Elevated Access Streamlined Logistics

7101 Troy Hill Dr, Elkridge, MD





176,651 SF Available Now

Prime Location **Endless** Possibilities

Your strategic base for business success

Located within a 90-minute drive of the entire Maryland-DC-Northern Virginia market and population of 10M.





7101 TROY HILL DR, ELKRIDGE, MD 21075

In Good Company

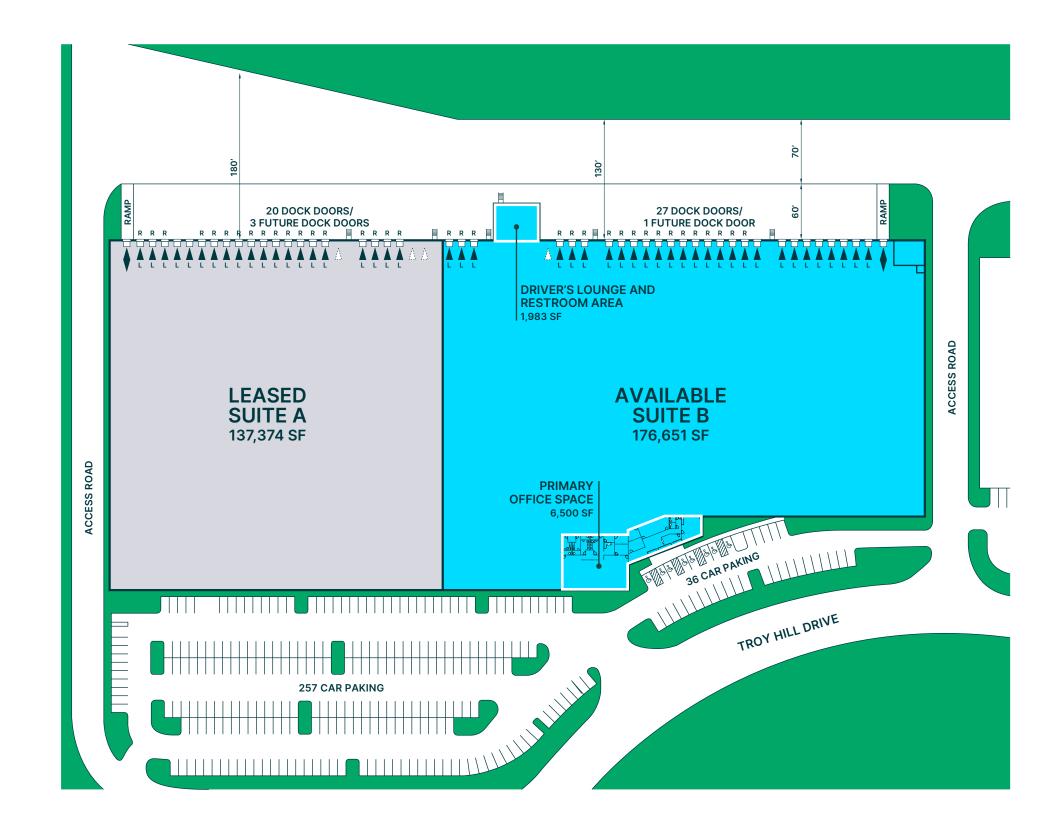
Attract top talent with an ideally located regional corporate headquarters.



Built With Your Future In Mind

Decisions are in the details.

- X 176,651 SF Available
- ESFR Sprinkler System
- 180 Car Parking Spaces
- 🕂 6,500 SF Office Buildout
- 1,983 SF Driver Lounge and Restroom Area





4



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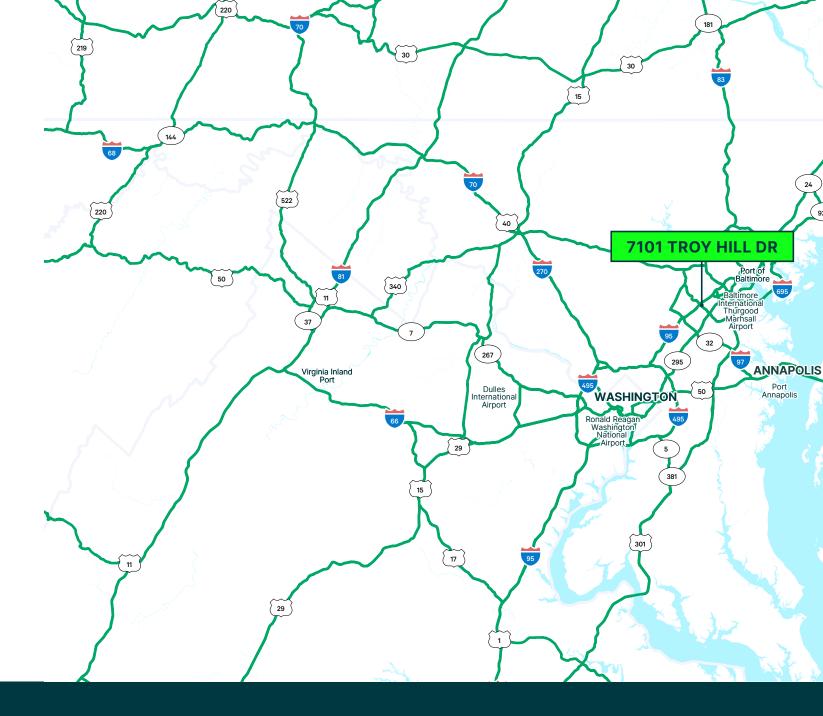
Visibility at its Peak

Exposure that will fuel your business growth.



