



STEWART PROPERTIES



PRINCIPIO BUSINESS PARK

North East, Maryland

Situated in the heart of the Mid-Atlantic Region, the Principio Business Park offers unmatched connectivity to the major metropolitan regions of the Eastern Seaboard. The park, which is capable of accommodating upwards of 5 million square feet of total development, is already home to major distribution facilities for General Electric, Restoration Hardware and Perryville Cold Storage. Available for immediate delivery is a state-of-the-art 1.2 million square foot distribution facility. Site work is scheduled to commence in late 2014. Powerful economic incentives through the Enterprise Zone tax credits add to the benefits of this location and provide significant savings to the overall occupancy costs.

1,200,000 SF AVAILABLE



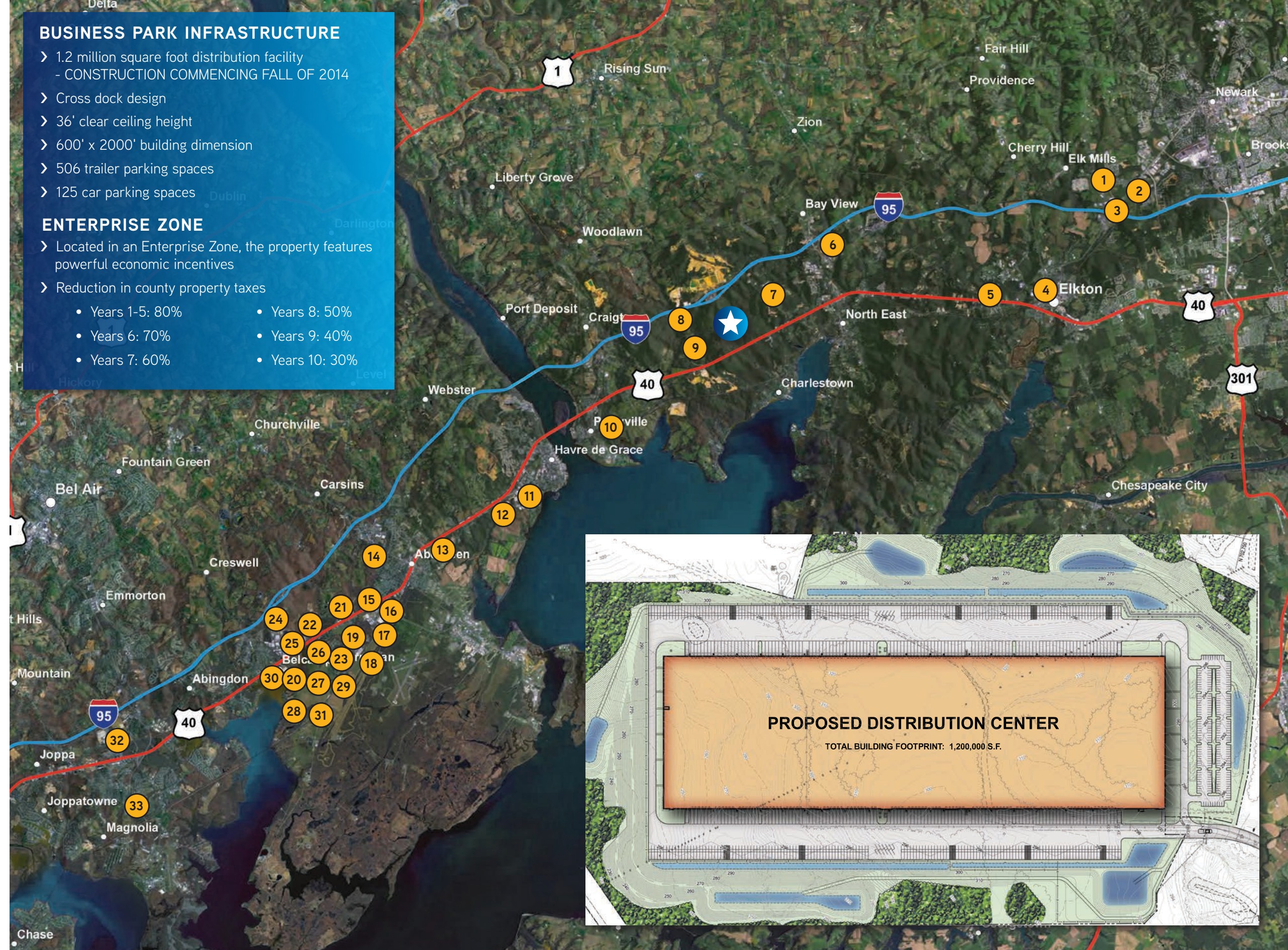
#	PROPERTY	PROPERTY SIZE	TENANT
1	451 Fletchwood Road, Elkton, MD	756,690 SF	BURRIS LOGISTICS
2	1520 Elkton Road, Elkton, MD	302,000 SF	PFG Performance Pool Group
3	100-401 Airport Road, Elkton, MD	2,000,000 SF	GORE
4	950 Elkton Boulevard, Elkton, MD	550,000 SF	TERUMO
5	55 Thiokol Road, Elkton, MD	370,000 SF	ATK
6	4 Center Drive, North East, MD	345,600 SF	HERR'S
7	4000 Principio Parkway East, North East, MD	1,200,000 SF	RESTORATION HARDWARE
8	300 Belvidere Road, Perryville, MD	360,458 SF	Perryville Cold Storage
9	238 Belvidere Road, Perryville, MD	1,004,000 SF	GE Appliances
10	100 Firestone Road, Perryville, MD	866,826 SF	IKEA
11	1801 Clark Road, Havre De Grace, MD	437,564 SF	SMUCKER'S
12	1900 Clark Road, Havre De Grace, MD	613,137 SF	SOLO
13	400 Old Post Road, Aberdeen, MD	348,768 SF	THE CLOROX COMPANY
14	2000 Rock Glenn Boulevard, Aberdeen, MD	350,000 SF	MEDLINE
