

# Elevated Access Streamlined Logistics

7101 Troy Hill Dr, Elkridge, MD

CBRE  PROLOGIS®

176,651 SF  
Available Now



7101 TROY HILL DR, ELKRIDGE, MD 21075

# 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.

STREAMLINED LOGISTICS





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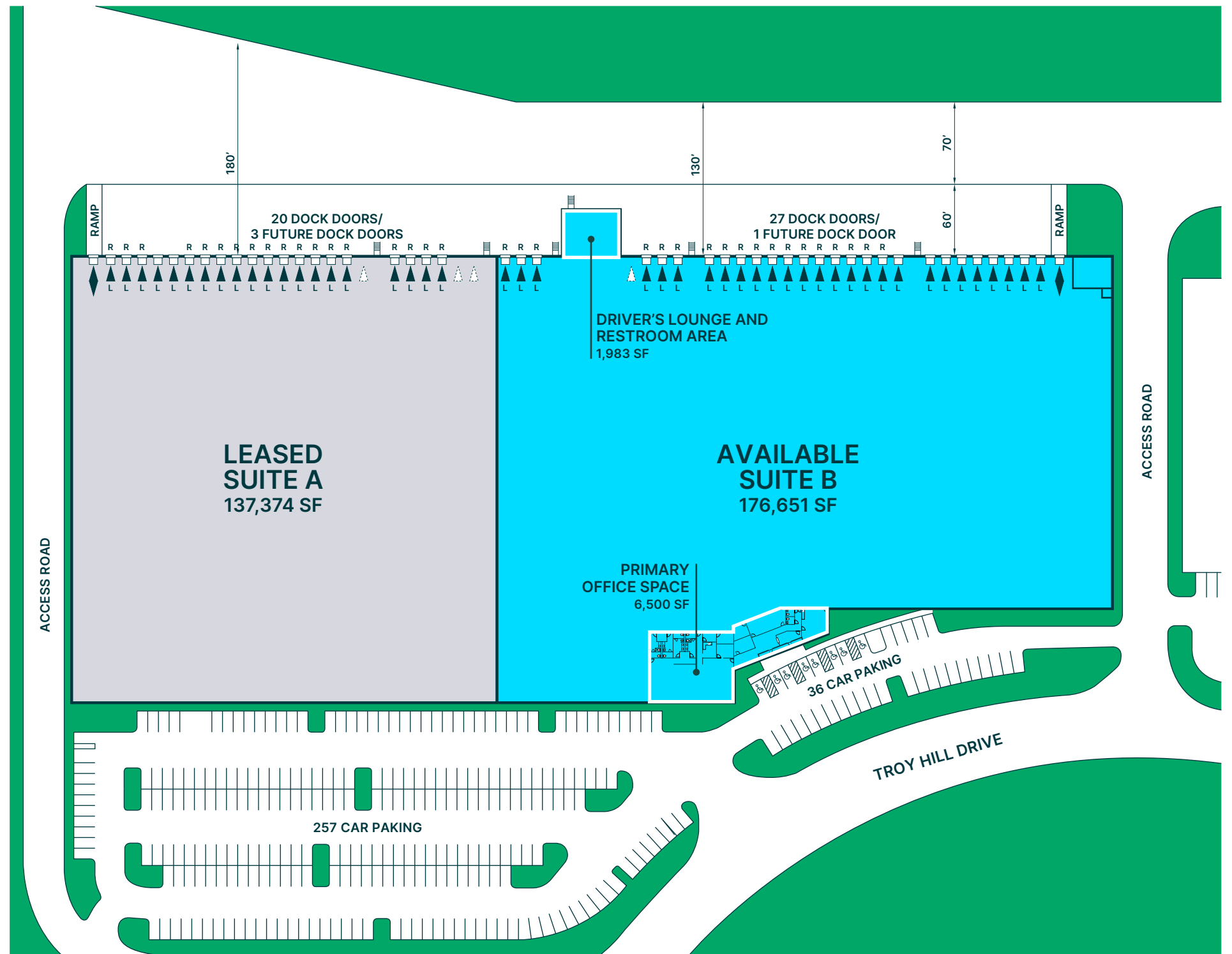
# In Good Company

Attract top talent with an ideally located regional corporate headquarters.

# Built With Your Future In Mind

Decisions are in the details.