Property Features

- 32' Clear Height
- 27 Dock Doors With **Pit Levelers**
- 🖫 1 Drive-In
- 130' Truck Court with 60' Concrete Dolly Pad
- 🔀 40' x 50' Column Spacing
- ✤ 3000 amps, 277-480v
- EED Lighting
- 🐰 ESFR Sprinkler



7101 TROY HILL DR, ELKRIDGE, MD 21075

The Perfect Foundation for your Business

Thoughtful design, crafted to the highest standards.

PORT OF BALTIMORE

PROLOGIS[®]

16 MINUTES TO THE

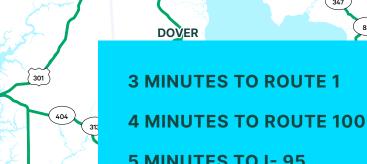
12 MINUTES TO BWI AIRPORT

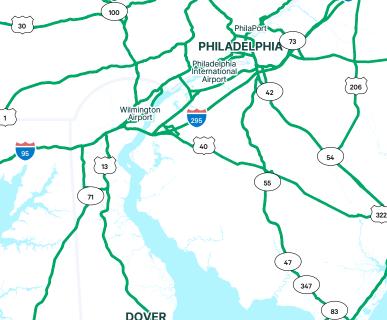
20 MINUTES TO 495

5 MINUTES TO I- 95

10 MINUTES TO 695



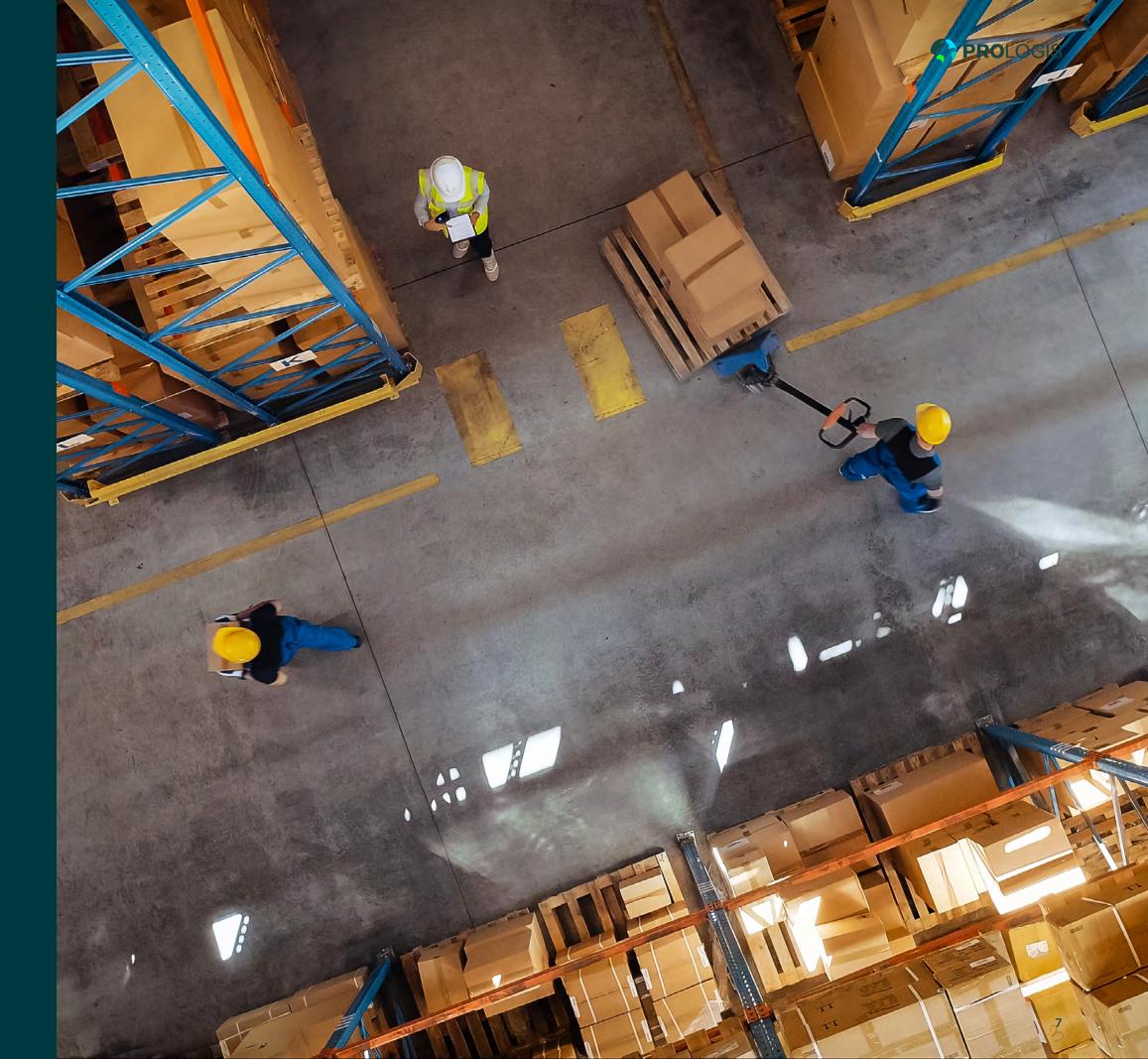




Keeping You Ahead of What's Next

Prologis Essentials is the all-inone way to help build resilience, innovation and growth into your business today and in the future.

Your single-source service for efficient move-in and operations at <u>prologisessentials.com</u>



STREAMLINED LOGISTICS

Clear Simple Service Partner with Prologis

You can count on us as your trusted partner. Pairing up with Prologis gives you access to an in-house team of property managers providing responsive local support 24/7, insights from one of the largest global industrial platforms, and leading sustainability expertise.

Move in, Move Your Business Forward



STREAMLINED LOGISTICS

Elevated Access Streamlined Logistics

7101 Troy Hill Dr, Elkridge, MD

CBRE

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