## Elevated Access Streamlined Logistics

7101 Troy Hill Dr, Elkridge, MD



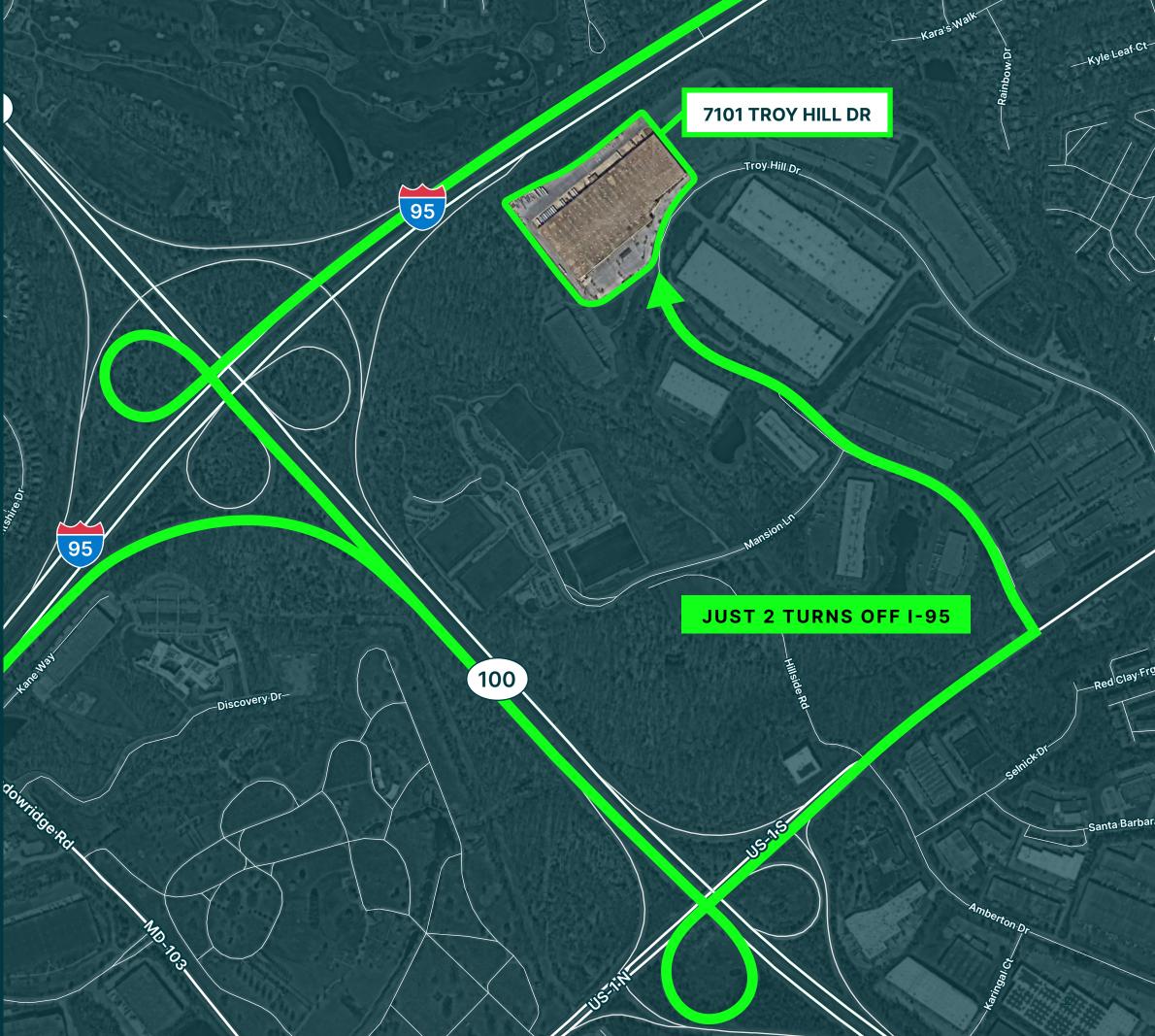


## 176,651 SF Available Now

## 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

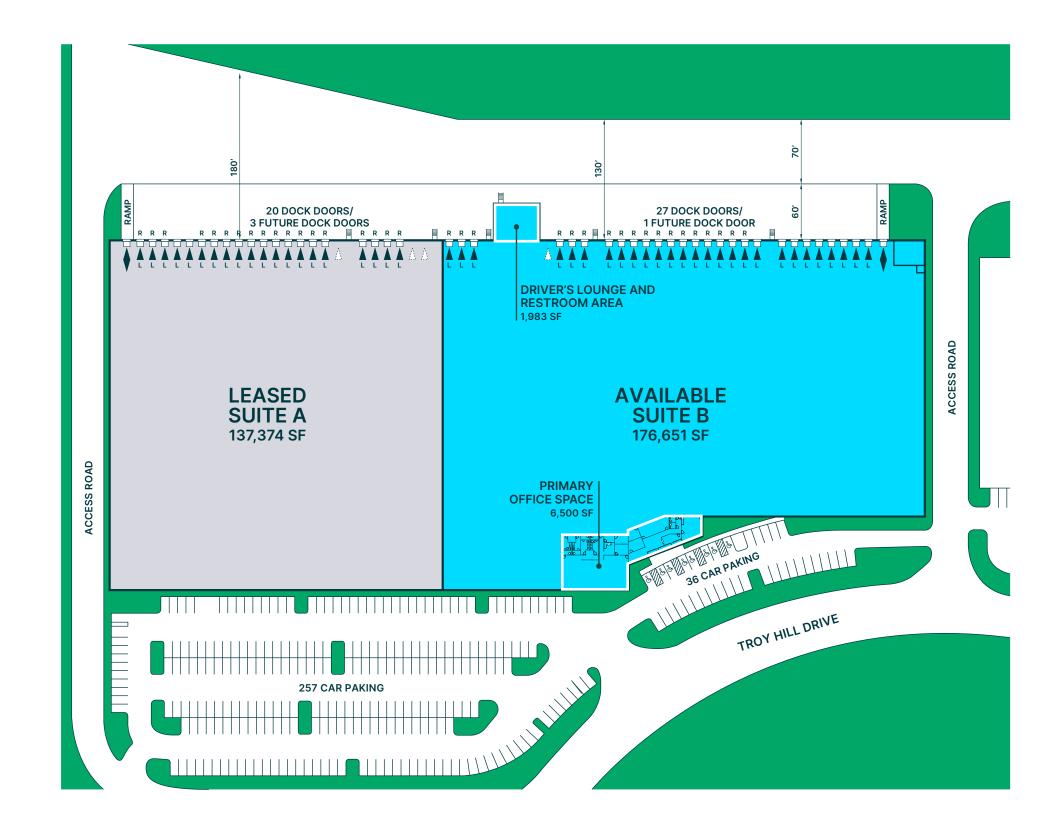
Attract top talent with an ideally located regional corporate headquarters.



