

Elevated Access Streamlined Logistics

7101 Troy Hill Drive | Elkridge, MD

CBRE  PROLOGIS®

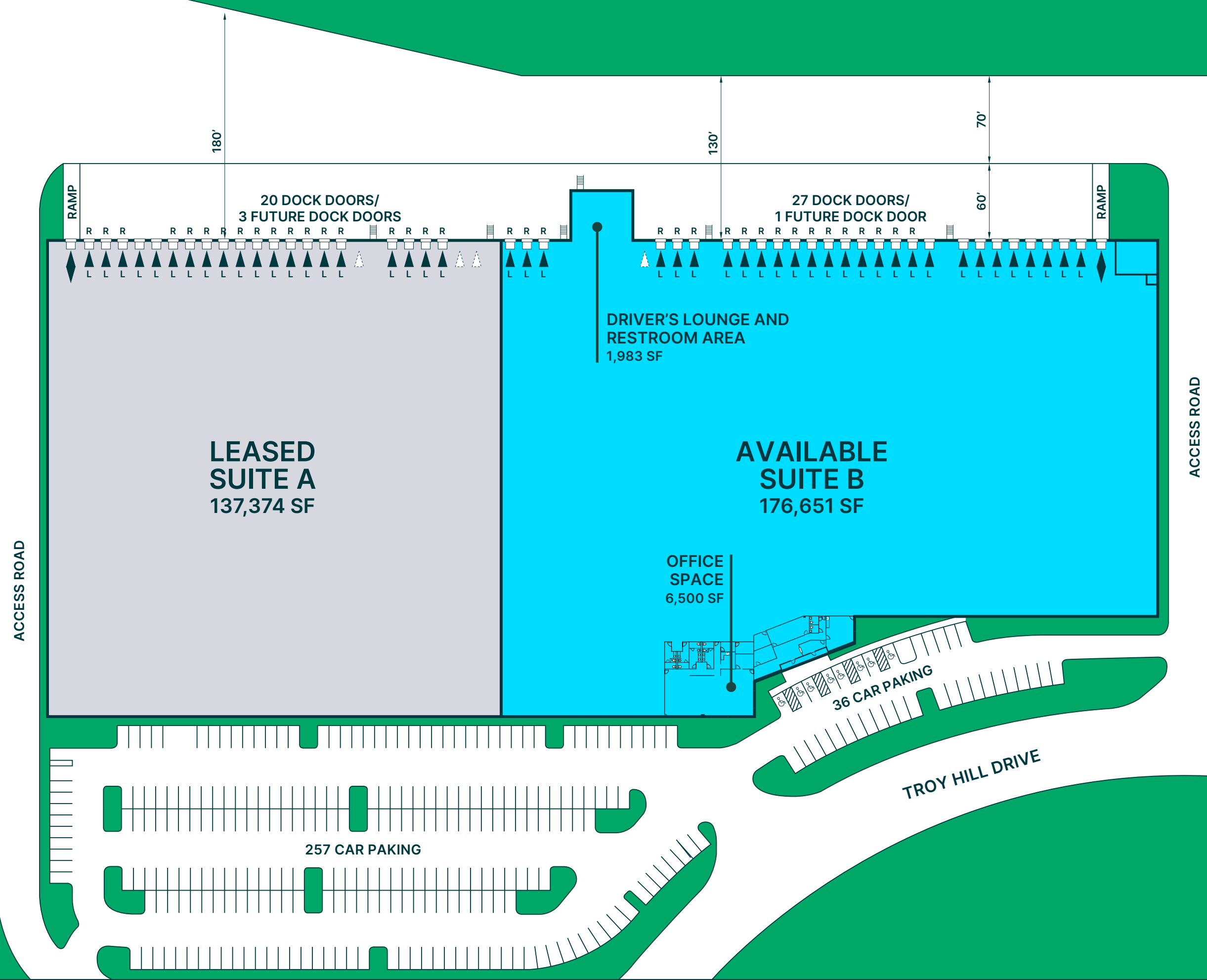
176,651 SF
Available Now



Built With Your Future In Mind

Decisions are in
the details:

- 176,651 SF Available
- 32' Clear Height
- 27 Dock Doors With Pit Levelers
- 1 Drive-In
- ESFR Sprinkler System
- 180 Car Parking Spaces
- 6,500 SF Office Buildout



