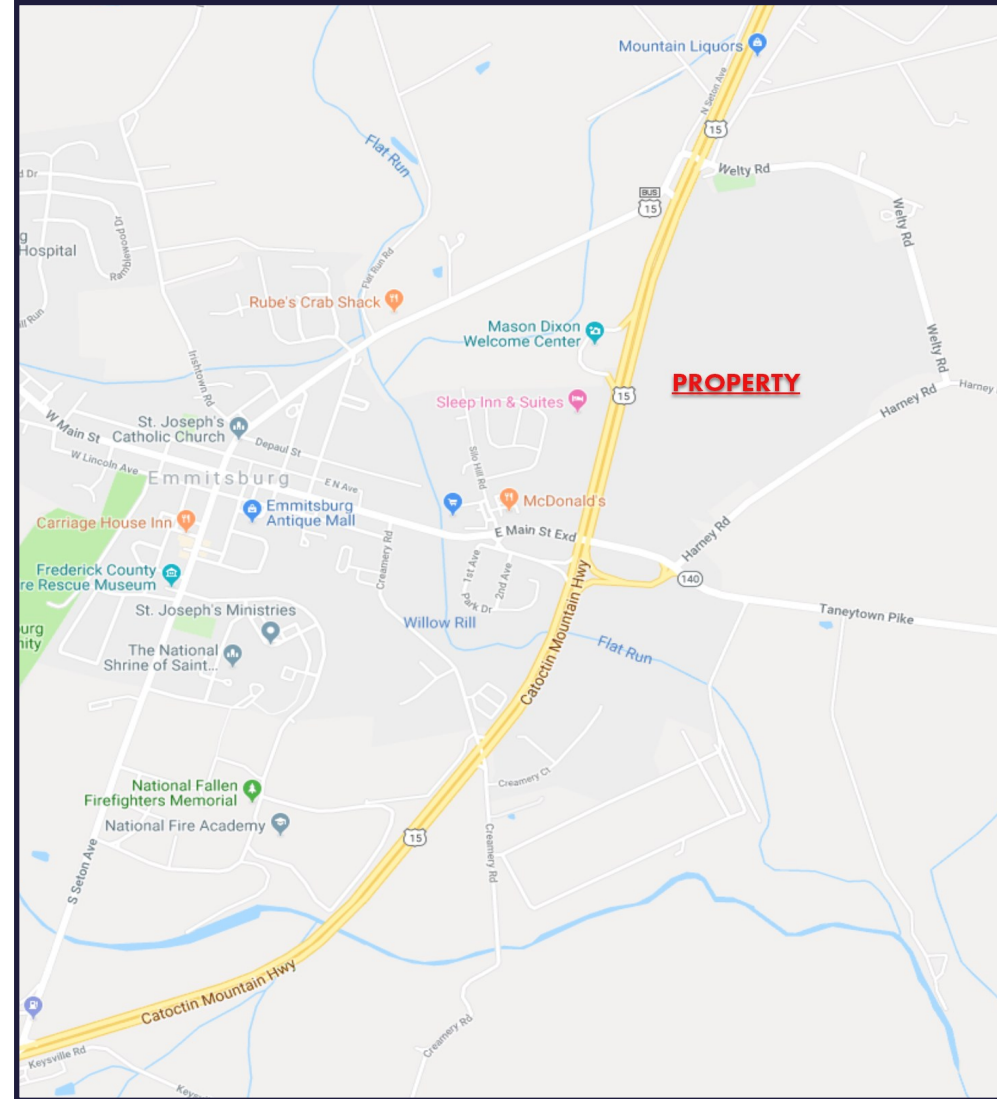
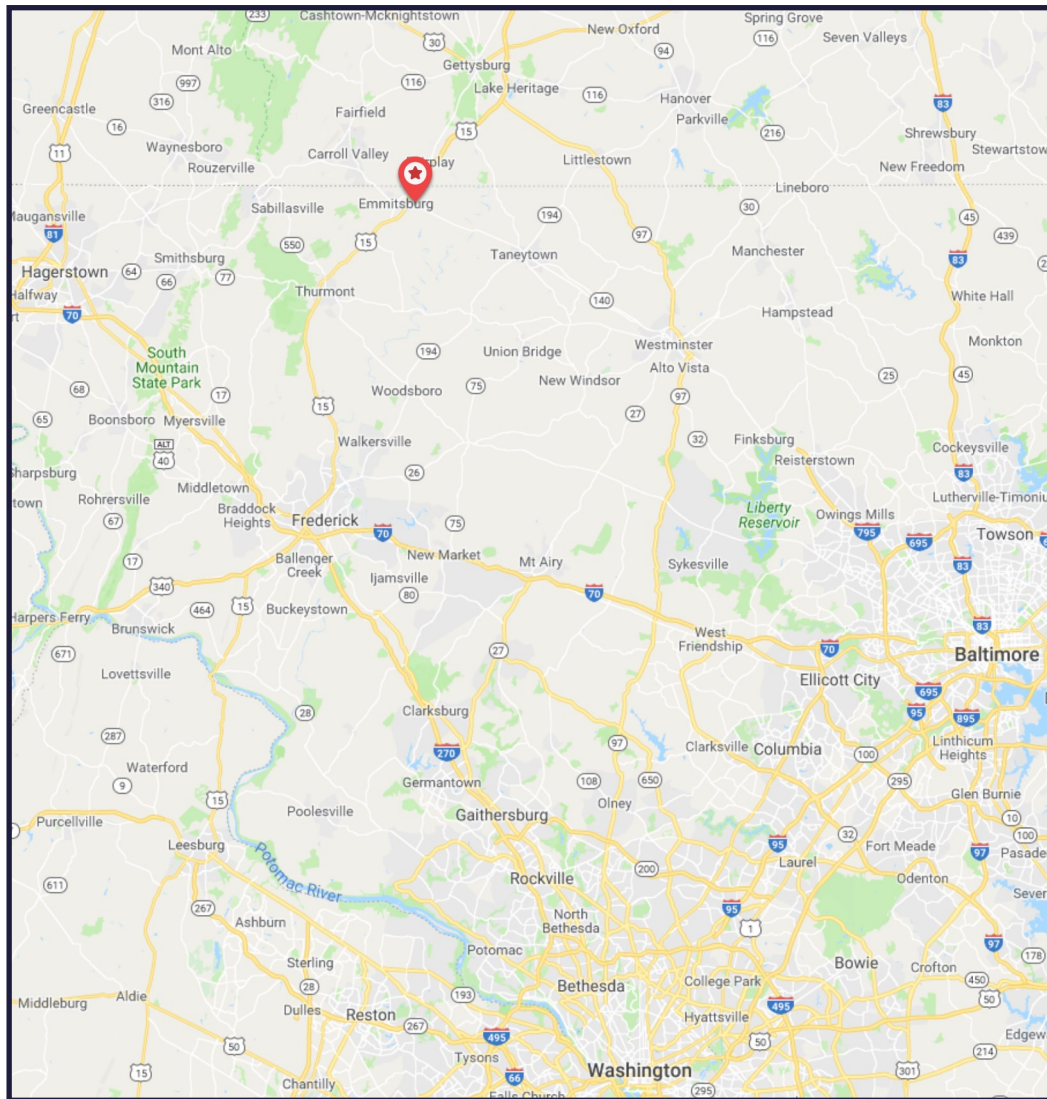
Mount St. Mary's University, pictured above, is also nearby on a sprawling 1,400 acre campus with roughly 1,700 undergraduate students. The Mount is a NCAA Division 1 school and is one of the oldest Catholic Universities in the Country.

