



PROUDLY PRESENTS FOR SALE



THE  
**RAYSTOCK**  
ADVANTAGE

# RAYSTOCK

DATA  
CENTER

BIOTECH/  
PHARMA

**90 ± ACRES OF ZONED LAND  
FOR HYPERSCALE DEVELOPMENT  
IN FREDERICK, MARYLAND  
WITH DARK AND LIT FIBER  
AND FUTURE ACCESS TO  
250 MEGAWATTS OF POWER**

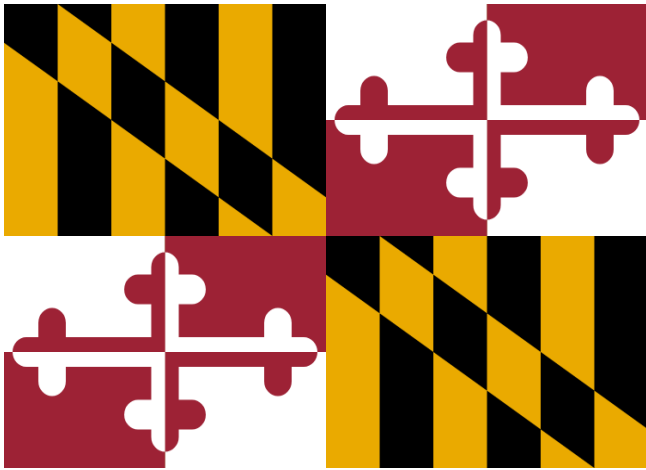
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# WHY MARYLAND?



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## Data Center Friendly with Senate Bill 397

Senate Bill 397 became law in 2020. The bill creates a new exemption from the state's sales and use tax for the sale of qualified personal property to qualified data centers.

To qualify for the exemption, taxpayers must file an application with the Maryland Department of Assessments and Taxation showing that the taxpayer intends to meet the requirements to be a qualified data center. Click [HERE](#) to read the Bill.

Taxpayers operating in data and information services should consider applying for the new Maryland exemption. As the sales tax exemption no longer applies in the District of Columbia. Taxpayers may consider relocating to closely neighboring areas in Maryland that can offer more favorable tax treatment on investments.

## Incentives to Come to Maryland

**Zero Business Personal Property Tax** - This local exemption covers the items a business uses and owns for day-to-day operations.

**Fast Track Permitting** - Expedites projects through the development process while adhering to all established standards, resulting in cost savings during the planning phase of the project.

**Data Center Maryland Sales and Use Tax Exemption Incentive Program** - Exempts from sales and use tax qualified data center personal property.

## A Vacationers Dream

Enjoy popular vacation destinations located right here in Maryland!

**Deep Creek Lake** is nestled on the western side of Maryland, providing a gorgeous nature escape known for its all-season outdoor activities: swimming, skiing, boating, snowboarding, tubing, biking, rafting, and many more. The lake, Wisp Mountain Resort, and Youghiogheny River provide myriad opportunities to be as active or as relaxed as possible.

**Ocean City** resides on Maryland's eastern seaboard provides endless opportunities for fun. Known as the "white marlin capital of the world," OC is home to the largest marlin tournaments and some of the best sport fishing in the Atlantic. Not a fisherfolk? No worry! Being a spectator is just as fun as you cheer on the boats and teams, and watch the weigh-ins of the day's largest catches while you sip an Orange Crush (our famous freshly-squeezed cocktail invented in OC in 1995). Try the shops and rides on the Boardwalk, and soak up the sun on the vast beaches.

East or West (or the centrally-located Chesapeake Bay) Maryland has something to offer everyone!

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# WHY FREDERICK, MD?

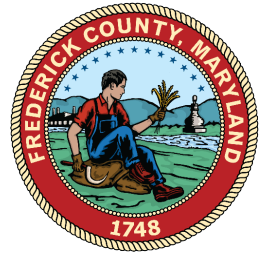


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## Easy to Access Location

A few minutes drive to major interstate routes that lead to Washington D.C., Baltimore, and Northern Virginia.

