FOR **SUBLEASE**

COLD STORAGE/FOOD MANUFACTURING

7030 TROY HILL DRIVE | ELKRIDGE, MARYLAND 21075



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

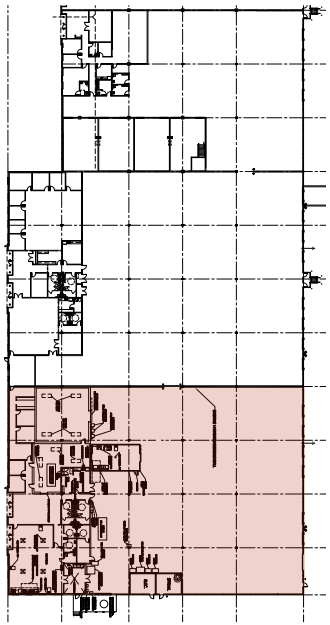
- 33,869 SF ± Class A warehouse space available
- Full commercial kitchen
- State of the art cold storage space
- Licensed meat processing component

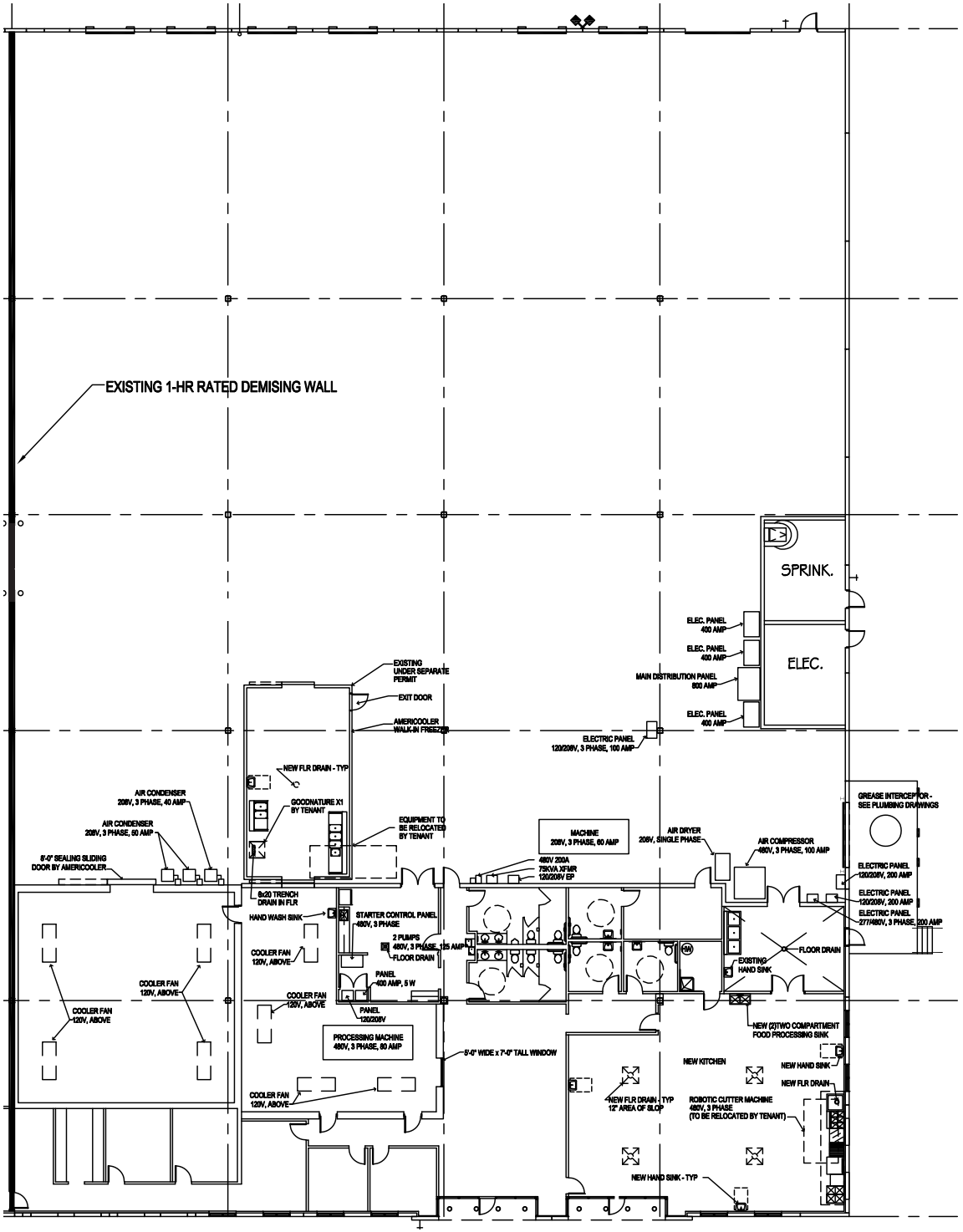
AVAILABLE:	SUITE 700: 33,869 SF ±
BUILDING SIZE:	193,327 SF ±
CLEAR HEIGHT:	30’
DOCKS:	6
DRIVE-INS:	1
ZONING:	M-1 (MANUFACTURING: LIGHT)
RENTAL RATE:	**NEGOTIABLE**



