

FOR SUBLEASE

±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,
Suite 106
Middletown, NY 10941

Phone: (845) 928-6500 Ext. 1
Cell: (845) 781-6302

Email:
martinj@mcbridecorpre.com

On the Web:
www.mcbridecorpre.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 SUBLEASE
- ±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)



FOR SUBLEASE

±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 Sublease. 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

**265 Ballard Road
Middletown, NY
Page 2 of 5**



- OFFICES:** ±2,800 sq. ft. of finished air-conditioned offices.
- TOILETS:** One male and one female lavatory within office area, and one male and one female lavatory within industrial area.
- COLUMN SPACING:** Mostly 50' x 24'.
- LOADING:** Twenty 8' x 10' tailgate-level loading doors, and one drive-in door.
- LIGHTING:** New LED lighting installed August 2024.
- UTILITIES:**
- 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.
- FIRE PROTECTION:** 100% sprinklered (wet system)

**265 Ballard Road
Middletown, NY
Page 3 of 5**



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.

OCCUPANCY: Upon lease execution.

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**

**265 Ballard Road
Middletown, NY
Page 4 of 5**

UTILITIES: •Natural gas - \$19,576 or ±\$0.39 psf (2023)

TERM: Lease term 12/31/25. A longer direct lease term is possible.

SUBLEASE PRICE: \$7.50 psf, NNN

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

James Martin, Senior Vice President
martinj@mcbridecorp.com

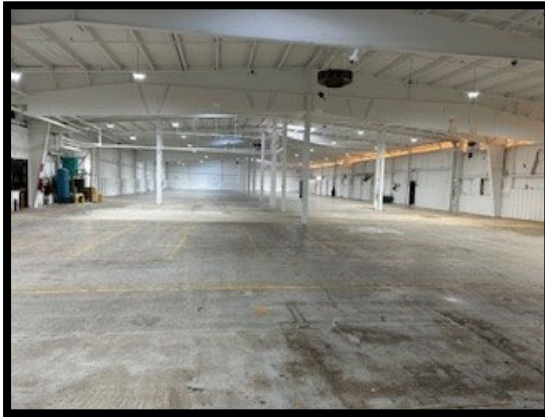
EXCLUSIVE BROKER

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 On the Web: McBrideCorpRE.com