Frederick Municipal Airport (**FDK**) is located near the heart of Frederick, making it easily accessible for private and commercial flights. This is the Preferred Executive Airport in the National Capital Region, and it received a massive (~\$5M) grant in 2021 to expand its operations for much larger aircraft. International airports are an easy drive away:



- **Ronald Reagan Washington National Airport (DCA)** - 44 miles
- **Dulles International Airport (IAD)** - 45 miles
- **Baltimore/Washington International Thurgood Marshall Airport (BWI)** - 48 miles

## Workforce that Suits Your Needs

40.6% of the Frederick County's population age 25 years+ has a bachelor's degree or higher, which rates Frederick County as the 4th highest among counties in Maryland. Maryland also ranks third in the country for its high percentage of professional and technical workers (27.8%) in the workforce.

## Infrastructure that Supports Your Needs

**Electricity** - Serviced by Potomac Edison, a FirstEnergy company, Frederick County has a well-networked 230 KV transmission system. According to the Office of Economic Development, "some rate structures reward users that have a high Load Factor and a consistent load curve."

**Fiber** - Nearby the Raystock property is the federal government's Social Security Data Center, Fannie Mae's Data Center, Legal & General's Data Center, and Kite Pharmaceutical. The area hosts major fiber optic lines which run past the property on Urbana Pike (MD 355) and along Interstate I-270. Dark and Lit Fiber is available. Route diversity North and South.

***"Frederick, Maryland is a highly strategic location in the Washington metropolitan area and offers an enticing mix of site opportunities, water and energy infrastructure, tax advantages and a business environment with lower operating costs when compared to the region."***

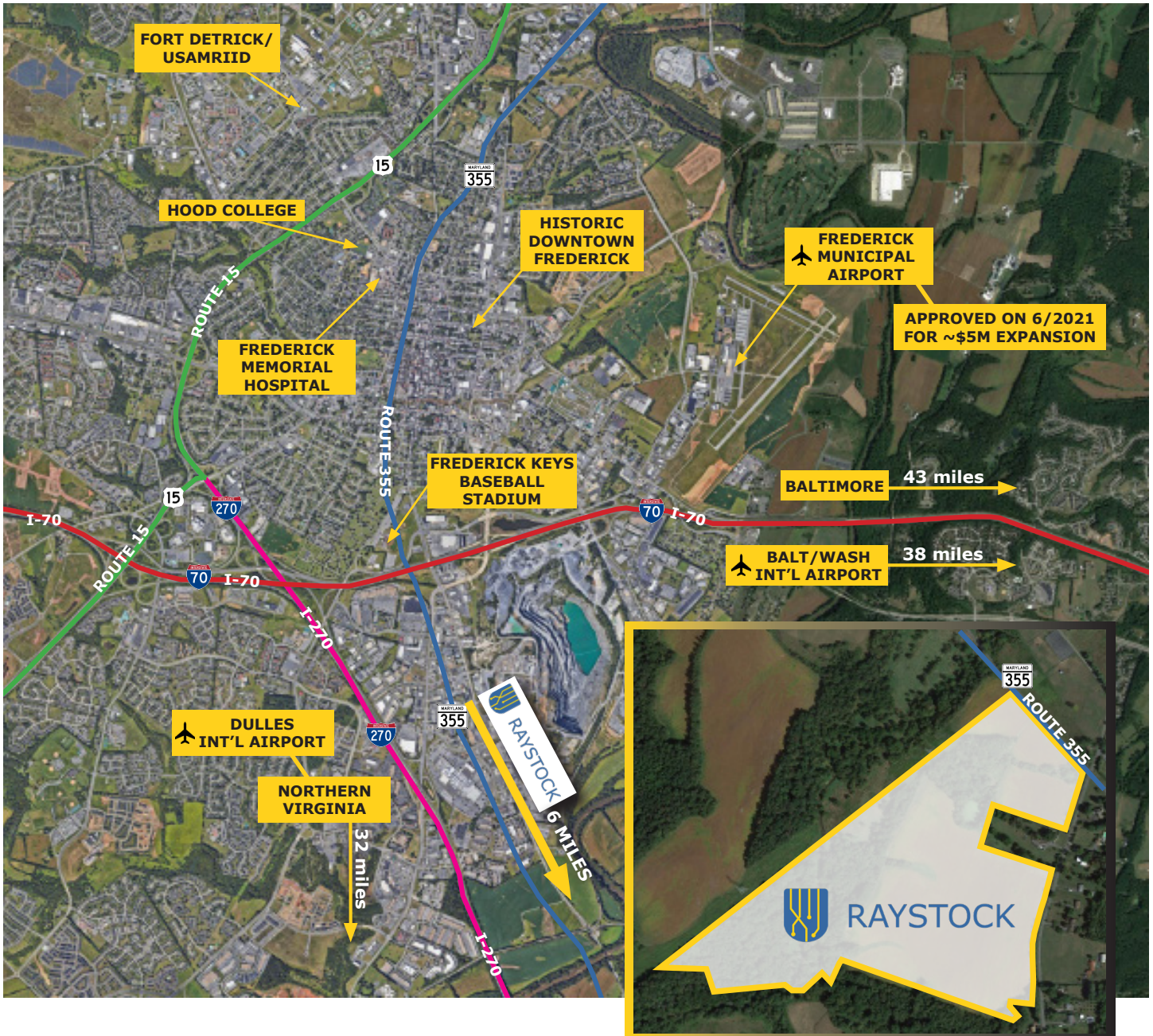
***Being adjacent to Loudoun County, it is about 30 miles to Ashburn. Other advantages include proven fast track permitting for priority development processes, tax exemptions and a dedicated team to manage data center projects."***

