
FOR LEASE

95 BALLARD RD
MIDDLETOWN, NY 10941

MANUFACTURING/ PRODUCTION/ DISTRIBUTION

140K SF AVAILABLE



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BUILDING SPECIFICATIONS

- **Total RBA:** 313K SF
- **Available for lease:** 140K SF
- **Ceiling:** 29" clear
- **Column Spacing:** 30' x 50'
- **Loading Docks:** 5 (Interior)
- **Drive-in Doors:** 6
- **Car/Trailer Parking:** 121/7
- **Power:** 16K amps / 480 Volts
- **Availability:** Immediately
- **OpEx:** Est \$2/SF
- **Asking:** \$11.50/SF NNN

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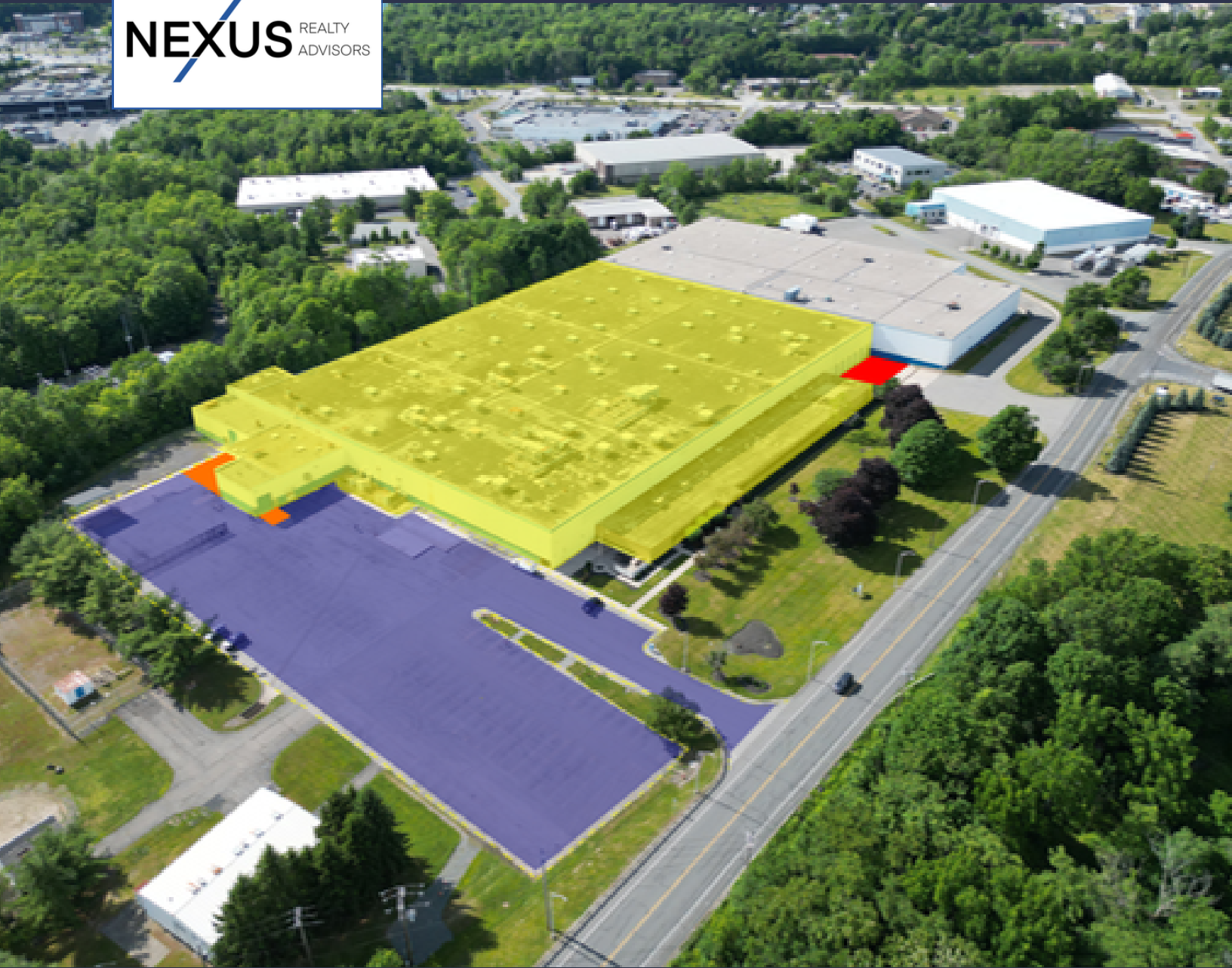