15	500 Hickory Drive, Aberdeen, MD	470,707 SF	Auto Parts
16	913 Old Philadelphia Road, Aberdeen, MD	634,000 SF	Pier 1 Imports
17	1000 Old Philadelphia Road, Aberdeen, MD	401,072 SF	GS Wholesale Grocers
18	504 Advantage Way, Aberdeen, MD	530,308 SF	U.S. LUMBER
19	1319 Perryman Road, Aberdeen, MD	353,000 SF	THE CLOROX COMPANY
20	1467 Perryman Road, Aberdeen, MD	945,742	THE CLOROX COMPANY
21	800 Hickory Drive, Aberdeen, MD	343,700 SF	FritoLay
22	4608 Appliance Drive, Belcamp, MD	800,000 SF	P&G
23	1415 Perryman Road, Aberdeen, MD	300,000 SF	Worthington Armstrong Venture
24	4607 McCormick Drive, Belcamp, MD	369,760 SF	McCOMBS
25	4622 Mercedes Drive, Belcamp, MD	316,524 SF	SEPHORA
26	1501 Perryman Road, Aberdeen, MD	580,168 SF	RITE AID
27	531 Chelsea Road, Aberdeen, MD	655,000 SF	SEPHORA
28	511 Chelsea Road, Aberdeen, MD	672,000 SF	BOB'S BIRDHUNT FURNITURE
29	521 Chelsea Road, Aberdeen, MD	692,000 SF	KENCO
30	121 Bata Boulevard, Belcamp, MD	300,382 SF	LIFOCAM INDUSTRIES, LLC
31	601 Chelsea Road, Aberdeen, MD	885,000 SF	RITE AID
32	3300 Fashion Way, Joppa, MD	1,010,000 SF	MACY'S
33	1701 Trimble Road, Edgewood, MD	1,024,492 SF	KOHL'S

BUSINESS PARK INFRASTRUCTURE

- > 1.2 million square foot distribution facility - CONSTRUCTION COMMENCING FALL OF 2014
- > Cross dock design
- > 36' clear ceiling height
- > 600' x 2000' building dimension
- > 506 trailer parking spaces
- > 125 car parking spaces

ENTERPRISE ZONE

- > Located in an Enterprise Zone, the property features powerful economic incentives
- > Reduction in county property taxes
 - Years 1-5: 80%
 - Years 6: 70%
 - Years 7: 60%
 - Years 8: 50%
 - Years 9: 40%
 - Years 10: 30%



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