



TROY HILL COMMERCE CENTER

7030 TROY HILL DRIVE | ELKRIDGE, MARYLAND 21075

FOR
SUBLEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Dock loading available
- 28' clear height
- Gas heating
- Available immediately
- In place racking is available for purchase

AVAILABLE:

SUITE 600: 35,366 SF
*Sublease term expires 8/31/25; longer term available from Landlord

LOADING:

7 DOCK DOORS
1 DRIVE IN RAMP

ZONING:

M-1 (MANUFACTURING - LIGHT)

RENTAL RATE:

~~\$8.42/SF~~ \$6.42/SF NNN*

**rent is subject to escalation*



FLOOR PLAN



LOCAL BIRDSEYE



INTERSTATE
95

SITE

Lodo Plaza

100

1

UNITED STATES
POSTAL SERVICE



FOR MORE INFO **CONTACT:**



HAYES MERKERT

SENIOR VICE PRESIDENT

443.798.9344

HMERKERT@mackenziecommercial.com



ADAM NACHLAS

SENIOR VICE PRESIDENT

443.798.9343

ANACHLAS@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-872-0400

10175 Little Patuxent Parkway, Suite 902
Columbia, MD 21044

OFFICES IN:

ANNAPOLIS

BALTIMORE

BEL AIR

COLUMBIA

LUTHERVILLE

www.MACKENZIECOMMERCIAL.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.