LOGISTICS PARK OHIO

Northwest Ohio Intermodal Terminal

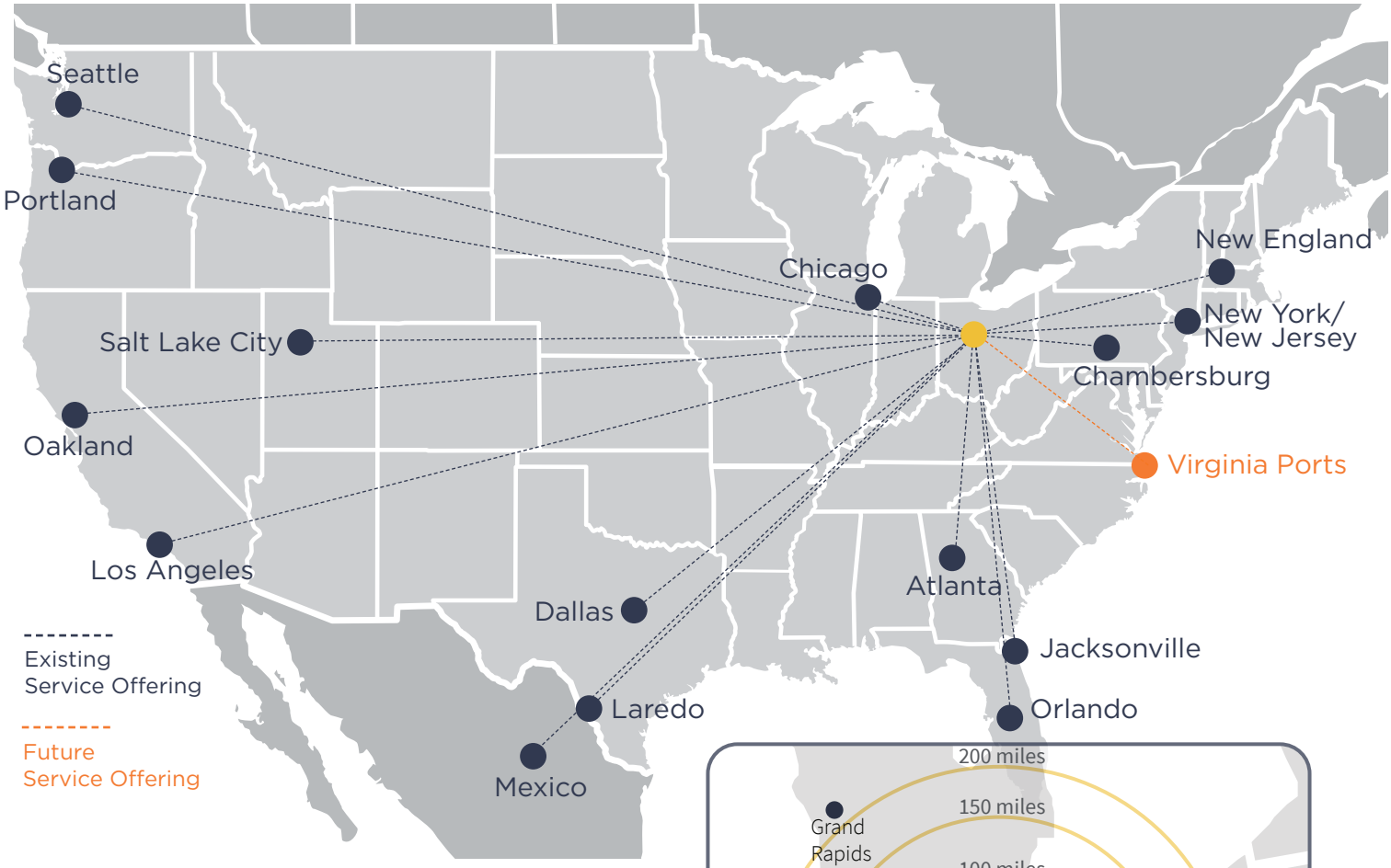
± 2,490,000 square foot
master planned logistics park