Emmitsburg is home to both the FEMA National Emergency Training Center and National Fire Academy (pictured left), where people travel to from all over the world to learn and study emergency response tactics and training.



AERIAL PHOTO





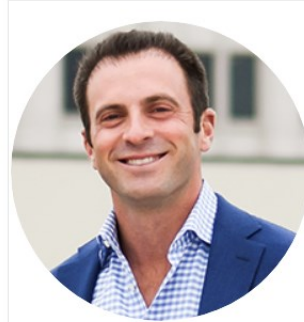
ADDITIONAL INFORMATION

A Due Diligence Folder has been created for your reference. Click on the Dropbox.com link below to access the Due Diligence Documents.

MASON DIXON LOGISTICS PARK

DUE DILIGENCE FOLDER LINK

- Concept Plan
- Survey
- Drone Photos
- Grading Plan

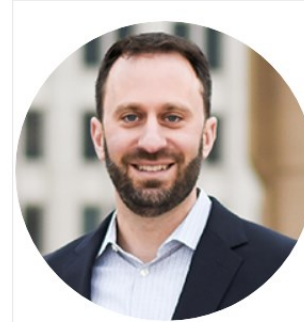


MYCHAEAL COHN

Principal Broker

(240) 760-1035

mcohn@cohnpropertygroup.com



AARON LEBOVITZ

Vice President

(703) 576-7806

alebovitz@cohnpropertygroup.com



ANDREW BROWN

Vice President

(301) 524-9362

abrown@cohnpropertygroup.com

CPG REALTY IS A BOUTIQUE FULL-SERVICE REAL ESTATE FIRM WITH AN EXTENSIVE TRACK RECORD, WEALTH OF EXPERTISE ACROSS MULTIPLE PRODUCT AND PROPERTY TYPES. WITH 40+ YEARS OF COMBINED REAL ESTATE EXPERIENCE, WE HAVE SUCCESSFULLY COMPLETED OVER \$900 MILLION IN TRANSACTIONS.