- Frederick County, Maryland  
Office of Economic Development

## NEARBY POINTS OF INTEREST



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## FREDERICK COUNTY MARYLAND PROXIMITY TO POPULATION CENTERS



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### The Center of Attention

Minutes away from I-270, and Routes 15 and 355, Raystock is easily accessible from and to any direction. Less than an hour's drive from Baltimore or Washington, DC, Raystock is within easy reach of the area's airports and other transportation hubs. It's only a day's drive to more than one-third of the US population<sup>1</sup>.

#### Population Centers Within Miles

Washington D.C.	38 miles	Philadelphia, PA	150 miles	Cleveland, OH	333 miles
Baltimore, MD	48 miles	Pittsburgh, PA	205 miles	Charlotte, NC	432 miles
Richmond, VA	141 miles	New York, NY	236 miles	Boston, MA	449 miles

<sup>1</sup>per Frederick's Office of Economic Development

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## WHY URBANA, MARYLAND?



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### Why Urbana, Maryland?

Since 2018, Urbana, Maryland has been heralded as one of the best places to live across the United States.

**Abundance of Amenities** - Farmers market, restaurants and shopping all in a central location.

**Nature Within Reach** - Sugarloaf Mountain, parks, and hiking and biking trails.

**Education** - Urbana is home to two elementary schools, a middle school and a Blue Ribbon awarded High School

**Location, Location, Location** - Urbana is located next to the I-270 corridor and near the Washington-Baltimore metropolitan area. Data Center Alley in Loudoun County, VA is roughly thirty miles away. The Frederick Municipal Airport is just over ten miles from the Raystock site, making for an easy and accessible drive for private air travel.

*Raystock is adjacent to Social Security Administration, Fannie Mae, Kite Pharma, and Banner Life (Legal & General).*



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**Fannie Mae®**



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## WHY RAYSTOCK?



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**Property Highlights:** ± 90 AC total, and ± 67 AC of LI zoned land, dark and lit fiber access, potential for up to 250 megawatts of power.