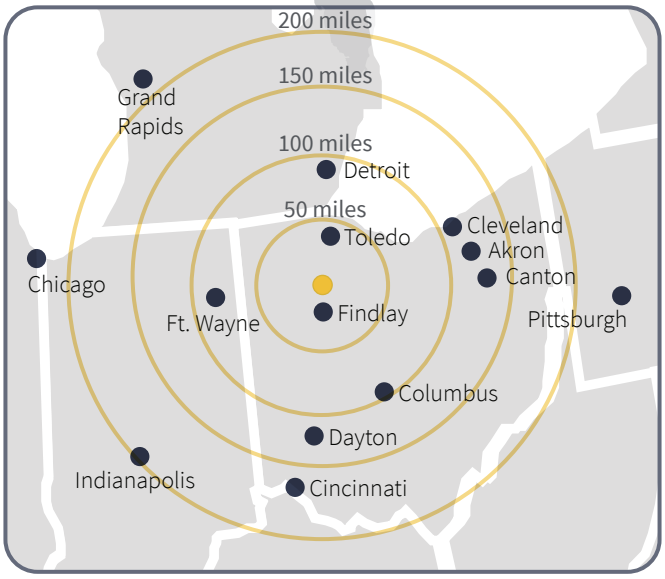
North American & Global Trade logistics solution

JLL

NorthPoint™ DEVELOPMENT

THE CSX TRANSPORTATION INTERMODAL ADVANTAGE





CSX Transportation (CSXT) is your logistics solution for North American and global trade. By diversifying with CSXT intermodal, shippers benefit from reduced transportation costs, increased access to capacity and a smaller carbon footprint.

Strategically located on CSX's mainline between Chicago and the Northeast, and just 36 miles south of Toledo, the CSXT Northwest Ohio Intermodal Terminal is perfectly positioned to reach nearly 30 million consumers within a 200-mile radius. With service from the West Coast, NY ports and additional East Coast service planned, the Northwest Ohio terminal provides shippers with connectivity from coast to coast.

Connections with western rail carriers facilitate broad service solutions for international and domestic freight to major and mid-tier markets across the U.S. Serving inland markets is easy and efficient with a new CSXT and BNSF haulage program, which provides seamless transportation for freight moving from Los Angeles into the Ohio Valley.

LEADING-EDGE INTERMODAL RAIL TERMINAL

- 500 acres in North Baltimore, Ohio
- 700,000 lift capacity to serve the local market, served by seven (7) wide-span electric cranes
- Eight (8) processing tracks, totaling 41,000 feet of track
- Three (3) in-gate and three (3) out-gate lanes, featuring driver-initiated technology to expedite turn time

