

# **FOR LEASE**

## **±50,000 SQ. FT. INDUSTRIAL BUILDING**

**265 Ballard  
Road, Orange  
County,  
Middletown,  
New York**



FOR ADDITIONAL  
INFORMATION,  
CONTACT

**James Martin**  
**Senior Vice President**  
**Exclusive Broker**



**110 Crystal Run Road,  
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Middletown, NY 10941**

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Cell: (845) 781-6302**

**Email:  
martinj@mcbridecorp.com**

**On the Web:  
www.mcbridecorp.com**

Note: Information herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by our principals. All areas and dimensions are approximate.

### **PROPERTY HIGHLIGHTS**

- ±50,000 sq. ft., warehouse/manufacturing building situated on ±5.2 acre lot for LEASE
- ±2,800 sq. ft. finished air-conditioned offices
- Twenty (20) 8'x10' tailgate-level loading doors
- One drive-in door

### **LOCATION**

- Located at the northwest corner of the intersection of Ballard Road and East Galleria Drive
- One mile from exit 120, NY Route 17
- 15 minute drive to NYS Thruway (I-87)





## **PROPERTY FACT SHEET**

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### **FOR LEASE**

#### **±50,000 SQ. FT. INDUSTRIAL BUILDING**



#### **265 BALLARD ROAD, MIDDLETOWN, NY**

- LOCATION:** 265 Ballard Road, Town of Wallkill, Orange County, New York (Middletown, NY postal designation). The building is in a visible, high traffic location at the northwest corner of the intersection of Ballard Road and East Galleria Drive (an entrance into the Galleria at Crystal Run regional mall).
- FRONTAGE:** ±300' frontage on Ballard Road.
- ACCESSIBILITY:**
- ±1 mile from exit 120, NY Route 17
  - ±1 ¼ mile from I-84
  - ±50 min. drive to Mario Cuomo Bridge
  - ±15 min. drive to New York State Thruway (I-87)
- DESCRIPTION:** Approximately ±50,000 sq. ft. warehouse/manufacturing building situated on ±5.2 acres for Lease. Pre-engineered steel frame with insulated metal panel walls and roof. Reinforced concrete floor. The initial section was built in 1972, with additions in 1983 and 1988.
- CEILING HEIGHTS:**
- Approximately 15' to 18' clear ceiling heights – ±23,672 SF section
  - Approximately 16' to 19' clear ceiling heights – ±11,000 SF section
  - Approximately 13' to 16' clear ceiling heights – ± 6,143 SF section



## **PROPERTY FACT SHEET**

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<b>OFFICES:</b>	±2,800 sq. ft. of finished air-conditioned offices.								
<b>TOILETS:</b>	One male and one female lavatory within office area, and one male and one female lavatory within industrial area.								
<b>COLUMN SPACING:</b>	Mostly 50' x 24'.								
<b>LOADING:</b>	Twenty 8' x 10' tailgate-level loading doors, and one drive-in door.								
<b>LIGHTING:</b>	New LED lighting installed August 2024.								
<b>UTILITIES:</b>	<table><tr><td>Heat:</td><td>Natural gas fired hot water boiler feeds ceiling-mounted radiator units with blowers.</td></tr><tr><td>Electric:</td><td>400–600-amp service, 480/277 volt, 3 phase, 4 wire service with electricity provided by Orange &amp; Rockland Utilities.</td></tr><tr><td>Water:</td><td>Town of Walkill municipal water system.</td></tr><tr><td>Sewer:</td><td>Town of Walkill municipal sewer system.</td></tr></table>	Heat:	Natural gas fired hot water boiler feeds ceiling-mounted radiator units with blowers.	Electric:	400–600-amp service, 480/277 volt, 3 phase, 4 wire service with electricity provided by Orange & Rockland Utilities.	Water:	Town of Walkill municipal water system.	Sewer:	Town of Walkill municipal sewer system.
Heat:	Natural gas fired hot water boiler feeds ceiling-mounted radiator units with blowers.								
Electric:	400–600-amp service, 480/277 volt, 3 phase, 4 wire service with electricity provided by Orange & Rockland Utilities.								
Water:	Town of Walkill municipal water system.								
Sewer:	Town of Walkill municipal sewer system.								
<b>FIRE PROTECTION:</b>	100% sprinklered (wet system)								



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- PARKING:** Paved parking in front for about 50 cars, and 110'- wide gravel loading apron along entire rear of building (part of which could possibly be used for outdoor storage).
- ZONING:** TC – Town Center District (see attached)
- OCCUPANCY:** Available immediately.
- REAL ESTATE TAXES:** ±\$1.51 psf (2024)
- INSURANCE:** ±\$0.75 psf (2024)
- SNOW PLOWING & LAWN CARE:** Tenant shall be responsible for its own snow plowing, and lawn care.
- Snow plowing/removal and lawn care for 2024 was \$14,846 or ±\$0.30 psf



## **PROPERTY FACT SHEET**

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Middletown, NY  
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**UTILITIES:** Natural gas.

