

# 176,651 SF

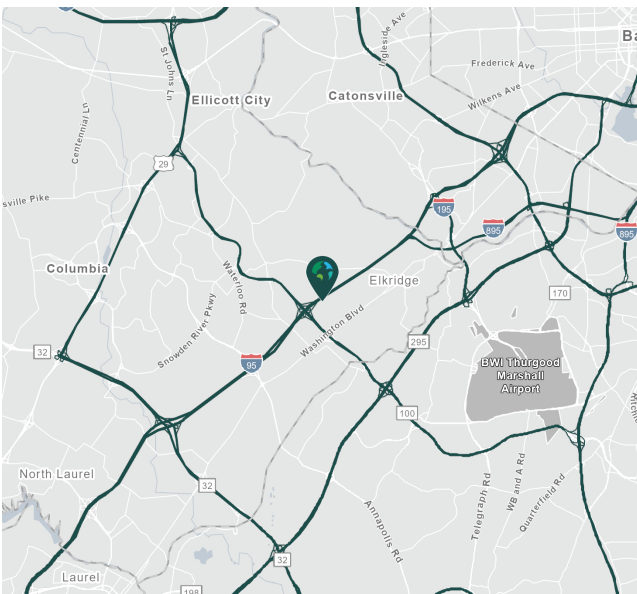
Industrial Space For Lease



## Prologis Troy Hill



7101 Troy Hill Drive  
Elkridge, MD 21075 USA



### LOCATION

- Immediate access to I-95 via Route 100
- Heart of the Baltimore/Washington Corridor with efficient travel times to BWI Thurgood Marshall Airport
- Located in a Class A business park

### FACILITY

- 176,651 SF available
- 11,828 SF office
- 32' clear height
- 27 dock doors with pit levelers and 18 vehicle restraints
- 1 drive-in door
- Ample parking
- 40' x 50' column spacing
- 277-480v electric service; 3000 amps
- ESFR sprinkler system
- LED lighting

### ADVANTAGES AND AMENITIES

- Prologis Clear Lease® – Know your lease expenses and capital costs with greater certainty before you sign
- Fast, cost-effective forklift and racking sourcing through Prologis Essentials

**Prologis Essentials: your single-source service for efficient move-in and operations at [prologisessentials.com](https://www.prologisessentials.com)**

[www.prologis.com](https://www.prologis.com)

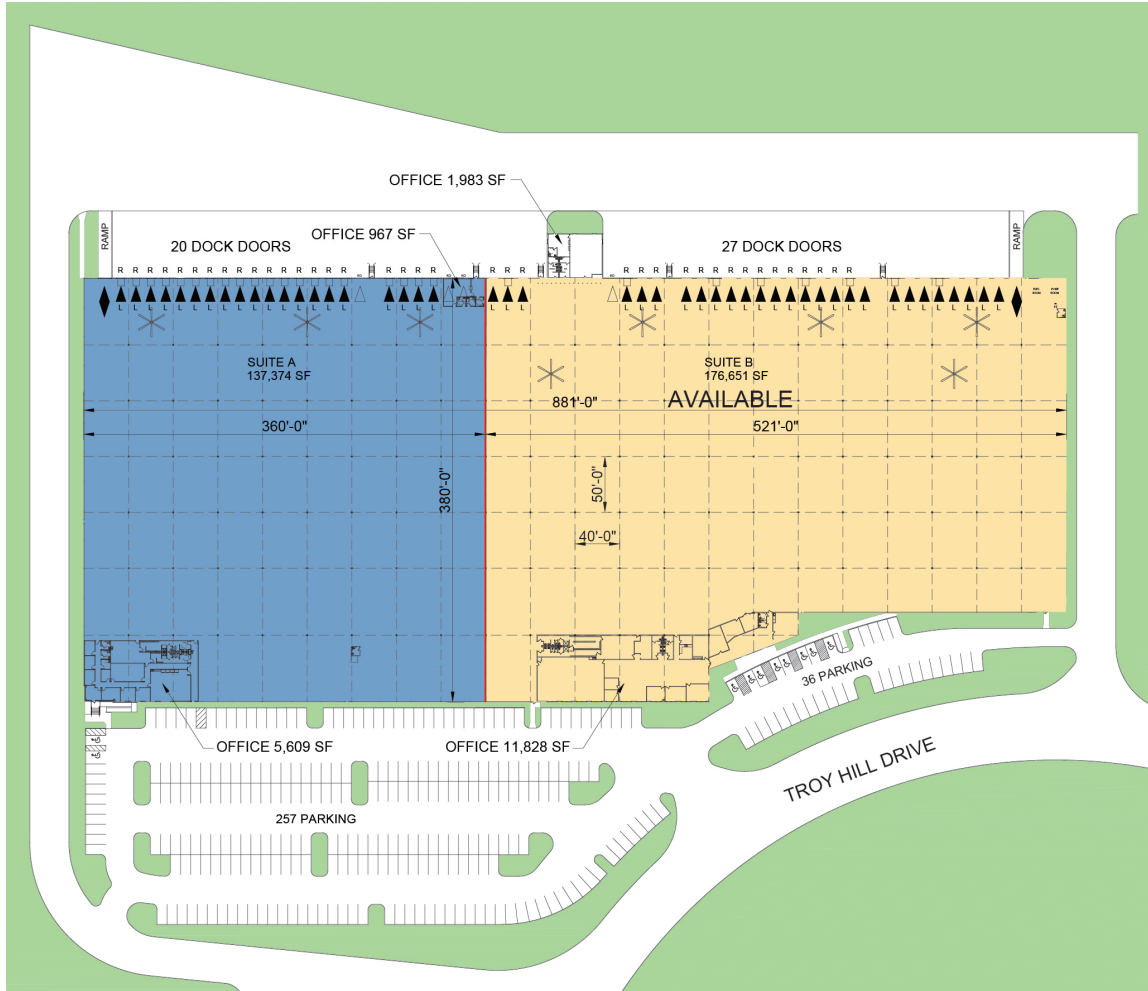
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**LEGEND:**

- ▲ DOCK POSITION
- ▲ DOCK POSITION W/ LEVELER
- ◆ DRIVE-IN DOOR
- LAND
- LEASED AREA
- AVAILABLE AREA



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