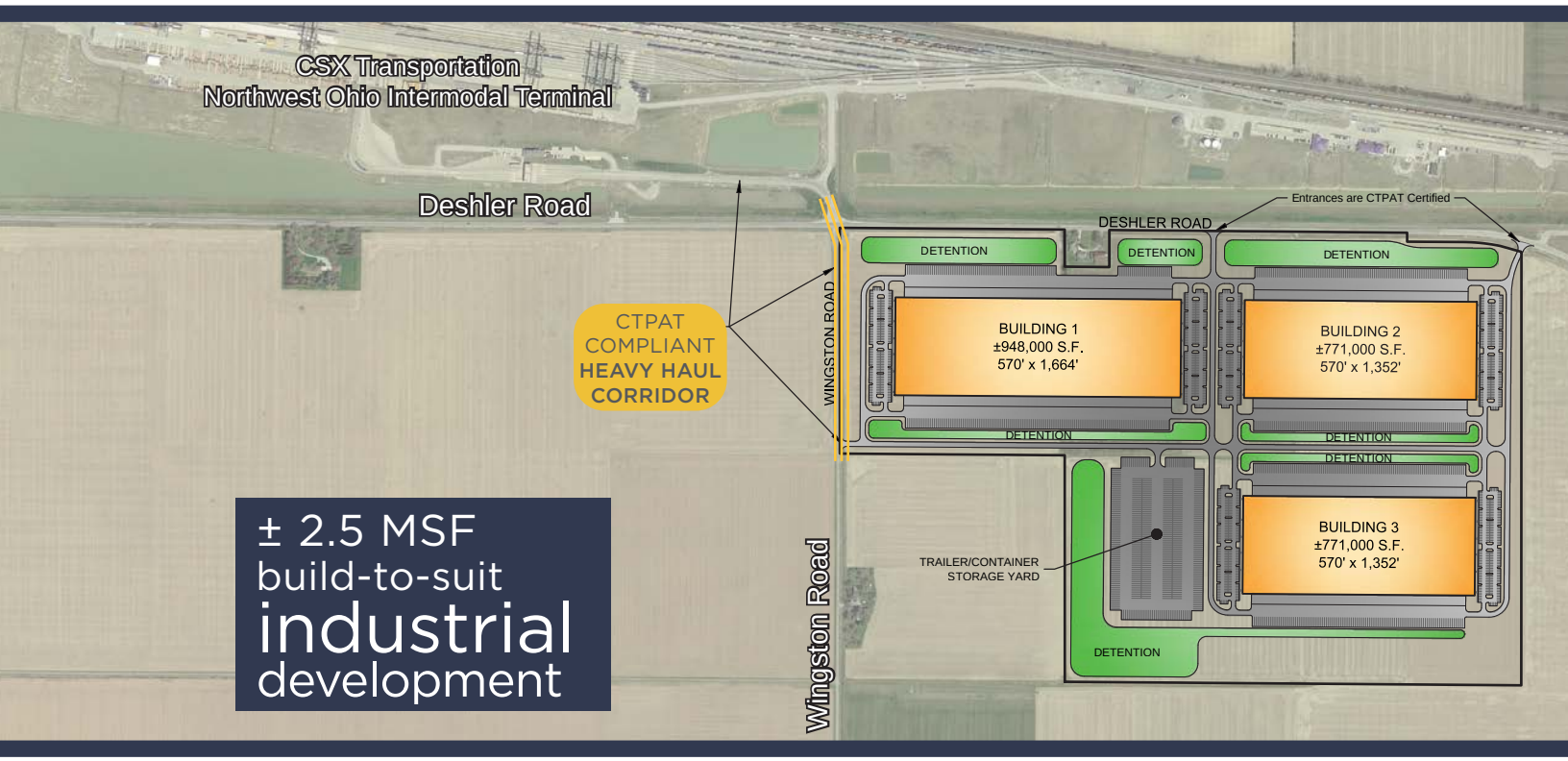
TERMINAL INNOVATION

The CSXT Northwest Ohio Terminal is one of North America's most technologically advanced and environmentally friendly intermodal terminals. Featuring leading-edge equipment and technology, the centerpieces of this state-of-the-art facility are seven zero-emission and nearly silent wide-span electric cranes. Each crane has a 46-ton capacity, allowing ultra-efficient container movement from train to truck and truck to train.

Another unique terminal feature is XGate, CSXT's custom-designed gate technology, which advances the driver experience with automated inspection portals, a mobile app and self-serve kiosks. XGate expedites in-gate, out-gate and on-terminal processing times, reducing time drivers spend at the terminal and resolving many mission issues prior to terminal arrival.

At CSXT's Northwest Ohio Terminal, crane, gate and terminal operating system technology work together to maximize efficiency and minimize driver turn time.