**TERM:** Five (5) to ten (10) years.

**LEASE PRICE:** \$9.00 psf, NNN plus 3% per annum increases.

**For further information or to arrange a tour, please contact:**

**James Martin, Senior Vice President**  
[martinj@mcbridecorp.com](mailto:martinj@mcbridecorp.com)

### **EXCLUSIVE BROKER**

**McBride Corporate Real Estate, Inc.**  
**110 Crystal Run Road, Suite 106, Middletown, NY 10941**  
**Cell: 845-781-6302 Office: 845-928-6500 ext. 1**  
**E-mail: [nyinfo@mcbridecorp.com](mailto:nyinfo@mcbridecorp.com) On the Web: [McBrideCorpRE.com](http://McBrideCorpRE.com)**

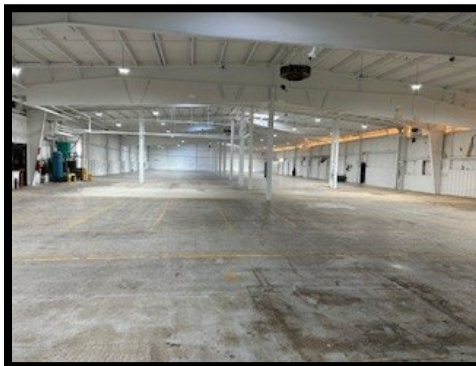
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Shared/Public Drive/FACT SHEETS/ORANGE/0-ALL OC EXCL/265 Ballard Rd Middletown/Fact Sheet\_265 Ballard Rd Wallkill\_LEASE.docx JM/DL 6/9/2025

