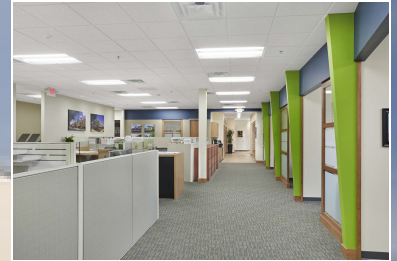


PROPERTY OVERVIEW

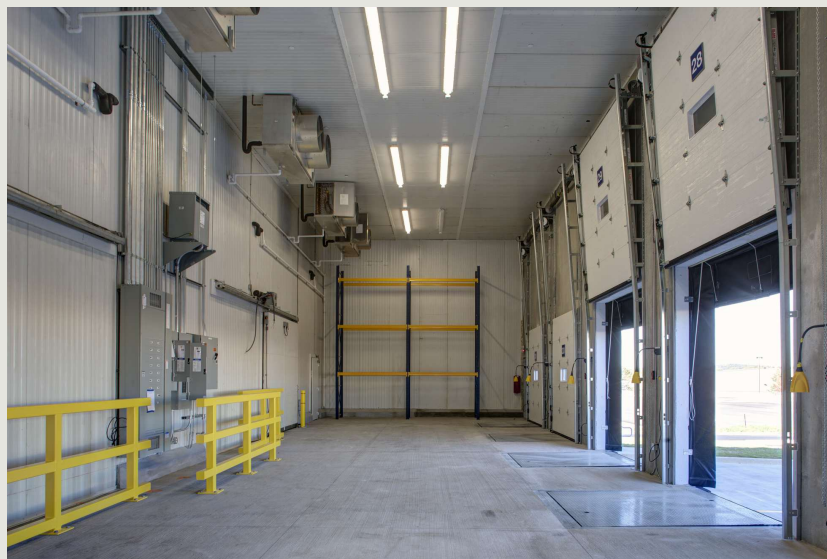
TROY HILL TECH CENTER

7195 TROY HILL DRIVE, ELKRIDGE, MD 21075



Building Information

- 43,031 square-foot, single-story flex building built in 2001
- Located in Troy Hill Tech Center, a 100+ acre corporate campus just off I-95 in the northeast corner of the intersection of US Route 1 & MD Route 100
- Shell condition with build-outs available
- New roof
- Abundant free parking on site
- Ten minutes from BWI Airport
- Fiber optic telephone and data systems connections
- Separate exterior suite entry
- Exterior signage opportunity
- 18-foot ceilings in the warehouse
- Docks and drive-ins
- 480 volt/800 amps
- Located 10 miles from downtown Baltimore and 25 miles from downtown Washington, D.C.



Surrounding Amenities

- McDonald's
- Subway
- Taco Bell
- Dunkin'
- Sushi Q
- California Grill & Pizza
- Timbuktu Restaurant
- Philly's Best Pizza & Subs
- Uncle Grube's & Smokey's BBQ
- Rite Aid
- PNC Bank
- Great Valley Marketplace