YOUR WAREHOUSING AND LOGISTICS SOLUTION



LOGISTICS PARK OHIO

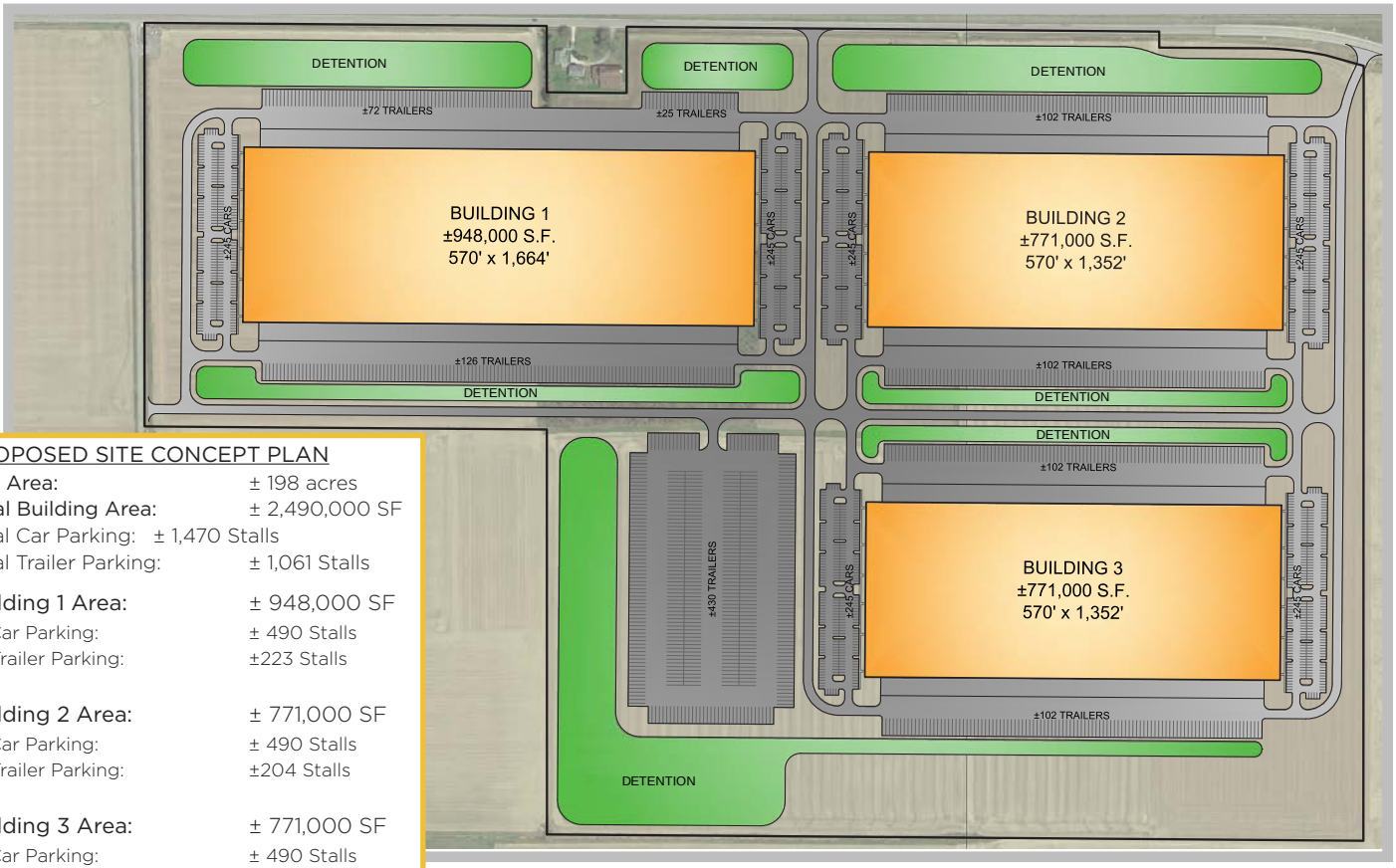
Adjacent to CSX Transportation's Northwest Ohio Intermodal Terminal, featuring coast to coast intermodal rail service and soon to be designated as an inland port.

CTPAT Compliant Heavy Haul Corridor connects the rail terminal directly to the warehouses, streamlining the customs process for faster offloading and quicker distribution.

Improve supply chain performance and efficiencies through reduced drayage and demurrage costs, as well as Foreign Trade Zone savings.

Located just three miles off I-75, with convenient truck access to local and regional markets from Chicago to Pittsburgh and Detroit to Cincinnati.

