Greater Baltimore is poised for continued growth in a key industry for the future - logistics. With the rise of e-commerce, the logistics industry is one of the strategic growth industries employing a high percentage of the middle-skilled workforce. The Region's strategic location at the heart of the East Coast has already attracted dozens of major e-commerce and bulk goods distributors. Logistics-oriented development projects and new distribution centers under construction in Baltimore County, Cecil County, and Harford County show the continued potential for growth of the industry. In addition to the Region's amenities that provide a high quality of life, Greater Baltimore’s rich supply of talented workers makes the Region the ideal place to locate and grow.

Massive Growth in Trade, Transportation, & Utilities

Among the top 25 largest metropolitan statistical areas (MSAs) nationwide, Greater Baltimore has taken a lead role in Warehousing, Storage, and Distribution. The Region provides easy access to major retail markets in Baltimore, Washington DC, and the mid-Atlantic region. Greater Baltimore ranked 4th in density of Warehousing & Storage workers in 2018 (Census Bureau, 2018). The addition of over 8,600 jobs in Warehousing & Storage between 2012 and 2018 (an increase of 128%) accounted for the majority of job growth across Greater Baltimore’s TTU sector in that time period.

A National Leader in Warehousing, Storage, & Distribution

Greater Baltimore’s location at the center of the East Coast, combined with significant rail and port assets, positions the Region for the leveraging of its multiple modes of transport to support economic development. The entire Region has easy access to CSX and Norfolk Southern rail lines, and every terminal at the Port of Baltimore is within one stoplight of an interstate highway. Burgeoning growth of BWI Airport’s freight transportation business provides an additional mode of transport easily accessible for manufacturers and distributors across the Region.
**Port of Baltimore**

The Port of Baltimore is the **10th busiest US port** and one of only four East Coast ports with the 50-foot deep channel necessary to accommodate post-Panamax ships. As the eastern port closest to the Midwest with on-dock rail, cargo from the Port can reach **2/3 of the nation’s population overnight**. It is the #1 US port for the handling of cars, light trucks, heavy farm and construction machinery (Port of Baltimore, 2019). Major strategic investment from Ports America Chesapeake at Seagirt Marine Terminal and redevelopment of the port infrastructure at Tradepoint Atlantic prepare the Port of Baltimore for continued growth.

**BWI Airport**

BWI Marshall Airport has experienced steady year-over-year growth in the past decade. The airport is a **top 5 hub nationwide for Southwest Airlines**, with the airline’s president dubbing it the ‘Beast of the East’ (SWA, 2019). Easily accessible to or from any point in the Greater Baltimore region, it served over 27 million passengers in 2018 – domestically and internationally offering **650 flights a day** (BWI, 2020).

**Prime Locations for Distribution and Logistics**

- **Perryman Peninsula**: Harford County’s **Perryman Peninsula** is strategically located alongside CSX rail lines and I-95.
- **Principio Business Park**: **Principio Business Park** is located along I-95 in Cecil County, with easy access to CSX rail lines.
- **Tradepoint Atlantic**: Tradepoint Atlantic is located at the former Bethlehem Steel site in Baltimore County, with an on-site deep water port, rail, and access to highway.

**NOTABLE DISTRIBUTION CENTERS**

- Amazon
- FedEx
- Floor & Decor
- Gordon Food Service
- IKEA
- Kohl’s
- Medline
- Pier 1 Imports
- Restoration Hardware
- Rite Aid
- Sephora
- Smithfield
- Under Armour

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