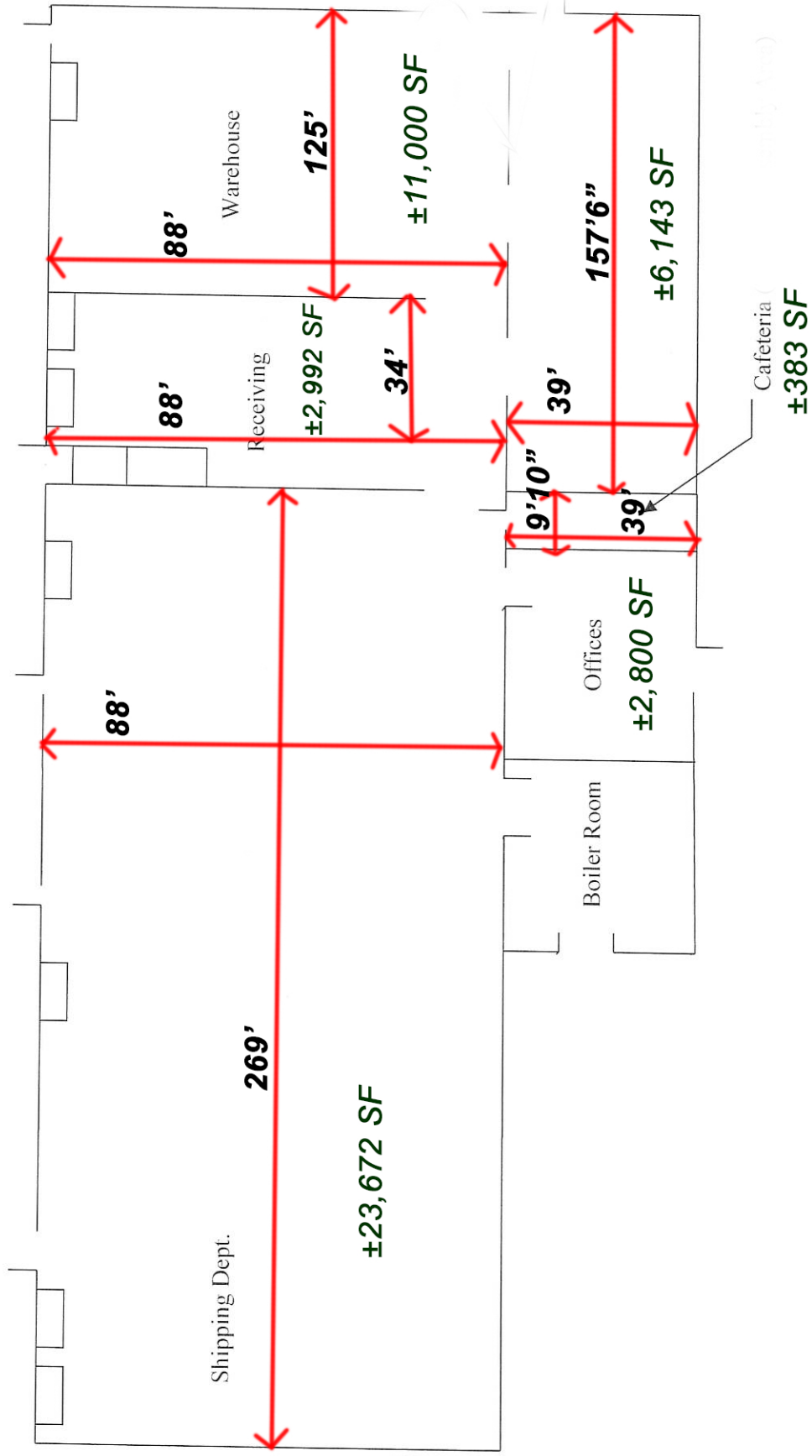


## **PROPERTY FACT SHEET**

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Shared/Public Drive/FACT SHEETS/ORANGE/0-ALL OC EXCL/265 Ballard Rd Middletown/Fact Sheet\_265 Ballard Rd Wallkill\_LEASE.docx JM/DL 6/9/2025



Front Parking Lot

265 Ballard Rd.  
Walkill, NY

1. A VENDOR TRAVELING THE SAME CORNER MAY NOT STOP FOR ANY PURPOSE UNLESS ACTING UNDER THE DIRECTION OF A LICENSED AND TRAINED DRIVER. A VENDOR MAY ONLY COME TO THIS SURVEY STOP TO ALTER A ITEM FROM ANY OTHER CORNER.
2. A VENDOR MAY NOT BE A VENDOR OF ANY PRODUCT OF THE LAND ORIGINALLY EMPLOYED AS A VENDOR OF ANY PRODUCT OF THE LAND.
3. A VENDOR MAY NOT BE A VENDOR OF ANY PRODUCT OF THE LAND ORIGINALLY EMPLOYED AS A VENDOR OF ANY PRODUCT OF THE LAND AND PURPOSE INDICATED HEREON ANY CLAIM FOR LIABILITY SHALL NOT EXCEED THE AMOUNT OF THE AGREEMENT ANY EXTENSION OF USE BY A VENDOR EXCEEDS THE SCOPE OF THE ENGAGEMENT. HOLDS THE SURVEYOR OR GOVERNMENTAL APPROVALS AND REDUCES THIS SURVEY MAY BE NULL & VOID. THIS SURVEY MAY BE SUBJECT TO AN ACCURATE MEASUREMENT OF THIS SURVEY.
4. THIS SURVEY IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED UNDER A SPECIFIC PURPOSE AND IS BASED ON SPECIFIC CONTRACTUAL REQUIREMENTS FOR THIS TRANSACTION. USE OF THIS MAP FOR SURVEY PURPOSES OTHER THAN THAT FOR WHICH IT WAS DESIGNED MAY BE PROHIBITED IN WHOLE OR IN PART. THIS MAP MAY NOT BE USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. LARGE PHOTOGRAPHS ENLARGED, REDUCED, TRACED OR TRANSFERRED IN ANY OTHER WAY WITHOUT THE WRITTEN CONSENT OF A CIVIL ENGINEER OR ARCHITECT MAY BE PROHIBITED UNDER A BANNED USE OF A SEAL-APPLICANT.
5. PROPERTY CORNER MARKERS WERE NOT INSTALLED AS PART OF THIS SURVEY.
6. VERTICAL CURVES IN VARIOUS
7. 1 FOOT OF SHOW CORNER AT THE TIME OF THE SURVEY

1. BEING SECTION 78 BLOCK 1 LOT 81 OF TOWN OF WALLKILL TAX MAPING

2. LOT DESCRIBED BY DEED IN BOOK NO 2371 AT PAGE 1232 OF THE ORANGE COUNTY CLERKS OFFICE

3. MAP ENTITLED "FINAL PLAN FOR PROPOSED MINOR SUBDIVISION GALLEATIA CRYSTAL RUN" FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON FEBRUARY 27, 2019 AS MAP NUMBER 60-19