BUILD-TO-SUIT OPPORTUNITY



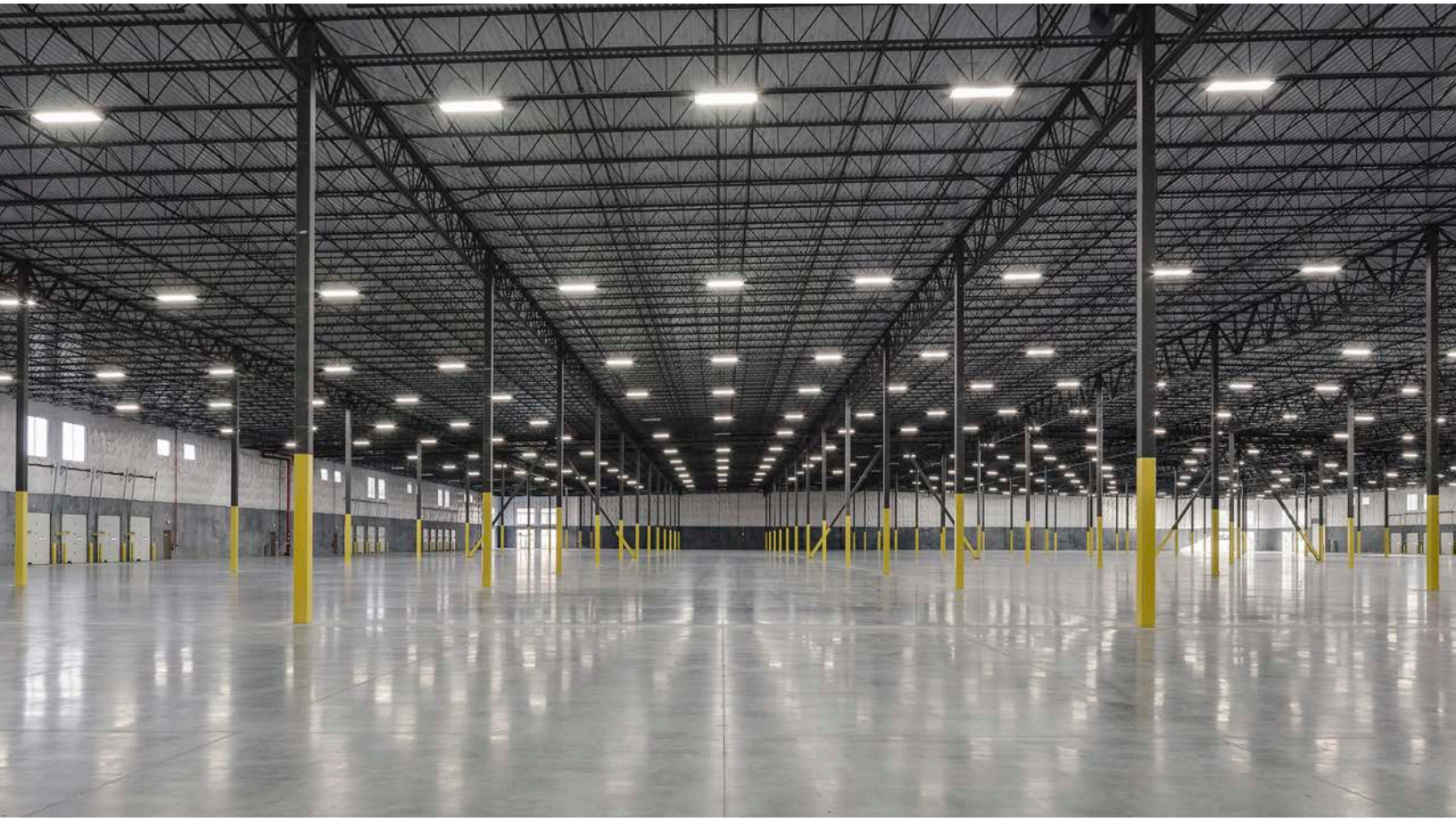
PROPOSED SITE CONCEPT PLAN

Site Area:	± 198 acres
Total Building Area:	± 2,490,000 SF
Total Car Parking:	± 1,470 Stalls
Total Trailer Parking:	± 1,061 Stalls
Building 1 Area:	± 948,000 SF
Car Parking:	± 490 Stalls
Trailer Parking:	±223 Stalls
Building 2 Area:	± 771,000 SF
Car Parking:	± 490 Stalls
Trailer Parking:	±204 Stalls
Building 3 Area:	± 771,000 SF
Car Parking:	± 490 Stalls
Trailer Parking:	±204 Stalls
Offsite Trailers:	± 430 Stalls

- State-of-the-art, Class A building standards
- Container yard capacity
- Train to truck to warehouse in minutes
- All-concrete buildings constructed to accommodate heavyweight cargo and break-bulk operation for all commodity types

NORTHPOINT INDUSTRIAL BUILDINGS

NorthPoint Development is one of the nation's premier build-to-suit developers with a focus on providing custom real estate solutions for modern industrial warehouses, specialized distribution centers and light manufacturing facilities.



STANDARD DOCK PACKAGE

- 9'x10' manual vertical lift sectional overhead doors with insulated core, R-9, equipped with perimeter weather stripping, step plates, door lights, 50,000 cycle spring, locks
- 45,000 lb mechanical pit levelers with 7'x8' platform, 16" lip, operating range toe guards, nightlocks, brush weather seals, and two (2) 10"x4" projection steel faced laminated rubber bumpers

WAREHOUSE LIGHTING

- LED high bay fixtures with 15' modular whips and individual motion detectors
- 30 foot candles average (minimum 20) measured at 36" above finished floor assuming an open warehouse configuration
- Minimum 15% emergency ballast backup

CLERESTORY WINDOWS

- 4'x6' or larger (varies by building)
- Sealed 1" insulating glass units, with low "e" coating
- Transmittance: visible light: 37%, solar energy: 28%
- Reflectance: visible light (exterior): 8%, (interior): 14%
- ASHRE U-Value: winter nighttime: .35, summer daytime: .35

FOR MORE INFORMATION

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