
FOR LEASE

95 BALLARD RD
MIDDLETOWN, NY 10941

MANUFACTURING/ PRODUCTION/ DISTRIBUTION

140K SF AVAILABLE



Michael Fromowitz
Michael@nexusrealtyad.com
917-720-7767

Yehuda Tyberg
yehuda@nexusrealtyad.com
347-263-2096

95 BALLARD RD MIDDLETOWN, NY 10941



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:** 13K amps / 480 Volts
- **Availability:** Immediately
- **OpEx:** Est \$2/SF
- **Asking:** \$11.50/SF NNN

**95 BALLARD RD
MIDDLETOWN, NY 10941**

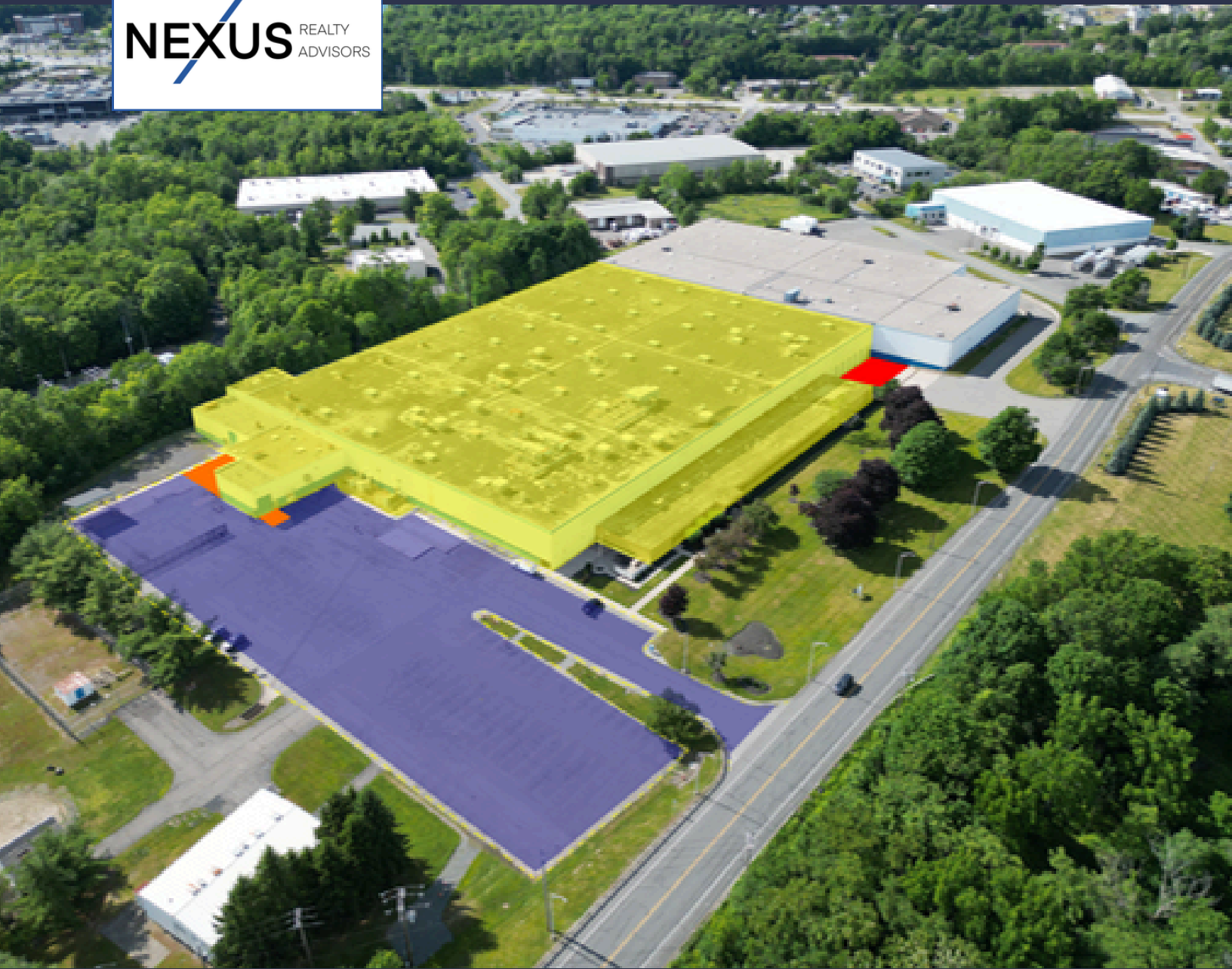


LOADING DOCKS



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

95 BALLARD RD MIDDLETOWN, NY 10941



CAR/ TRAILER PARKING 121/7



DRIVE IN DOORS



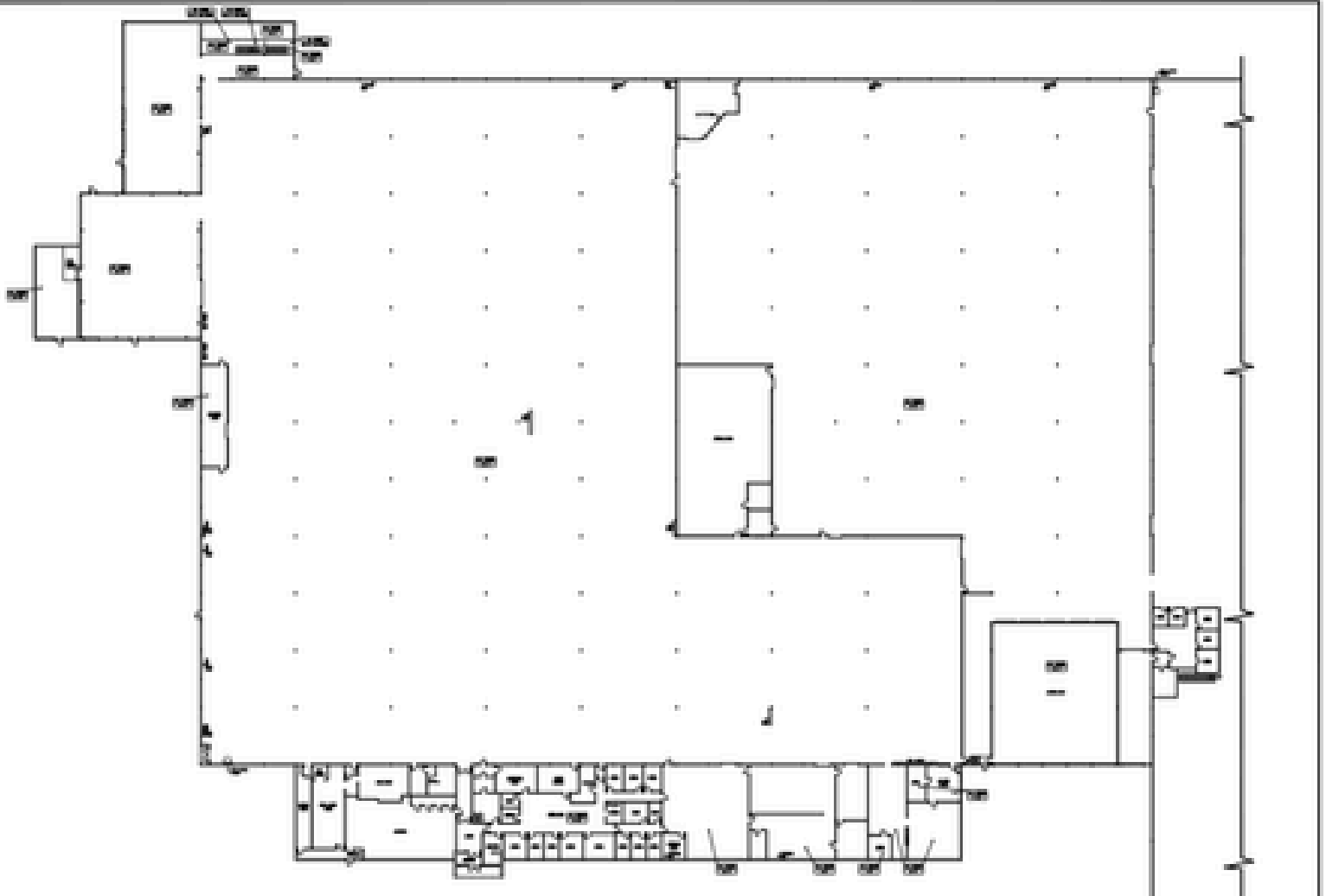
LOADING DOCKS



AVAILABLE SPACE

95 BALLARD RD MIDDLETOWN, NY 10941

SITE PLANS



INDUSTRIAL NEIGHBORS

Ecobat Resources

Advanced Chemical

President Container Supply

TPI Industries

Fineline Settings

Upstate Glass tempering Inc

Freund's Fish

95 BALLARD RD MIDDLETOWN, NY 10941

TRUCK ROUTING EXHIBIT



- ARRIVE FROM EAST
(via I-84 West / Exit 19A)
- ARRIVE FROM WEST
(via NY-17 North / Exit 122)
- DEPART TO EAST
(via I-84 East)
- DEPART TO WEST
(via NY-17 South)

- ARRIVE FROM WEST**
(via NY-17 North / Exit 122)
- 1 Take NY-17 North
 - 2 Take Exit 122 (Crystal Run Rd / County Rd 67)
