

260 Ballard Road

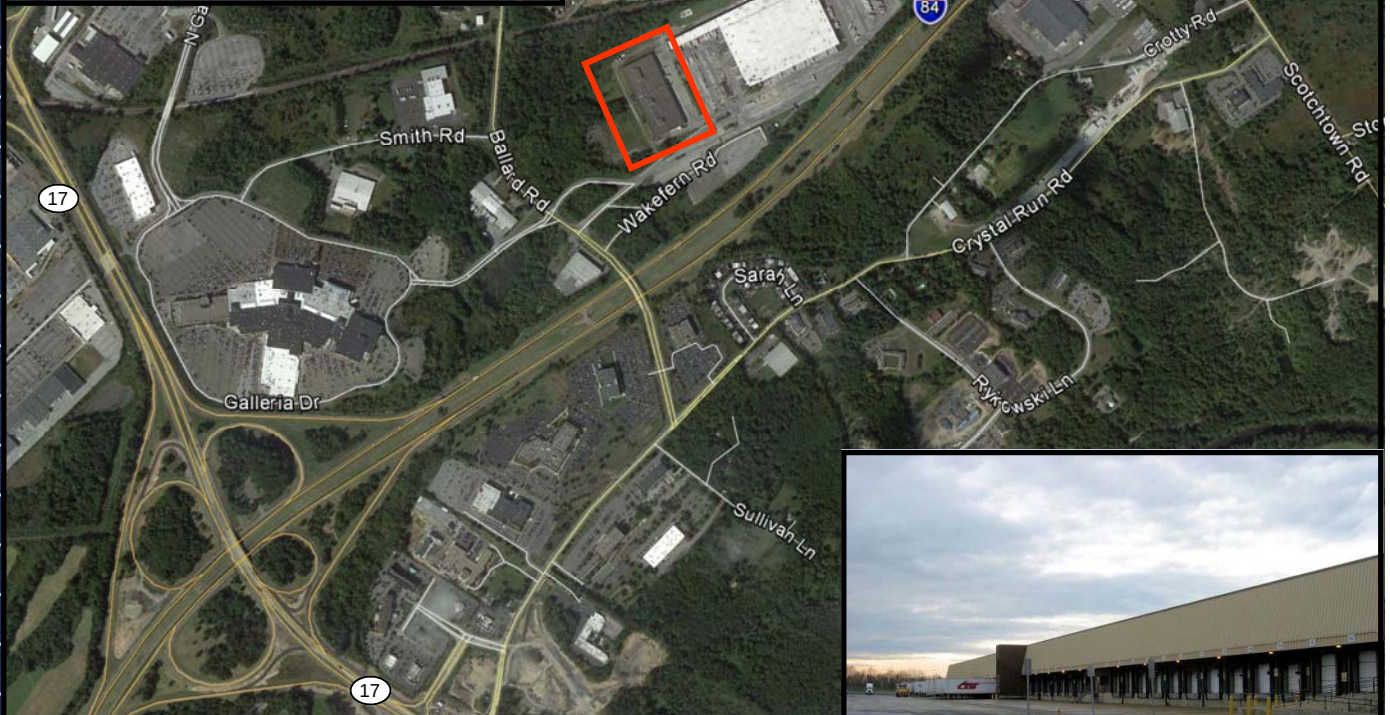
This 173,889 SF light industrial building is in the heart of the Orange County, New York market, strategically located at the intersection of I-84 and Route 17. The property is 30 minutes from Bergen County, NJ, one hour from New York City, and directly connected to Pennsylvania and New England via I-84.

260 Ballard Road features 24' clear height, ESFR sprinklers, 42 dock doors, and plentiful car and trailer parking.

AVAILABLE UNITS:

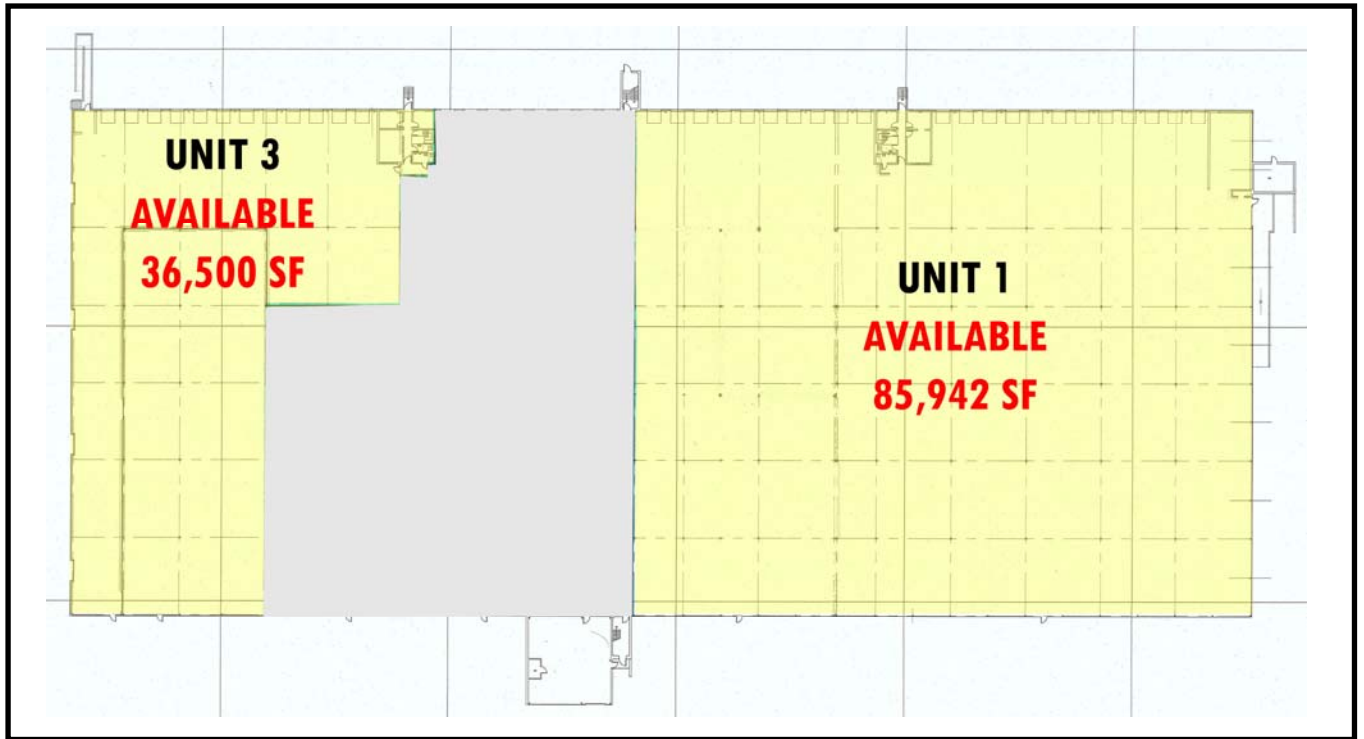
85,942 SF

36,500 SF



260 Ballard Road

**260 Ballard Road
Wallkill/Middletown Market, NY**



UNIT 1

- **85,942 SF**
- **22 Loading Docks**
- **1,750 SF of Office**

UNIT 3

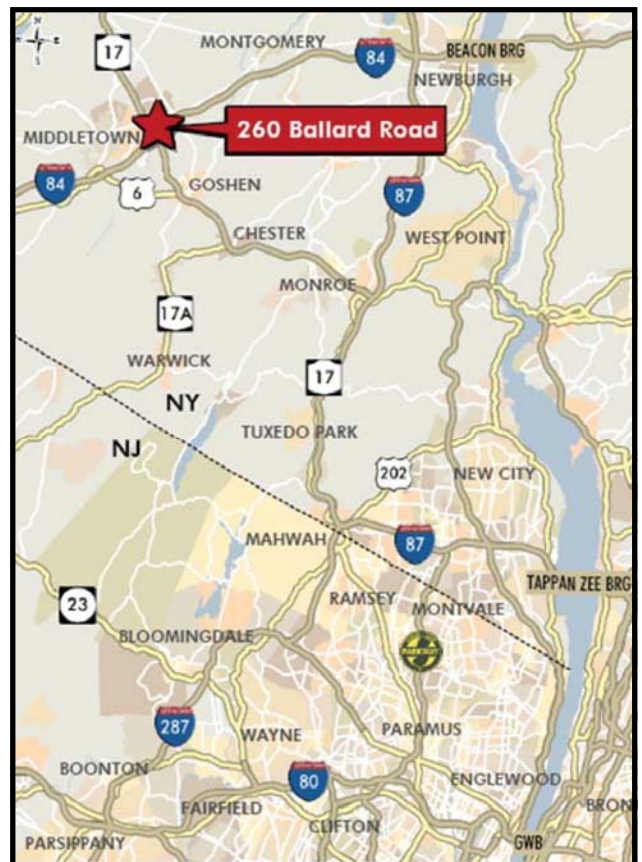
- **36,500 SF**
- **12 Loading Docks**
- **1,720 SF of Office**

LABOR:

Tenants will benefit from the tremendous pool of labor residing within commuting distance of the site.

DEVELOPER:

For over thirty-five years, Fortune 500 companies have recognized Matrix as a full-service investment developer of planned business parks. Matrix is expanding its presence in the New York area.



**For leasing information, contact:
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