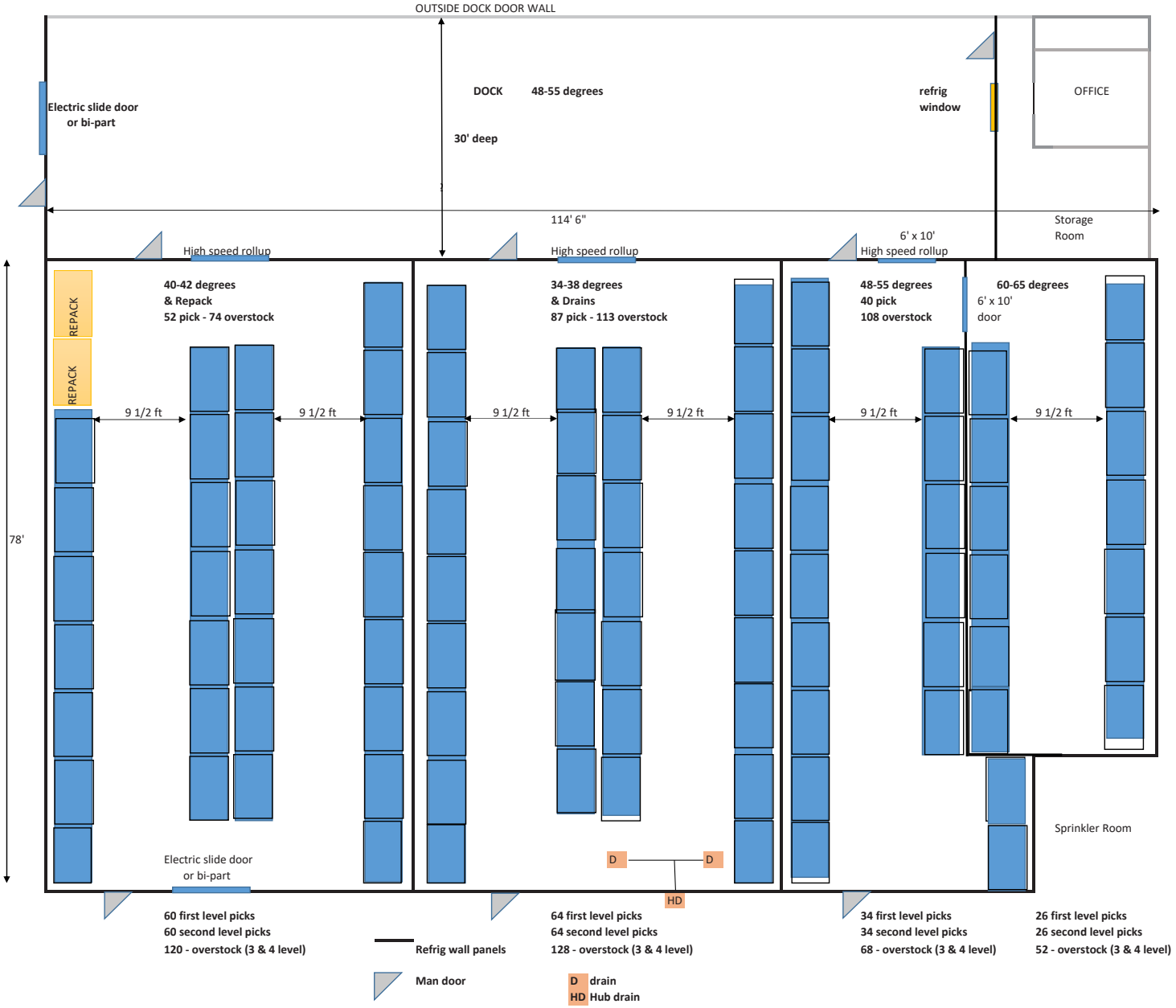


FLOOR PLAN

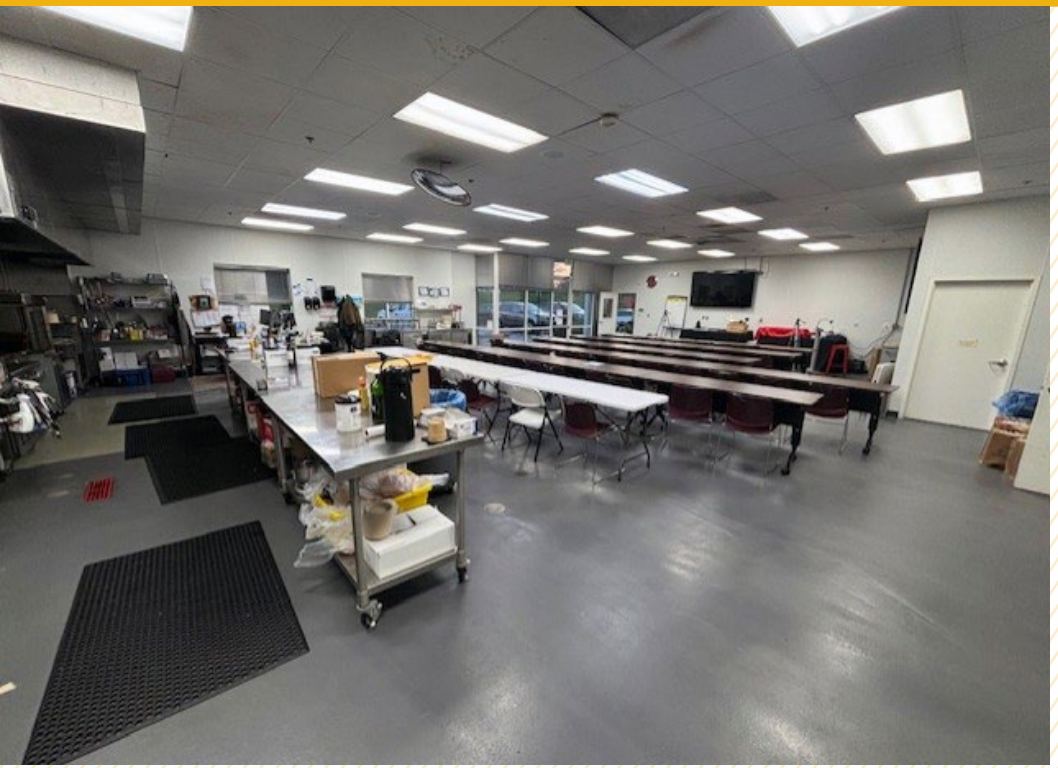



EXISTING 1-HR RATED DEMISING WALL
SPRINK.
ELEC.
ELEC. PANEL 400 AMP
ELEC. PANEL 400 AMP
MAIN DISTRIBUTION PANEL 800 AMP
ELEC. PANEL 400 AMP
ELECTRIC PANEL 120/208V, 3 PHASE, 100 AMP
EXISTING UNDER SEPARATE PERMIT
EXIT DOOR
AMERICOOLER WALK-IN FREEZER
NEW FLR DRAIN - TYP
AIR CONDENSER 208V, 3 PHASE, 40 AMP
AIR CONDENSER 208V, 3 PHASE, 50 AMP
GOODNATURE X1 BY TENANT
EQUIPMENT TO BE RELOCATED BY TENANT
8'-0" SEALING SLIDING DOOR BY AMERICOOLER
MACHINE 208V, 3 PHASE, 60 AMP
AIR DRYER 208V, SINGLE PHASE
AIR COMPRESSOR 480V, 3 PHASE, 100 AMP
480V 200A 75KVA XFMR 120/208V EP
