

TROY HILL COMMERCE CENTER

7030 TROY HILL DRIVE | ELKRIDGE, MARYLAND 21075







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:

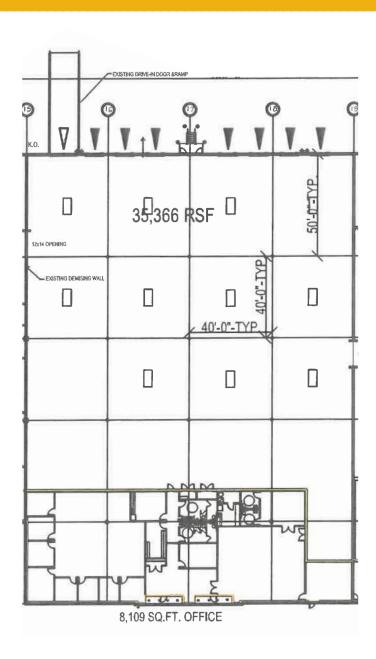
\$8.42/SF \$6.42/SF NNN*

*rent is subject to escalation

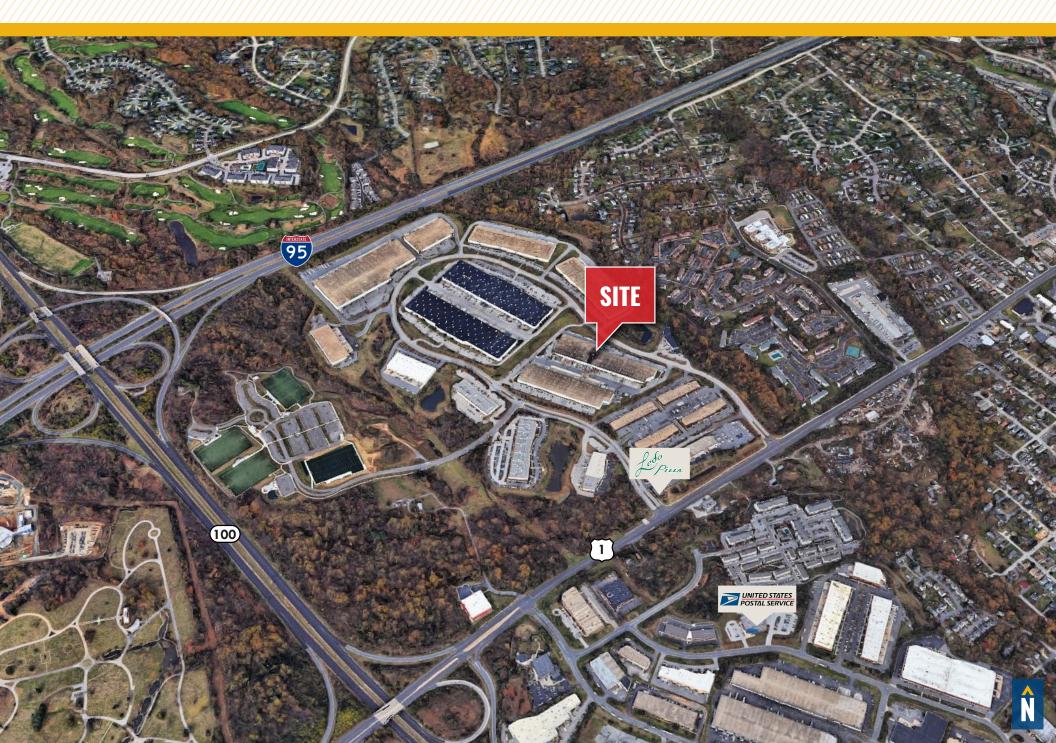




FLOOR PLAN



LOCAL BIRDSEYE



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





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