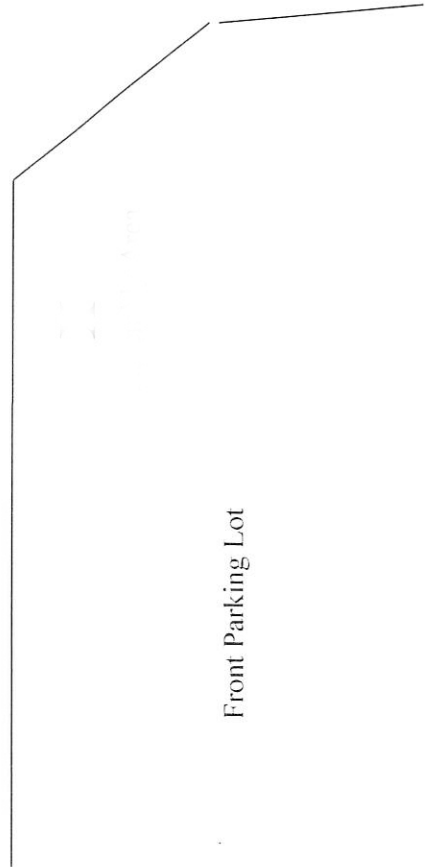
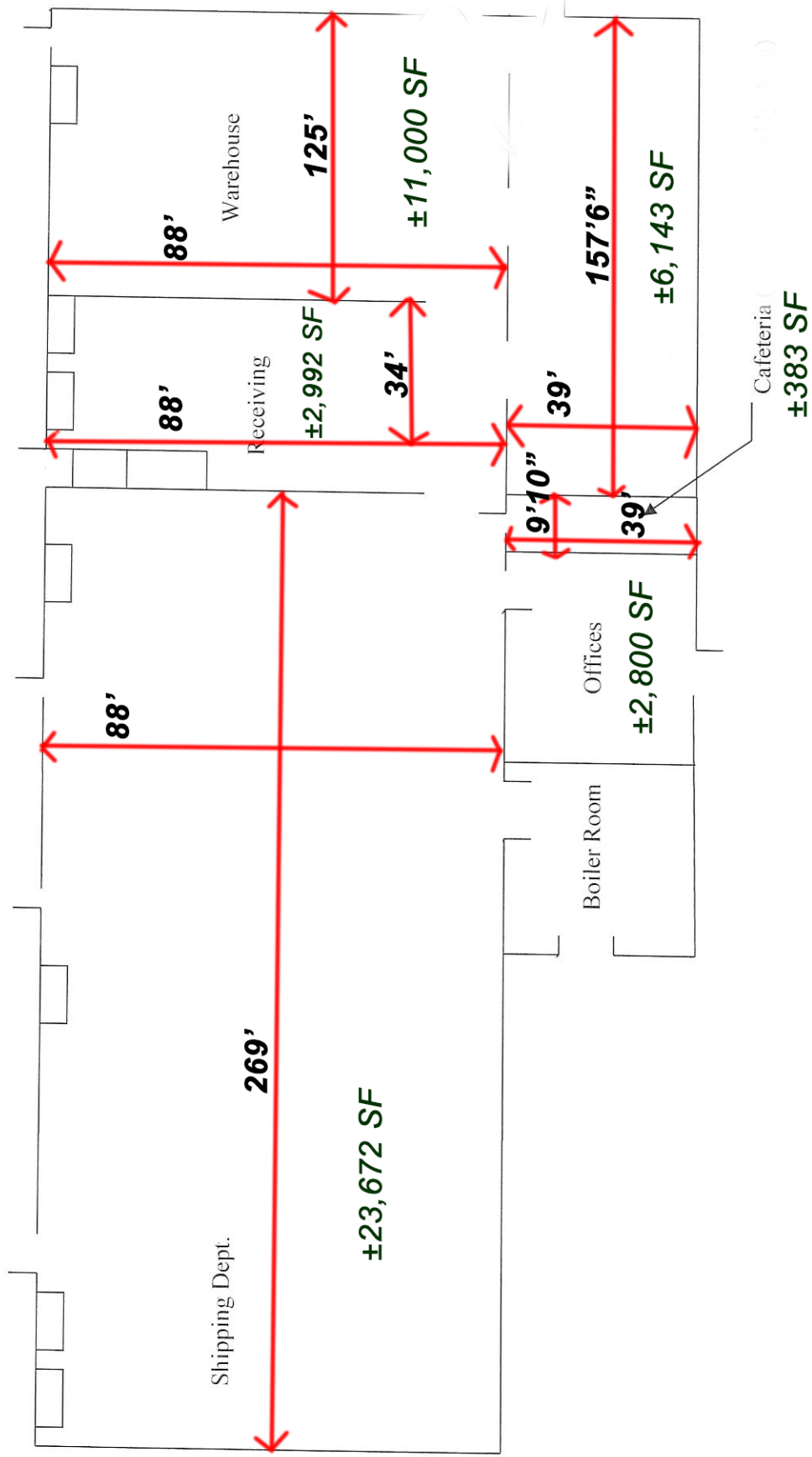
Note: Information submitted herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by our principals. All areas and dimensions are approximate.