# 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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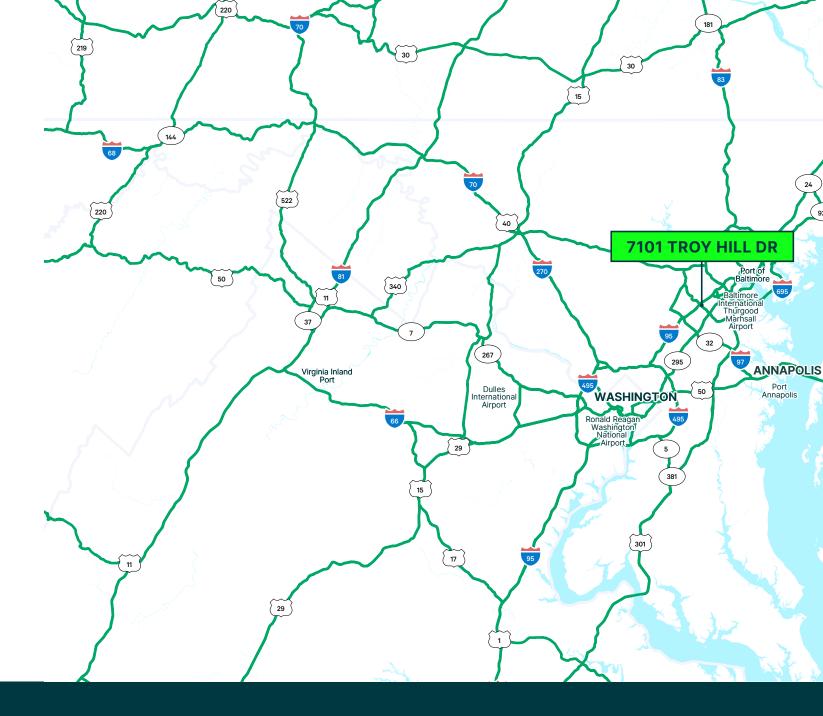
# Visibility at its Peak

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



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# The Perfect Foundation for your Business

Thoughtful design, crafted to the highest standards.