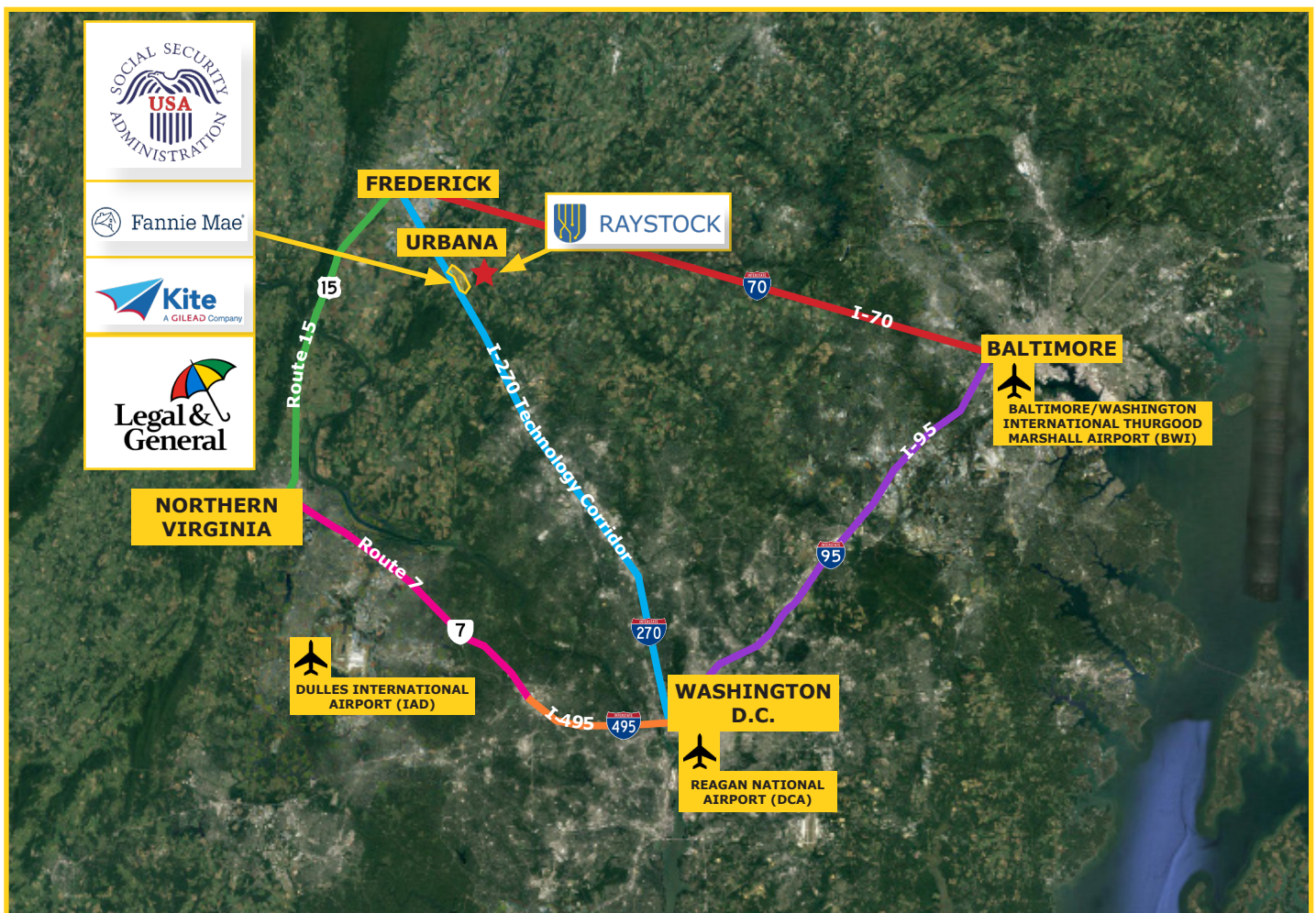
**Location:** Minutes away from local and interstate highways; an easy gateway to Baltimore, Washington D.C., Frederick and Northern Virginia.