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





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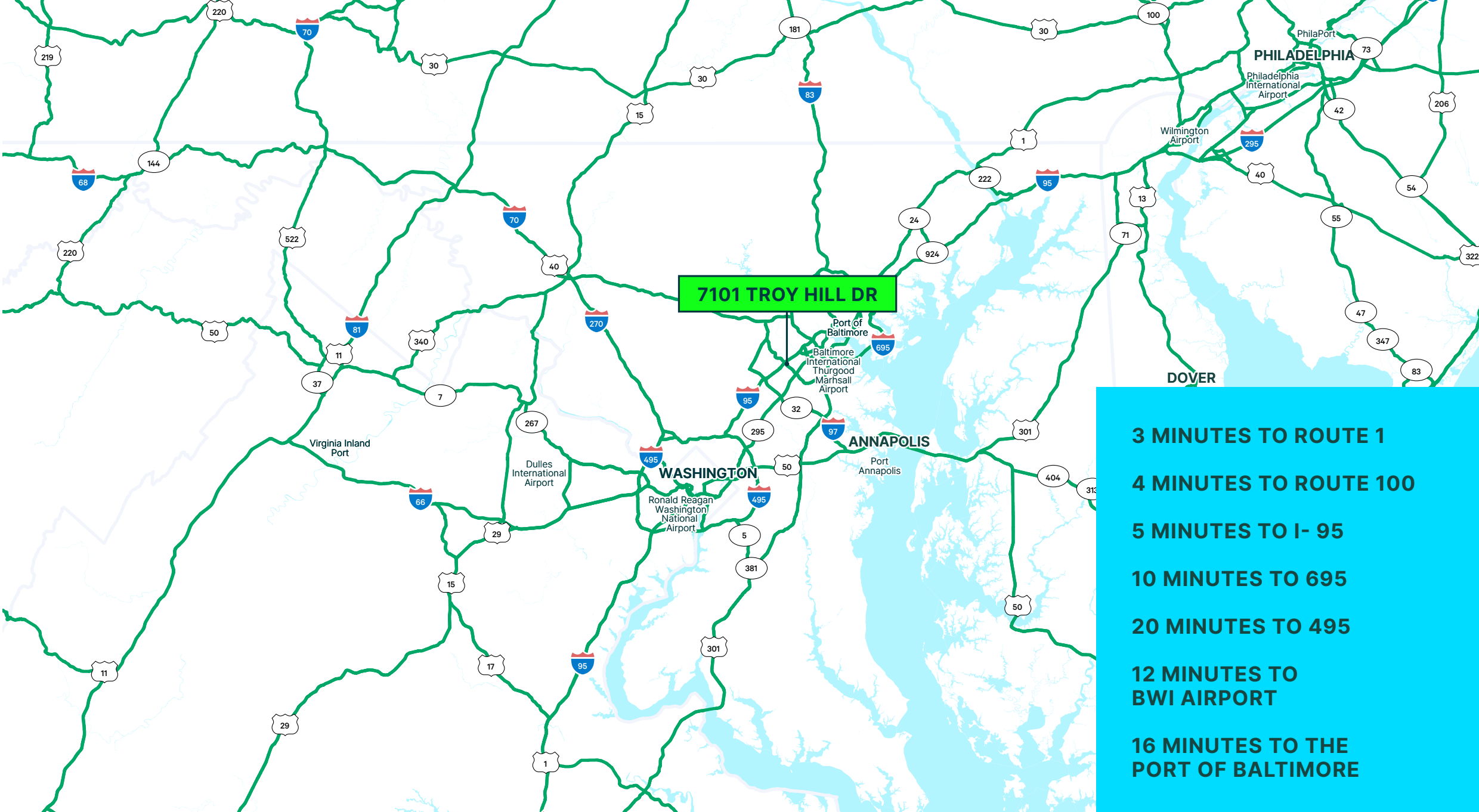


# Visibility at its **Peak**

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
- LED Lighting
- ESFR Sprinkler



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# The Perfect Foundation **for your Business**

Thoughtful design, crafted to the highest standards.

# Keeping You Ahead of What's Next

Prologis Essentials is the all-in-one 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 [prologisessentials.com](https://www.prologisessentials.com)



# 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**





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7101 Troy Hill Dr, Elkridge, MD

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