GREASE INTERCEPTOR - SEE PLUMBING DRAWINGS
ELECTRIC PANEL 120/208V, 200 AMP
ELECTRIC PANEL 120/208V, 200 AMP
ELECTRIC PANEL 277/480V, 3 PHASE, 200 AMP
8x20 TRENCH DRAIN IN FLR
HAND WASH SINK
STARTER CONTROL PANEL 480V, 3 PHASE
2 PUMPS 480V, 3 PHASE, 125 AMP
FLOOR DRAIN
COOLER FAN 120V, ABOVE
COOLER FAN 120V, ABOVE
COOLER FAN 120V, ABOVE
COOLER FAN 120V, ABOVE
PANEL 400 AMP, 5 W
PANEL 120/208V
PROCESSING MACHINE 480V, 3 PHASE, 80 AMP
FLOOR DRAIN
EXISTING HAND SINK
NEW (2)TWO COMPARTMENT FOOD PROCESSING SINK
5'-0" WIDE x 7'-0" TALL WINDOW
NEW KITCHEN
NEW HAND SINK
NEW FLR DRAIN
NEW FLR DRAIN - TYP 12" AREA OF SLOP
ROBOTIC CUTTER MACHINE 480V, 3 PHASE (TO BE RELOCATED BY TENANT)
NEW HAND SINK - TYP

