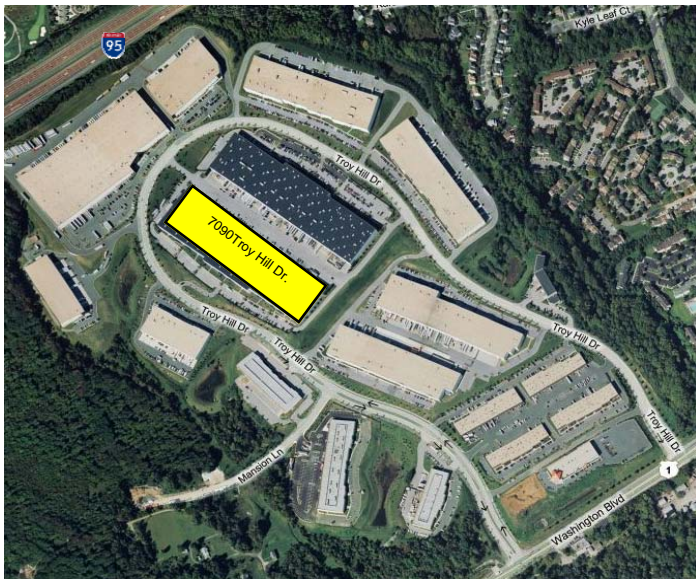


7090 Troy Hill Drive, Elkridge MD

For Lease



**Warehouse Space Available  
41,600 Square Feet**



- 3,800 +/- SF +/- office space
- 40' x 43' Column spacing
- 260' Building depth
- Metal halide lighting/Cambridge heaters
- 28' Clear
- 125' Truck court w/50' concrete pad
- 10 docks
  - 3 with pit levellers
- One (1) ramped drive in door
- Newly painted building
- Operating Expenses
  - Taxes: \$ .66 psf
  - Insurance: \$ .06 psf
  - CAM \$ .49 psf
- \$5.90 psf net

For more information contact:

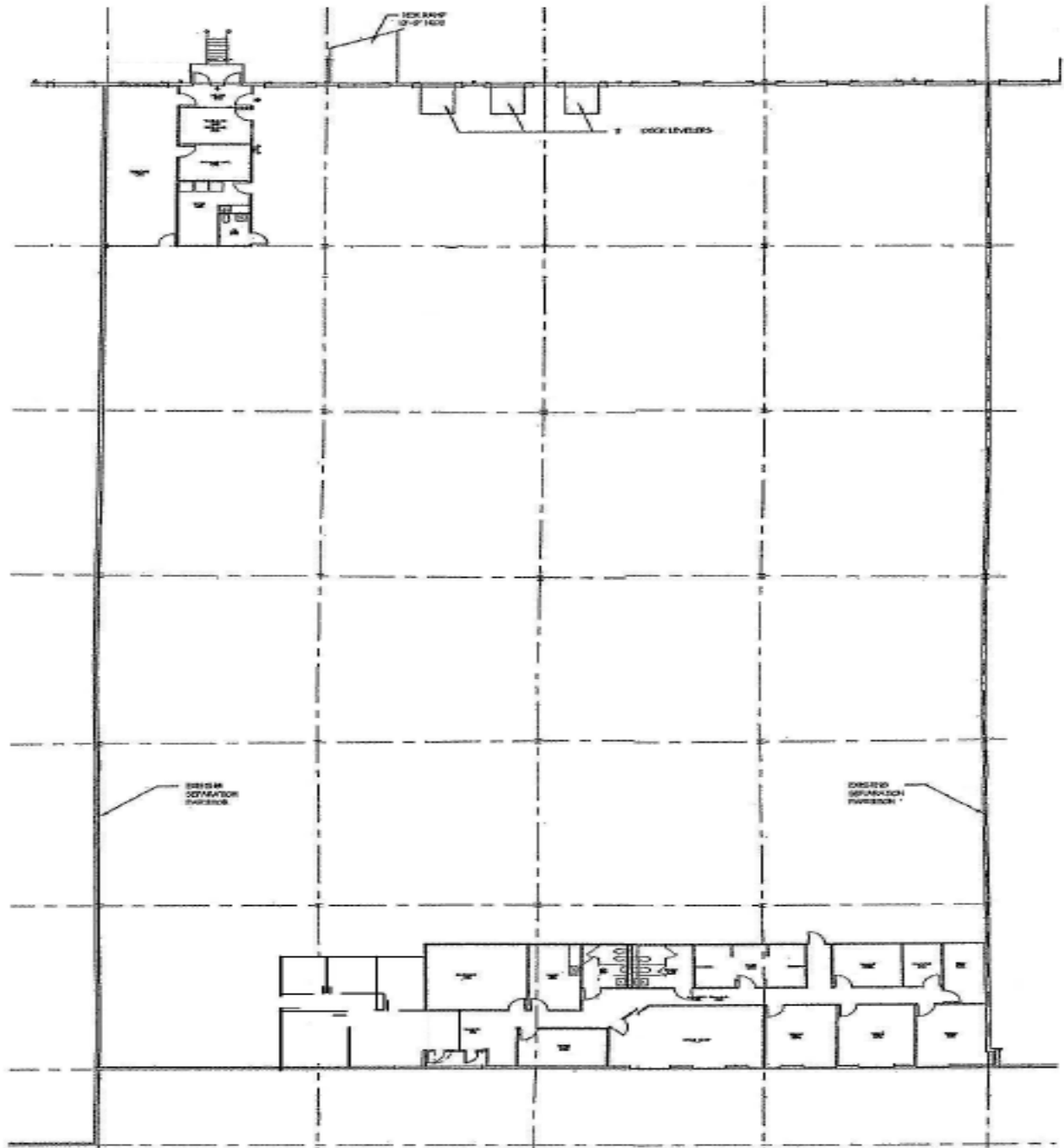
Michael A. Elardo, SIOR  
mae@prestonpartners.com  
410.443.4040

E. Hayes Merkert, SIOR  
ehm@prestonpartners.com  
410.535.4030

Brian N. Kruger  
bnk@prestonpartners.com  
410.535.4041

7090 Troy Hill Drive, Elkridge MD

For Lease



For more information contact:

Michael A. Elardo, SIOR  
mae@prestonpartners.com  
410.443.4040

E. Hayes Merkert, SIOR  
ehm@prestonpartners.com  
410.535.4030

Brian N. Kruger  
bnk@prestonpartners.com  
410.535.4041