 - 3 Turn left on Crystal Run Rd
 - 4 Turn left on Ballard Rd
 - 5 Continue on Ballard Rd
 - 6 Destination on right

- DEPART TO WEST**
(via NY-17 South)
- 1 From Ballard Rd, turn right on Crystal Run Rd
 - 2 Turn right onto NY-17 South
 - 3 Continue on NY-17 South toward Harriman



- ARRIVE FROM EAST**
(via I-84 West / Exit 19A)
- 1 Take I-84 West to Exit 19A for NY-17 toward New York City
 - 2 Continue on NY-17 North
 - 3 Take Exit 122 (Crystal Run Rd / County Rd 67)
 - 4 Turn left on Crystal Run Rd
 - 5 Turn left on Ballard Rd
 - 6 Destination on right

- DEPART TO EAST**
(via I-84 East)
- 1 From Ballard Rd, turn right on Crystal Run Rd
 - 2 Turn right to merge onto I-84 East
 - 3 Continue on I-84 East toward Newburgh

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

845.364.7474
 Web: nexusrealtyad.com/

Michael Fromowitz
 Michael@nexusrealtyad.com
 917-720-7767

Yehuda Tyberg
 yehuda@nexusrealtyad.com
 347-263-2096

Although information has been obtained from sources deemed reliable, neither Owner nor Nexus Realty Advisors makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy of the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor Nexus Realty Advisors accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Nexus Realty Advisors. All rights reserved.