**Zoned for Success:** Light Industrial (LI) zoning, which allows for data center or biotech use.

**Infrastructure:** Existing fiber, water and power networks readily accessible.

**Workforce:** Frederick County provides a highly skilled workforce to match facility needs.

## Data Centers that Call Urbana Home



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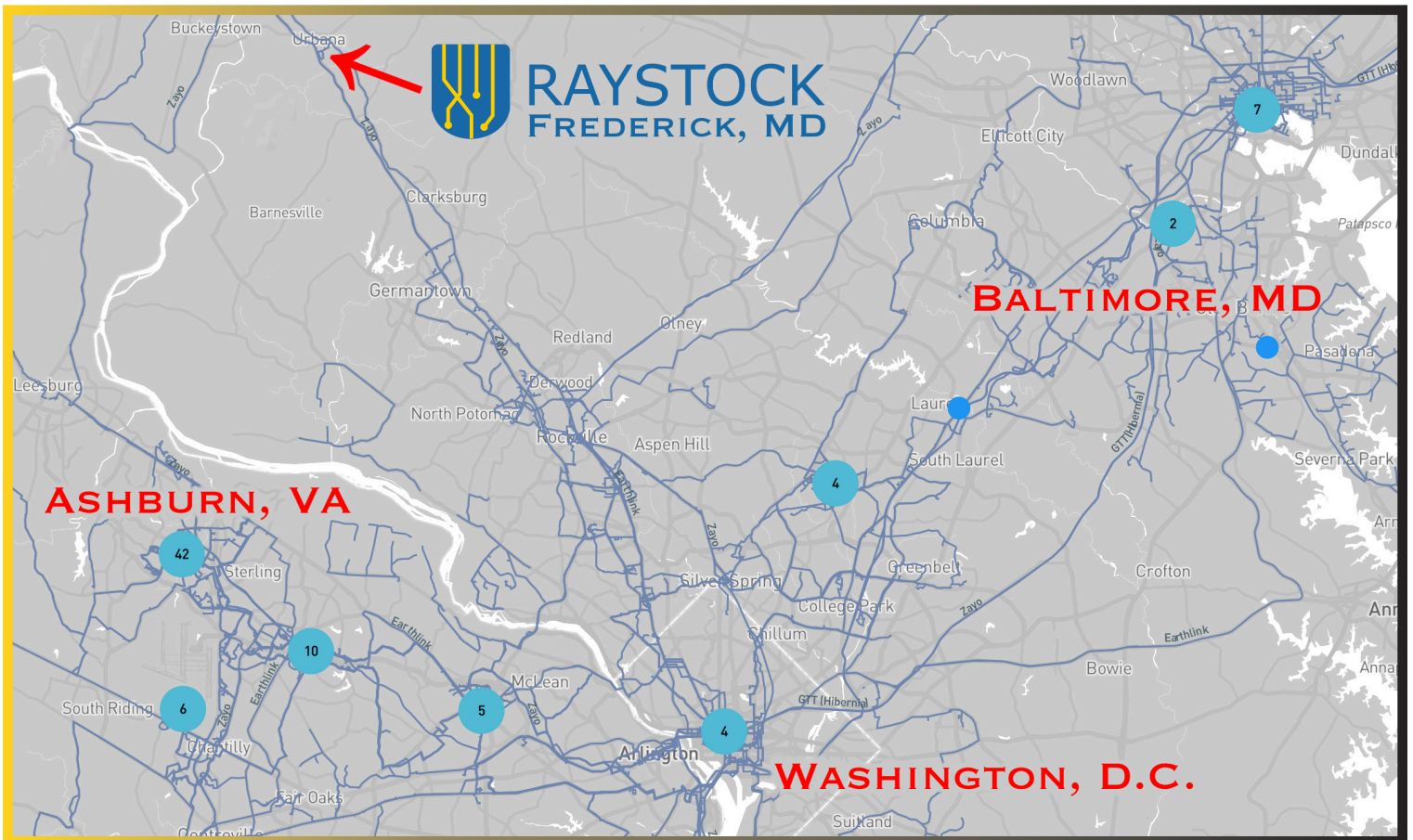