LOADING DOCKS



**6 LOADING DOCKS
5 DRIVE-IN DOORS**

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CAR/ TRAILER PARKING 121/7



DRIVE IN DOORS



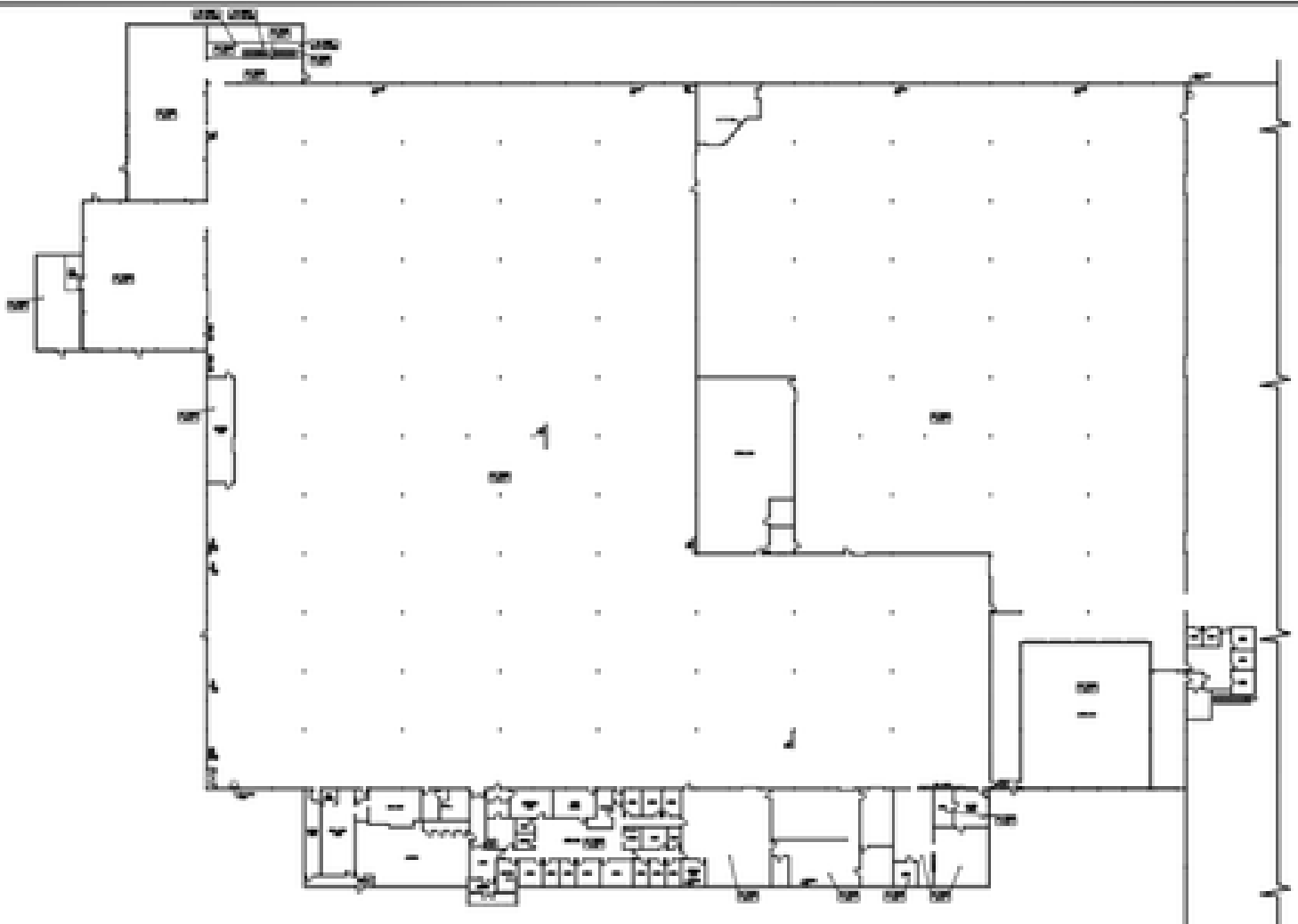
LOADING DOCKS



AVAILABLE SPACE

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SITE PLANS



INDUSTRIAL NEIGHBORS

Ecobat Resources

Advanced Chemical

President Container Supply

TPI Industries

Fineline Settings

Upstate Glass tempering Inc

Freund's Fish

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TRUCK ROUTING EXHIBIT



STRATEGIC LOCATION

- Direct access to I-84 via Exit 19A
- Direct access to NY-17 via Exit 122
- Minutes to major distribution corridors



DRIVE TIMES

I-84 (Exit 19A): 4 min
NY-17 (Exit 122): 2 min



TRUCK FRIENDLY ACCESS

Easy access to I-84 and NY-17
for seamless regional connectivity

Nexus Realty Advisors

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