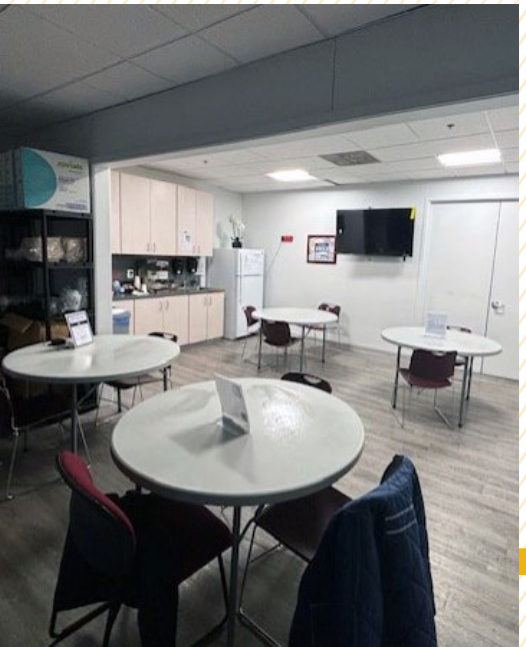
COLD BOX **LAYOUT**



INTERIOR **PHOTOS**



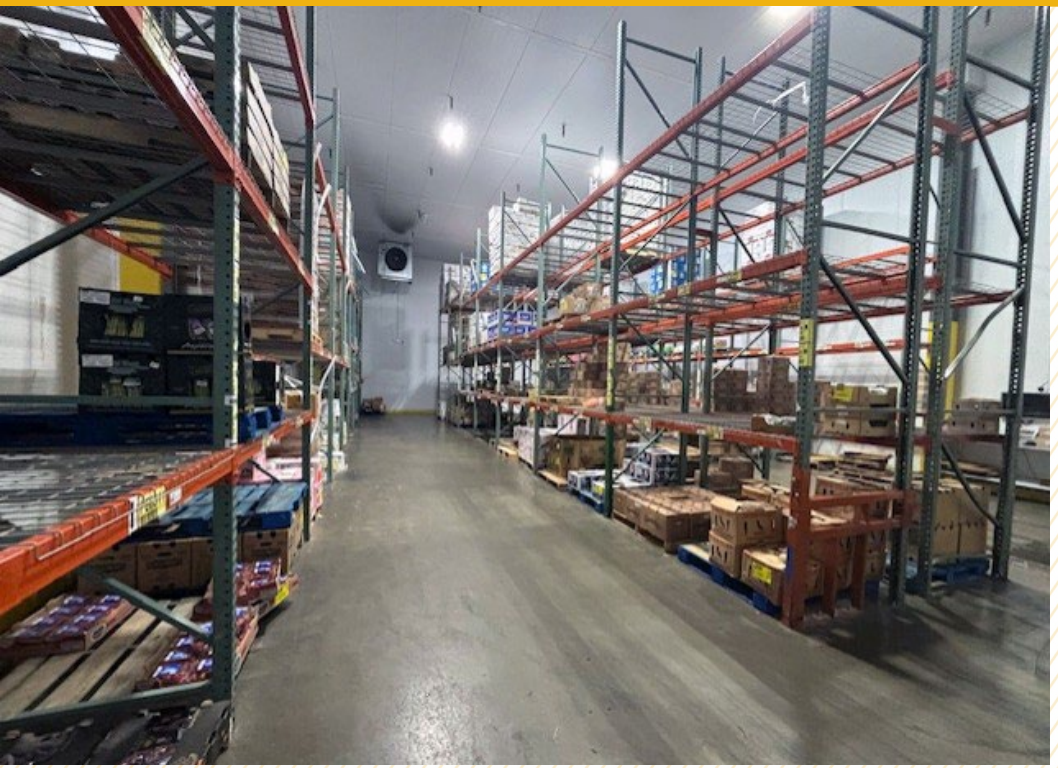


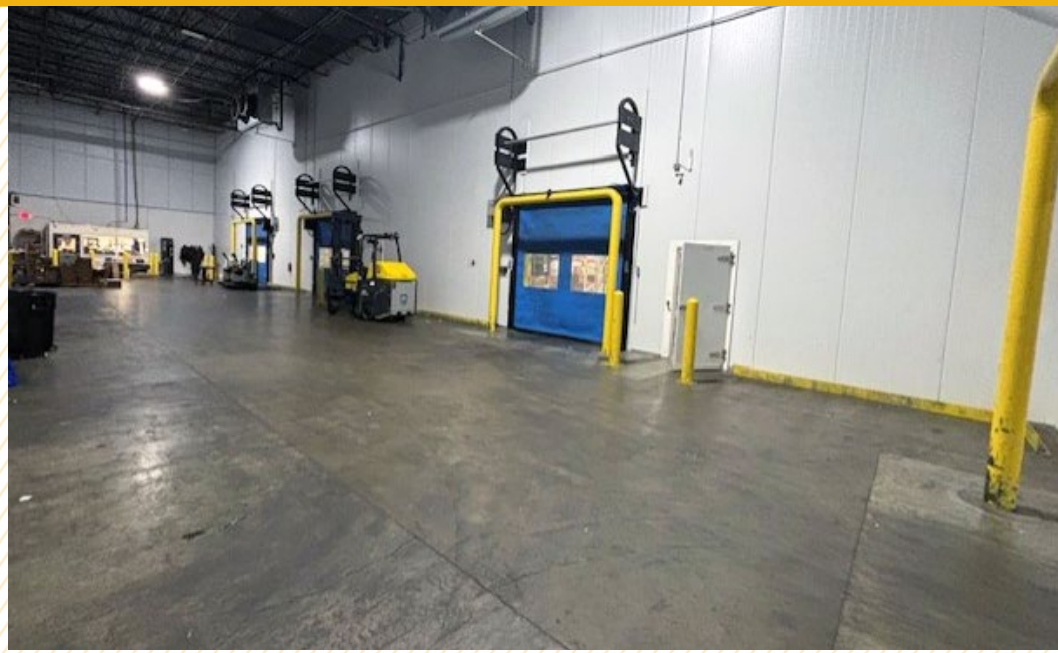


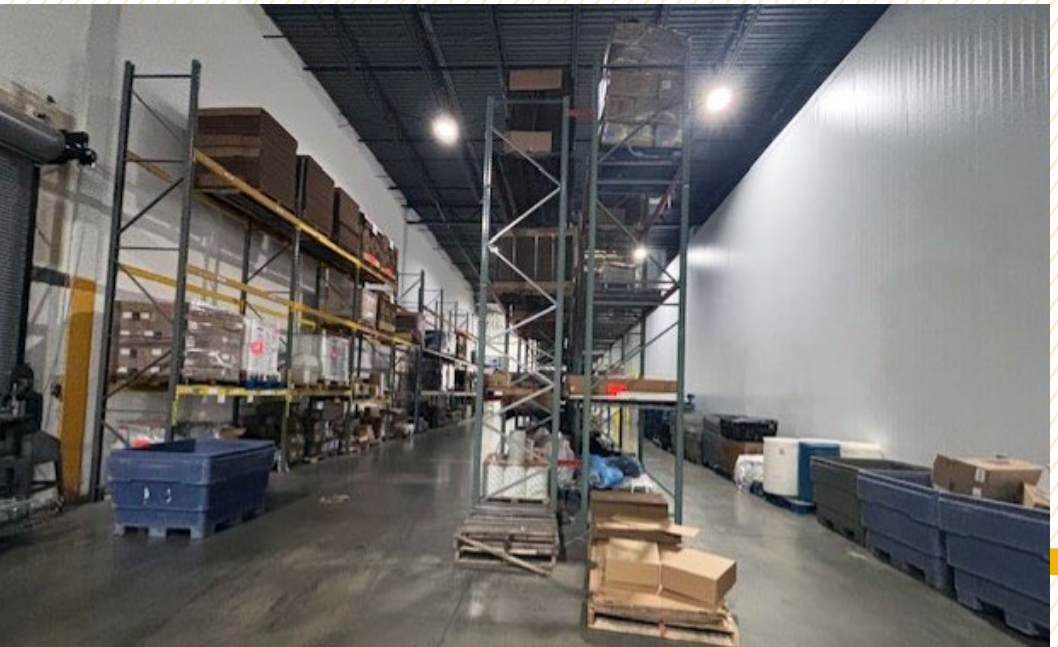




INTERIOR **PHOTOS**







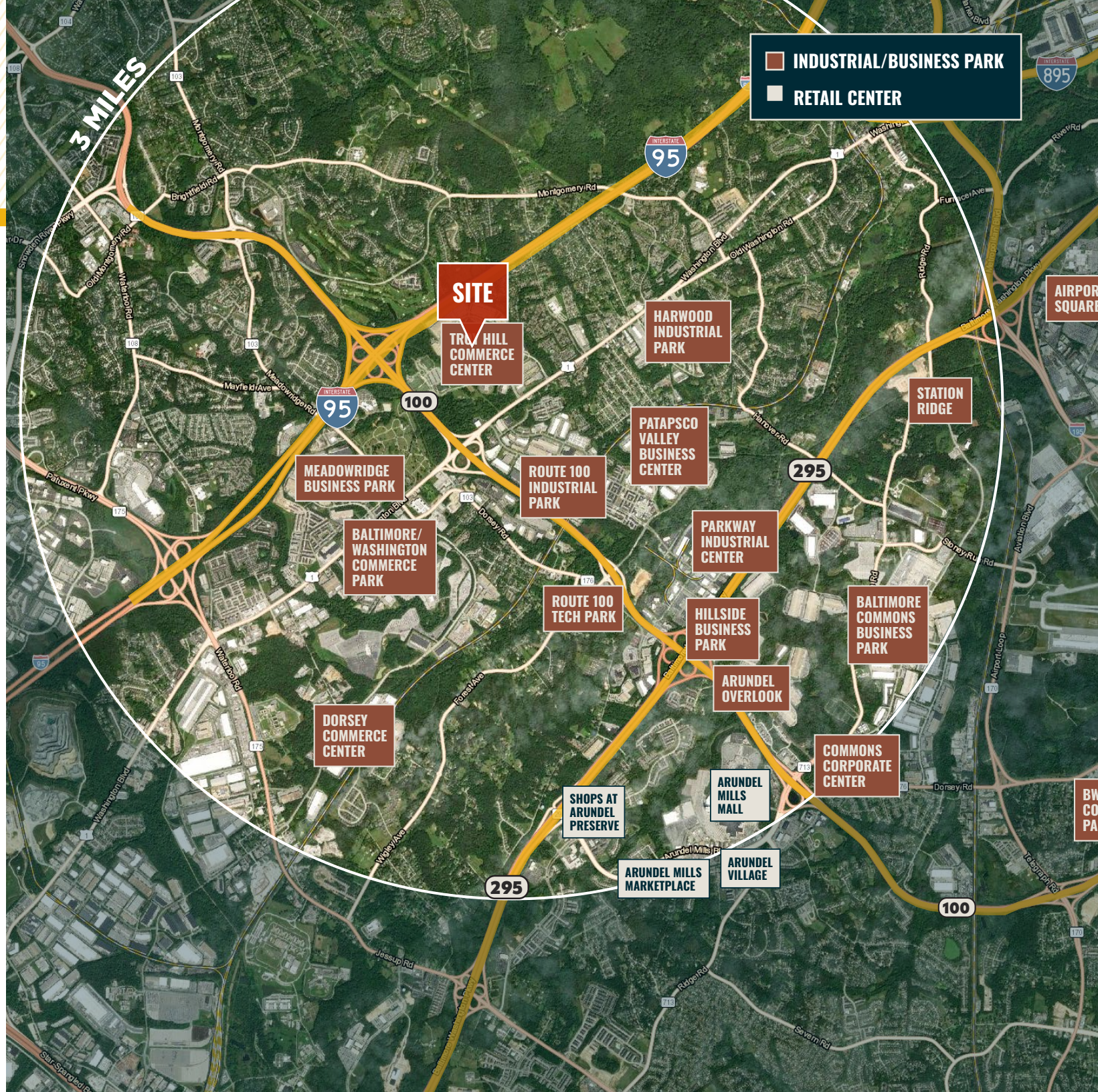