4. TOTAL AREA = 230,254 SQUARE FEET OR 1.246 ACRES

5. SUBJECT TO AN APPROPRIATION OR PROPERTY BY NEW YORK STATE AS PER LIBERTY60 AT PAGE 542. NOT PLOTTABLE

BALLARD ESTATES LLC  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
LAND TRACK TITLE AGENCY, LLC  
SIGNATURE BANK

DATE	ISSUE	DESCRIPTION	DATE	REVISIONS
		<p><b>SURVEY MAP</b>  <b>FOR</b>  <b>265 BALLARD ROAD</b>  <b>TOWN OF WALLKILL - ORANGE COUNTY - NEW YORK</b></p>	<p><b>CIVIL TEC</b>  <b>Engineering &amp; Surveying PC</b>            100 West 204th St            Suffern, NY 10901            P 845 547 2243 F 845 547 2243            P 845 547 2241 F 845 547 2241            Civil Engineering &amp; Land Surveying  <a href="http://www.Civil-Tec.com">www.Civil-Tec.com</a></p>	<p>DATE: 2/14/02            DRAWN BY: MTD            C-CHD BY: SPD            APPR: 4095</p>
		<p>STEPHEN P. DOLSON, P.L.S.</p>		<p>SCALE: 1"=30'            SHEET NO. 1 OF 2</p>



## Chapter 249. Zoning

### Article VI. Regulations Pertaining to Commercial Districts

#### § 249-26.1. Town Center District

[Added 7-26-2007 by L.L. No. 15-2007]

- A. Purpose. The Town Center District is intended to provide areas suitable for large-scale shopping centers serving regional needs. Such centers are characterized by uses offering retail comparison shopper goods, locations accessible from regional highways, and an integrated and connected complex of structures with internal roadways.
- B. Permitted uses.
  - (1) Financial institutions.
  - (2) Offices.
  - (3) Public uses.
  - (4) Places of worship.  
[Amended 8-26-2021 by L.L. No. 6-2021]
  - (5) Retail.
  - (6) Service and repair shops.
  - (7) Public building.  
[Added 12-9-2009 by L.L. No. 8-2009]
- C. Special permit uses.
  - (1) Car washes.
  - (2) Clubs and lodges.
  - (3) Commercial recreation.
  - (4) Day care and nurseries.
  - (5) Eating and drinking establishments.
  - (6) Funeral parlors and mortuaries.
  - (7) Gasoline filling and service stations.
  - (8) Motor vehicle sales and rental establishments.
  - (9) Hotels/motels.
  - (10) Research facilities.

- (11) Schools, vocational.
- (12) Shopping centers.
- (13) Theaters/cinemas.
- (14) Congregate-care facilities, including assisted living.  
[Added 12-9-2009 by L.L. No. 8-2009]
- (15) Nursing homes.  
[Added 12-9-2009 by L.L. No. 8-2009]
- (16) Extended-stay/all-suite hotels.  
[Added 12-9-2009 by L.L. No. 8-2009]

- D. Accessory uses and structures. Accessory uses that are customarily incidental to an allowed principal use may be allowed in this district and must comply with the regulations and standards of this chapter. All accessory structures shall be subject to the same area and bulk requirements as are required for principal structures within such districts.
- E. Area and bulk requirements. The following table represents the baseline requirements, and in some cases, additional standards may apply (e.g., special permit uses or through overlay districts).

Lot Area (sq. ft.)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Height (feet)	Maximum Imper- vious Cover- age
60,000	200	200	50	50	50 <sup>1</sup>	60	70%

**NOTES:**

- <sup>1</sup> 50 feet or equal to the height of the building, whichever is greater.

- F. Mandatory buffer of preexisting residential structures.
- (1) All nonresidential development shall provide buffering for adjacent, preexisting residential uses. In general, this buffering shall be developed to alleviate the impact of nonresidential development, including but not limited to:
    - (a) Light.
    - (b) Parking and loading areas;
    - (c) Noise and odor;
    - (d) Location of ancillary equipment such as dumpsters and HVAC; and
    - (e) Traffic flow and light glare from vehicles.
  - (2) Buffer area. The area of buffer shall be commensurate with the potential impact to neighboring properties.
  - (3) Review process. During site plan review, development applicants shall provide a buffering plan demonstrating how the project will alleviate any potential adverse impacts to adjacent, preexisting residential structures. The Planning Board shall review the buffer plan and reject for resubmittal, accept, or accept with modifications. In all cases, the Planning Board review shall include review by the Town's landscape architect.
- G. Fences.

- (1) The Planning Board shall determine the need, placement, type and height of all fencing.

H. Site plan approval.

- (1) A site plan showing the location of buildings, signs and other improvements including off-street parking facilities, truck loading spaces, landscaping and access to all public rights-of-way shall be submitted to the Planning Board for approval prior to the issuance of a building permit. The procedures and requirements set forth in § **249-38** of this chapter shall be adhered to.