7101 TROY HILL DR, ELKBRIDGE, MD 21075

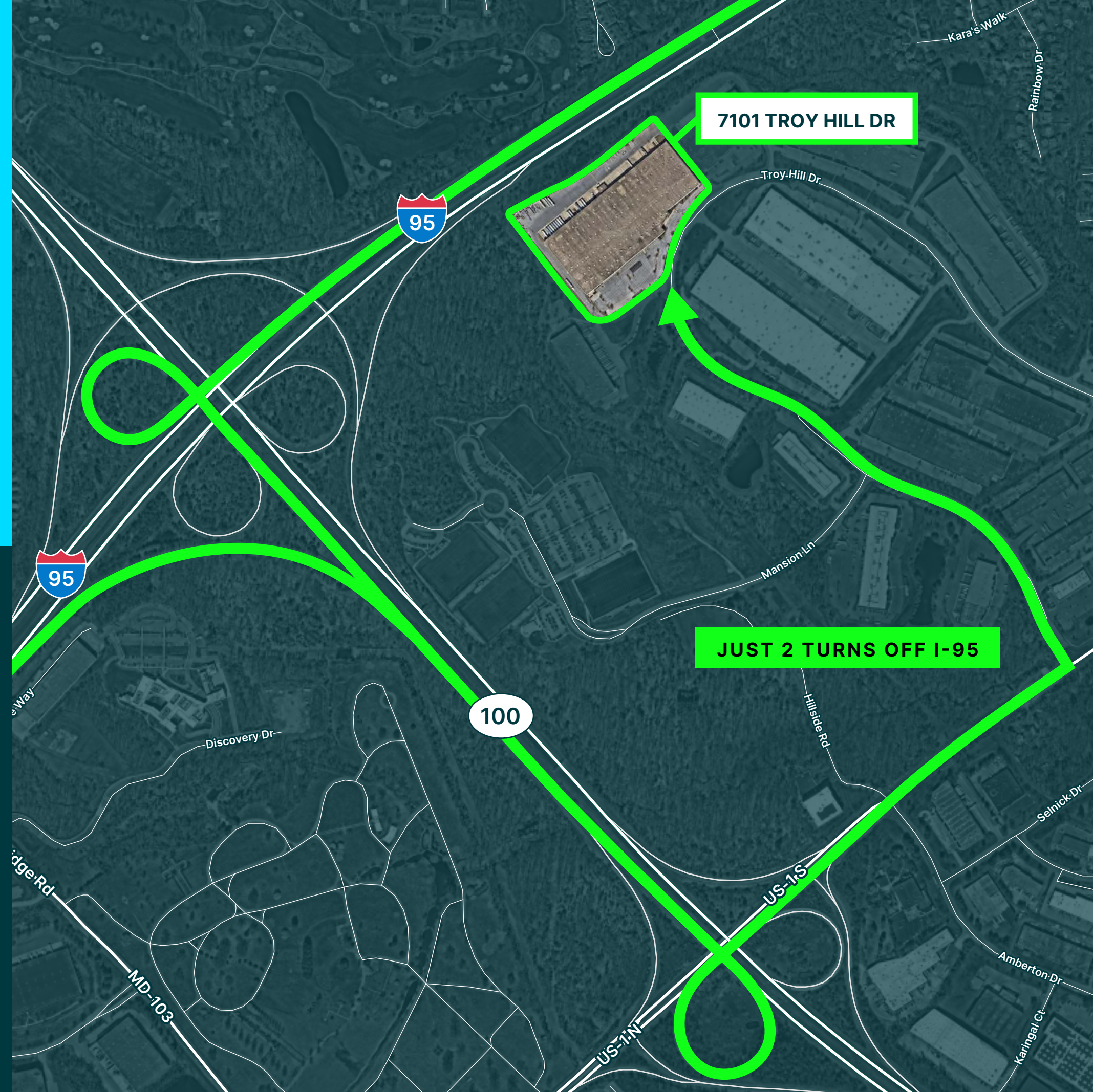
Additional Features:

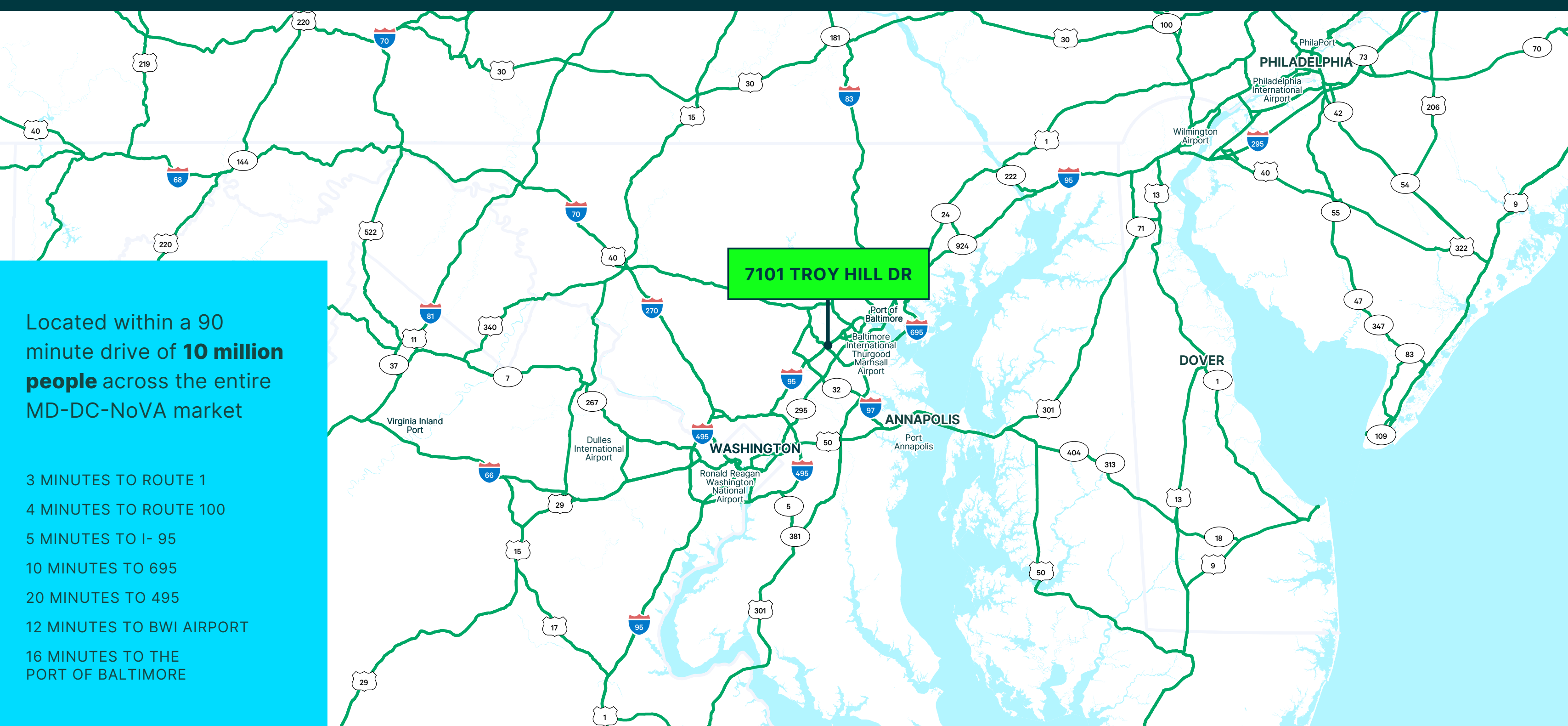
- 130' Truck Court with 60' Concrete Dolly Pad
- 1,983 SF Driver Lounge and Restroom Area
- 40' x 50' Column Spacing
- 1700 amps, 277-480v
- LED Lighting
- ESFR Sprinkler

The Perfect Foundation for your Business

Thoughtful design, crafted to the highest standards.

STREAMLINED LOGISTICS





Located within a 90 minute drive of **10 million people** across the entire MD-DC-NoVA market

3 MINUTES TO ROUTE 1

4 MINUTES TO ROUTE 100

5 MINUTES TO I- 95

10 MINUTES TO 695

20 MINUTES TO 495

12 MINUTES TO BWI AIRPORT

16 MINUTES TO THE PORT OF BALTIMORE

Prime Location with **Endless Possibilities**
Your strategic base for business success



7101 TROY HILL DR

VEHO

VOLVO / MACK TRUCK

GOFO

NORTHROP GRUMMAN

NORTHROP GRUMMAN

TELEDYNE

LEIDOS

ROOM AND BOARD

NORTHROP GRUMMAN

SAVAL FOODS

PIEDMONT PLASTICS

SHEARER LOGISTICS

GLOBAL INDUSTRIES

In Good Company

Attract top talent with an ideally located regional corporate headquarters.



Visibility at its **Peak**

Exposure that will fuel your business growth.

7101 TROY HILL DR, ELKRIDGE, MD 21075

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.

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

Move in, Move Your Business Forward

STREAMLINED LOGISTICS



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