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## REGIONAL FIBER MAP



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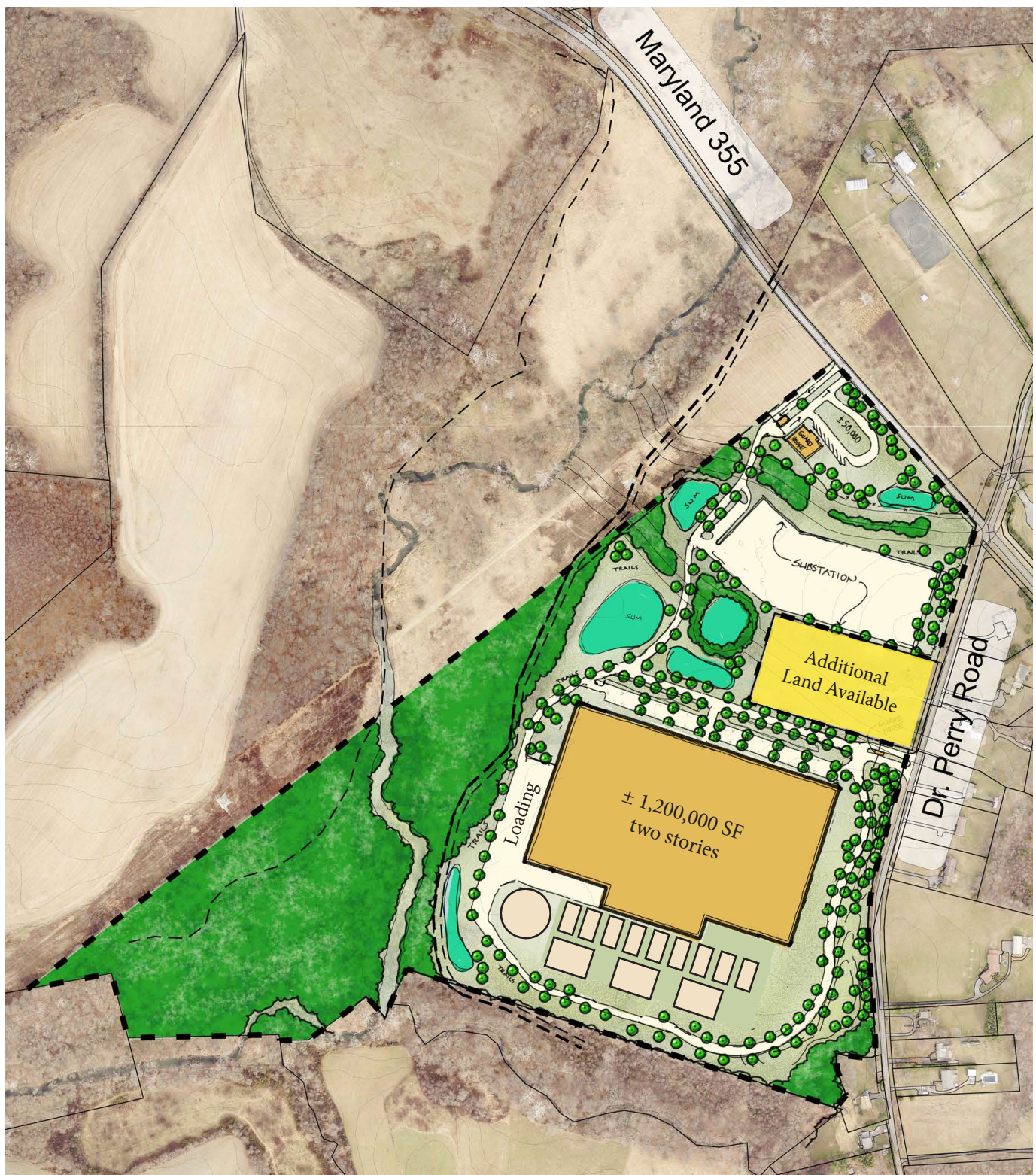
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## CONCEPT SKETCH: DATA CENTER