Shared\Public\FACT SHEETS\ORANGE\265 Ballard Rd Middletown\Fact Sheet_265 Ballard Rd Wallkill_SUBLEASE.docx JM/DL 1/9/2025

**265 Ballard Road
Middletown, NY
Page 5 of 5**



Shared\Public\FACT SHEETS\ORANGE\265 Ballard Rd Middletown\Fact Sheet_265 Ballard Rd Walkill_SUBLEASE.docx JM/DL 1/9/2025



265 Ballard Rd.
Walkkill, NY

Front Parking Lot

SURVEY NOTES:

- IT IS A VIOLATION OF THE STATE EDUCATION LAW SECT 7208 (2) FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED SEAL ARE A VALID ORIGINAL PRODUCT OF THE LAND SURVEYOR. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES AND PURPOSE INDICATED HEREON ANY CLAIM FOR LIABILITY SHALL NOT EXCEED THE AMOUNT OF THE AGREEMENT ANY EXTENSION OF USE BEYOND THE PROPOSED PERIOD OF TIME BETWEEN THE CLIENT AND THE SURVEYOR SHALL BE AT THE CLIENT'S RISK AND WITHOUT THE LIABILITY OF THE SURVEYOR. THIS SURVEY IS FOR UNAUTHORIZED USE BY OTHER PARTIES PERSONS OR GOVERNMENTAL APPROVALS AND RENDERS THIS SURVEY MAP NULL & VOID. THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE.
- THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED FOR 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 SHALL BE AT THE USER'S RISK. THIS MAP MAY NOT BE USED FOR OTHER PURPOSES OR TRANSACTIONS. THIS MAP MAY NOT BE SOLD, RENTED, LEASED, PHOTOCOPIED, ENLARGED, REDUCED, TRACED OR TRANSFERRED IN ANY OTHER WAY WITHOUT THE PRIOR WRITTEN CONSENT OF A CIVIL TEC ENGINEERING & SURVEYING PC REPRESENTATIVE WHO'S SIGNATURE & SEAL APPEAR HEREON.
 - PROPERTY CORNER MARKERS WERE NOT INSTALLED AS PART OF THIS SURVEY.
 - VERTICAL DATUM IS NAVD88.
 - 1 FOOT OF SNOW COVER AT THE TIME OF THE FIELD SURVEY.