TRADE AREA

DRIVING DISTANCE TO:

- 100 — 1.0 MILES — **3 MIN. DRIVE**
- 295 — 1.7 MILE — **5 MIN. DRIVE**
- INTERSTATE 95 — 2.8 MILES — **5 MIN. DRIVE**
- BWI BALTIMORE/WASHINGTON INTERNATIONAL Thurgood Marshall AIRPORT — 7.5 MILES — **11 MIN. DRIVE**
- PORT OF BALTIMORE 1706 Helen Delich Bentley — 13.2 MILES — **20 MIN. DRIVE** **(FAIRFIELD MARINE TERMINAL)**

BALTIMORE, MD	13.5 MILES	**23 MIN.**
WASHINGTON, DC	29.8 MILES	**40 MIN.**
PHILADELPHIA, PA	112.0 MILES	**1 HR. 50 MIN.**
RICHMOND, VA	144.0 MILES	**2 HRS. 10 MIN.**



FOR MORE INFO
CONTACT:



PATRICK SMITH, SIOR
VICE PRESIDENT

410.494.4866

PSMITH@mackenziecommercial.com



CHRIS BOLAND
VICE PRESIDENT

410.494.6644

CBOLAND@mackenziecommercial.com

VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585
2328 W. Joppa Road, Suite 200
Lutherville, MD 21093

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.