Site Plan

Troy Hill Tech Center

7195 Troy Hill Drive

Industrial

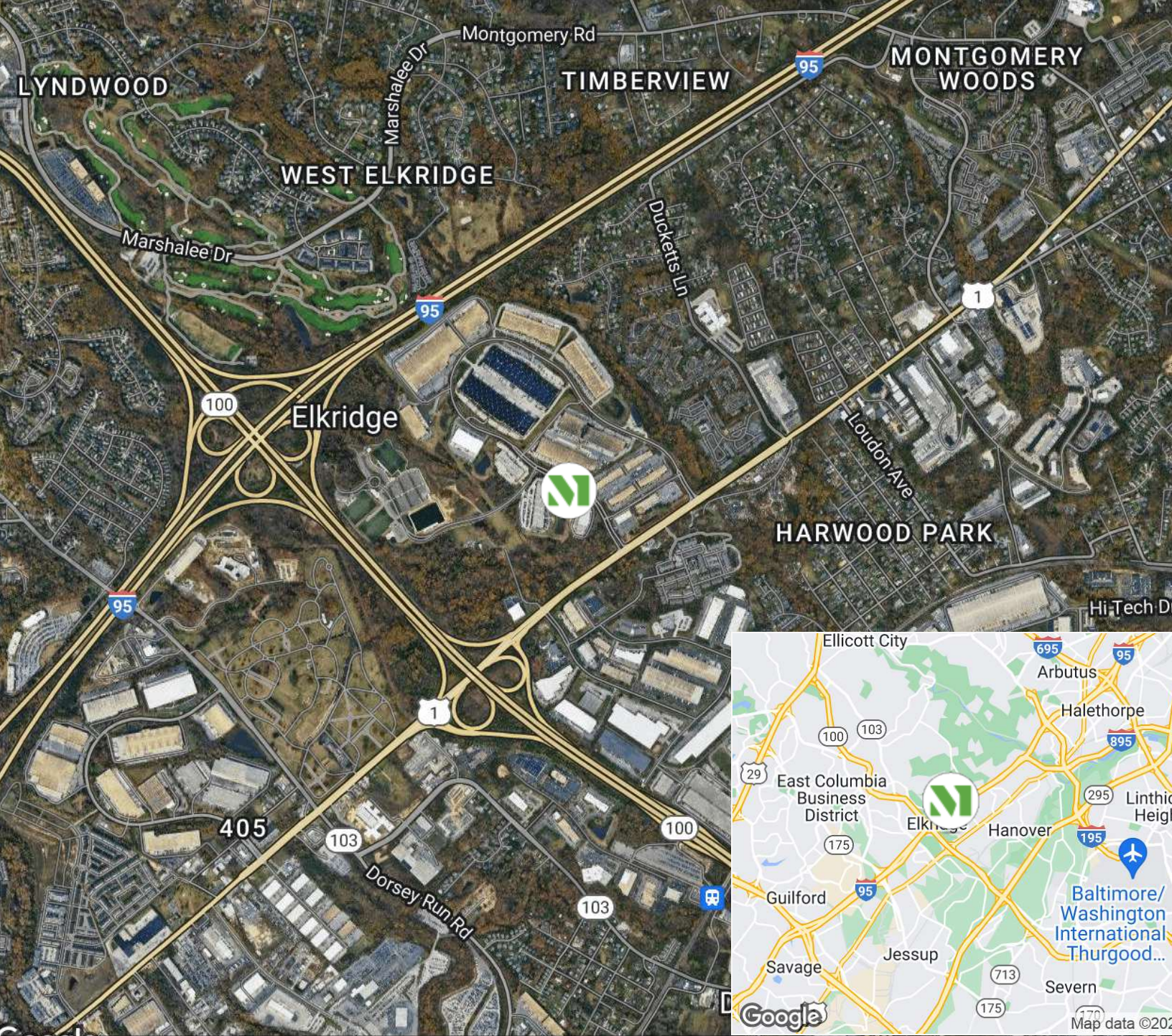
43,274 SF



"Merritt has been like family to us. We came into this building almost 20 years ago, and Merritt has been there for us as our business needs have evolved. It has just been easy to want to remain here."

DR. TYRONE TABORN
CHAIRMAN & CEO
CAREER COMMUNICATIONS GROUP





CREATING HOMES FOR BUSINESSES

Established in 1967, Merritt Properties is a privately held commercial real estate company offering over 21 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit spaces throughout Maryland, Florida, North Carolina and Virginia. We design, build, lease and manage our properties for the long term with a commitment to providing the highest quality service to all of our customers.

For additional information or to schedule a tour, contact:

Vince Bagli | Elizabeth Allison | Jamie Campbell | Delfina Kelly

merrittproperties.com

MD: 410.298.2600 | VA: 703.858.2725 | NC: 919.526.0070 | FL: 904.515.2030