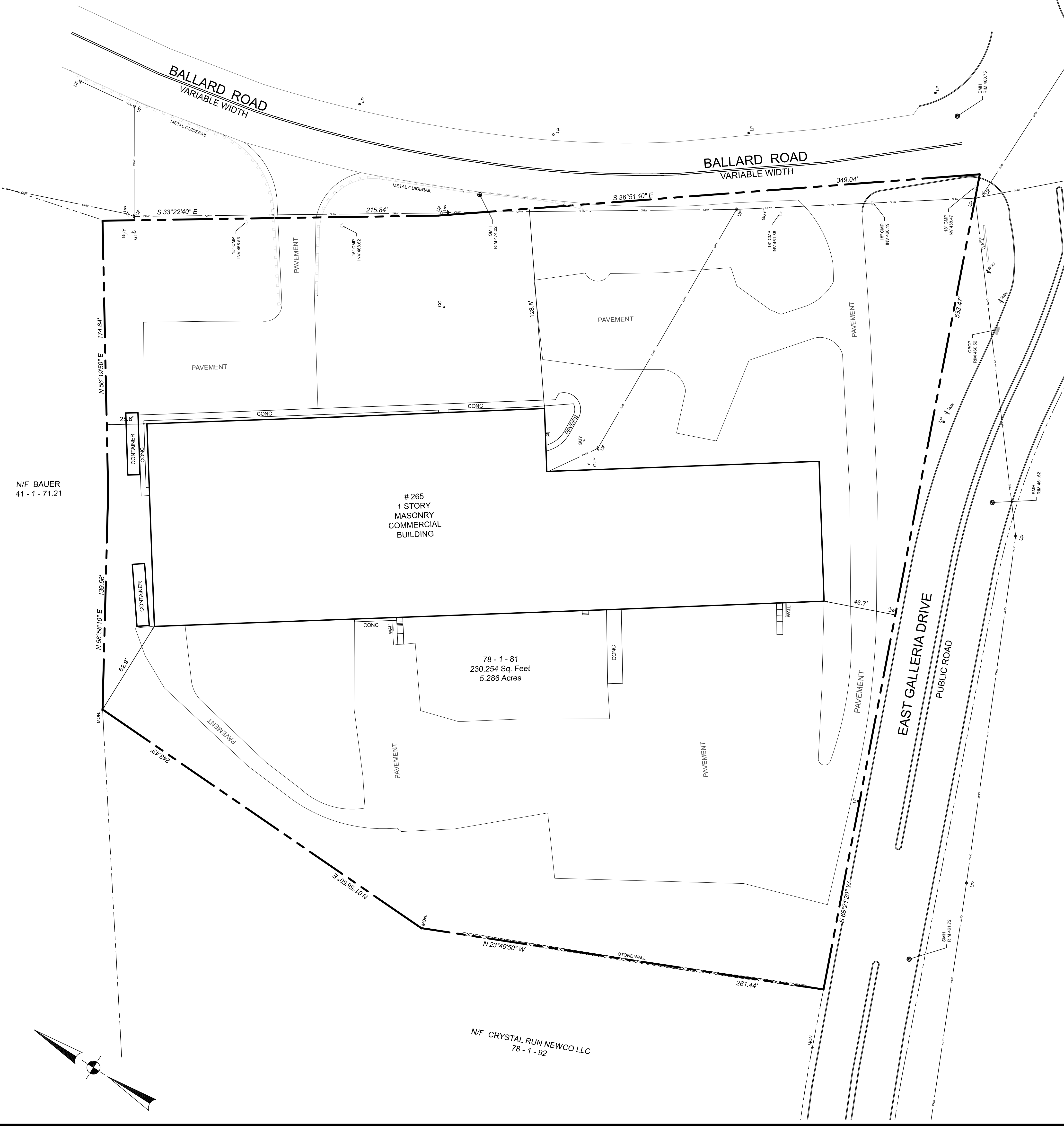
REFERENCES

- BEING SECTION 78, BLOCK 1, LOT 81 OF TOWN OF WALLKILL TAX MAPING.
- DESCRIBED BY DEED IN BOOK NO. 2371 AT PAGE 62 AT THE ORANGE COUNTY CLERK'S OFFICE.
- MAP ENTITLED "FINAL PLAT FOR PROPOSED MINOR SUBDIVISION, GALLERIA AT CRYSTAL RUN", FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON FEBRUARY 27, 2019 AS MAP NUMBER 60-19.
- TOTAL AREA = 230,254 SQUARE FEET OR 5.286 ACRES.
- SUBJECT TO AN APPROPRIATION OR PROPERTY BY NEW YORK STATE AS PER LIBER2180 AT PAGE 582. NOT PLOTTABLE

CERTIFIED ONLY TO:

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

DATE	ISSUE	DESCRIPTION	REVISIONS
	S.B.L. 78-1-81	SURVEY MAP FOR 265 BALLARD ROAD TOWN OF WALLKILL - ORANGE COUNTY - NEW YORK	
		CIVIL TEC Engineering & Surveying PC 139 Lallyette Avenue, 2nd Fl. Suffern, NY 10990 P: 845.547.2243 Civil Engineering & Land Surveying Services that Build Communities www.CivilTEC.com	
		55 Brookside Avenue Chester, NY 10916 845.510.3921	
DATE:	2/14/22	DRAWN BY:	WPD
CHKD BY:	SPD	JOB No.	4095
SCALE:	1"=30'	DWG No.	1 OF 1
STEPHEN P. DOLSON, P.L.S. N.Y. Lic. No. 50554			



N/F BAUER
41 - 1 - 71.21

N/F CRYSTAL RUN NEWCO LLC
78 - 1 - 92

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 ImperVIOUS Cover-age
60,000	200	200	50	50	50 ¹	60	70%

NOTES:

¹ 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.