PORT OF BALTIMORE

**PRO**LOGIS<sup>®</sup>

**16 MINUTES TO THE** 

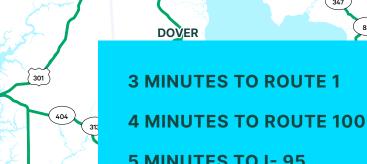
**12 MINUTES TO BWI AIRPORT** 

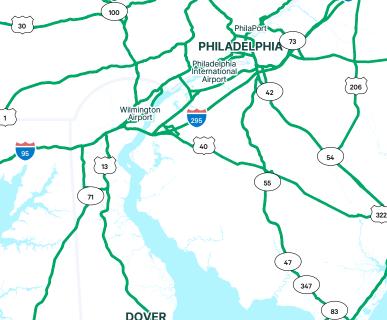
**20 MINUTES TO 495** 

**5 MINUTES TO I- 95** 

**10 MINUTES TO 695** 



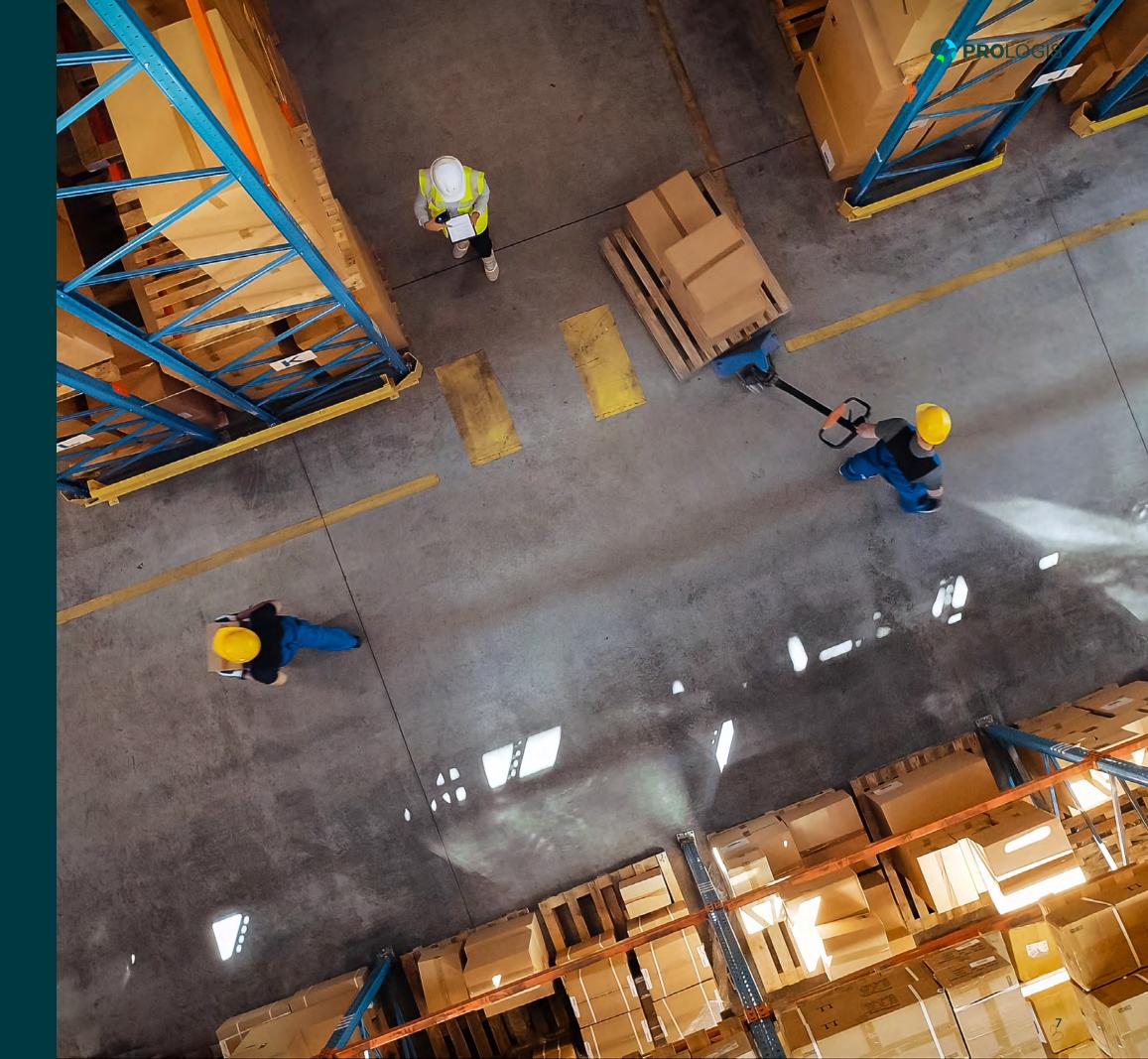




## Keeping You Ahead of What's Next

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

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