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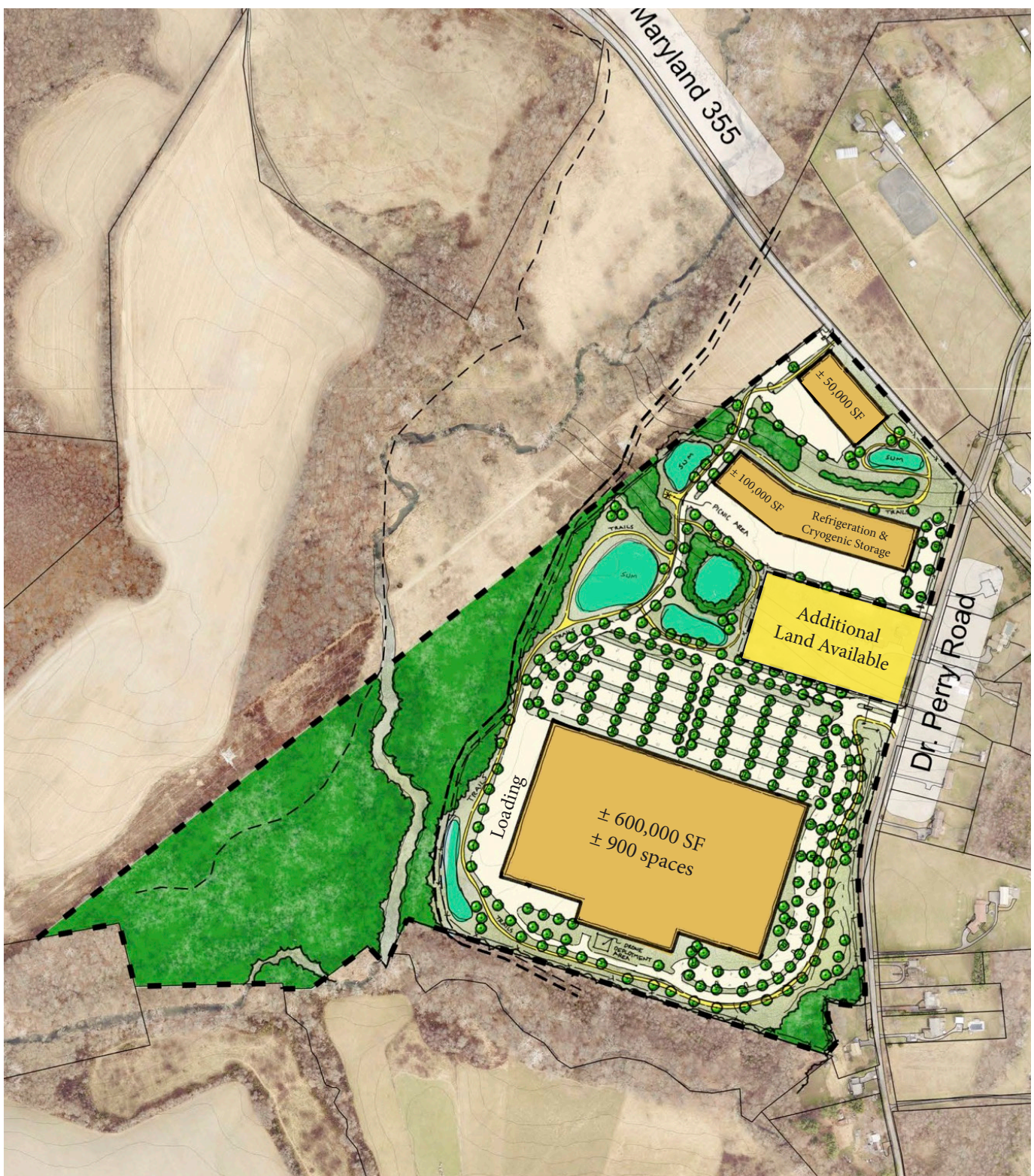


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## CONCEPT SKETCH: BIOTECH/BIOPHARMA



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10

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**EXCLUSIVE SALES & MARKETING BY  
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**PRESENTS**



**RAYSTOCK**

### **About Turning Point Real Estate**

Our comprehensive full service approach to commercial real estate provides resourceful solutions in today's rapidly evolving market. Developing creative solutions and strategies to address the specific goals and objectives for our clients is what sets us apart. We're known for getting deals done and continuously raising the bar on service, professionalism, and performance.

We are a Maryland-based commercial real estate firm serving the Greater Washington Metropolitan Region including Maryland, Pennsylvania, Virginia, West Virginia, and the District of Columbia.

***For more information on Raystock, please contact:***

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