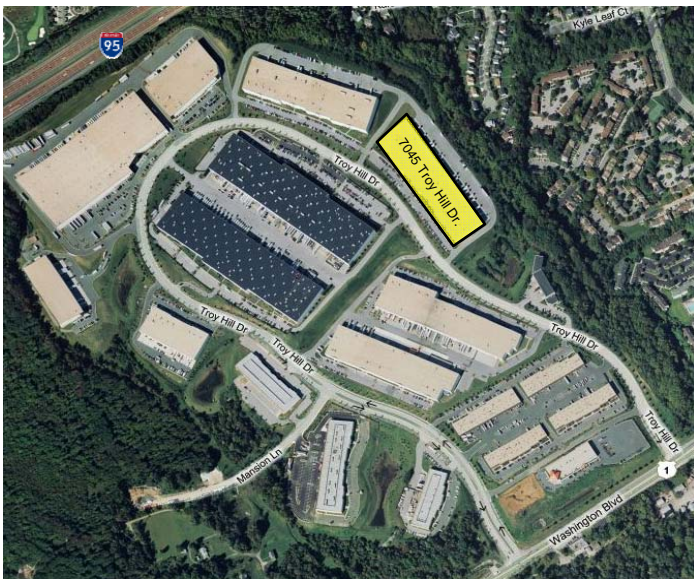


7045 Troy Hill Drive, Elkridge MD

For Lease



**Warehouse Space Available**  
**78,739 Square Feet**



- 5,800 SF +/- office space
- Two (2) sets of restrooms w/showers
- 40' x 40' Column spacing
- 200'-210' Building depth
- Metal halide lighting/Cambridge heaters
- 28' Clear
- 125' Truck court w/50' concrete pad
- 17 docks
  - 7 with pit levellers
  - 8 with edge of dock levellers
  - All with seals and dock lights
- One (1) 12'w x 14'h ramped drive in door
- Newly painted building with full circulation
- Operating Expenses
  - Taxes: \$ .66 psf
  - Insurance: \$ .06 psf
  - CAM \$ .42 psf
- \$6.75 psf net

For more information contact:

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ehm@prestonpartners.com  
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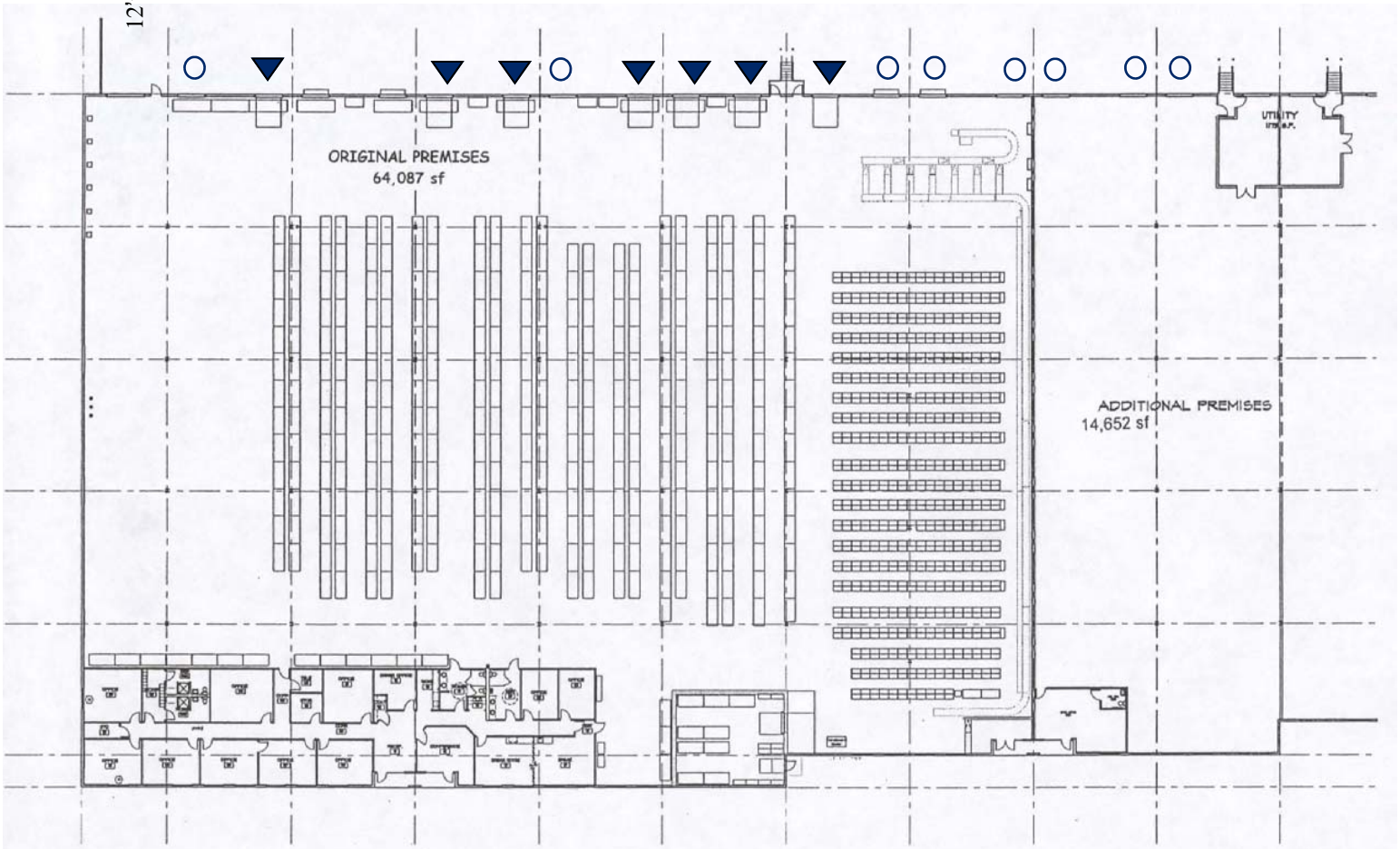
Brian N. Kruger  
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12'w x 14'h drive in

- ▼ Pit leveller
- Edge or dock leveller



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