

Think Matrix

***Introduction to
Matrix
Distribution Center
Middletown
New York***

Knowledge
Creating
Value

For additional information, please call 732-521-2900

Matrix Distribution Center - Middletown

AVAILABLE FOR LEASE

241,800 SF BUILDING (DIVISIBLE)

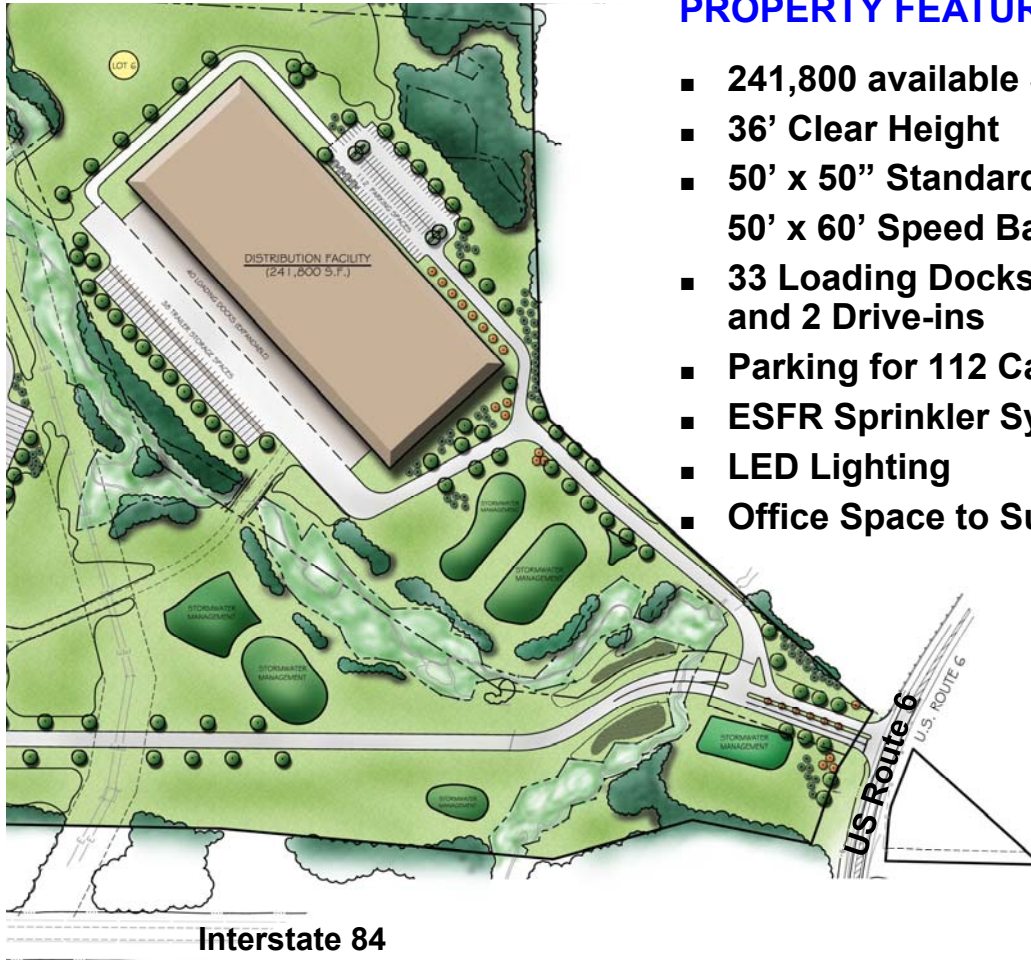
Matrix Development Group's newest project in Orange County is a 241,800 SF state-of-the-art warehouse in Middletown, NY, located just 1.3 miles from Route 17 M and the full, 4-way intersection of I-84 (Exit 3). The building is available for pre-leasing, and will be completed by the end of 2020.

Matrix Distribution Center - Middletown is adjacent to the 500,000 SF Medline warehouse, and will feature a 36' clear height, 50'x50' column spacing, LED lighting, and abundant loading doors, auto and trailer parking.



Matrix Distribution Center - Middletown

AVAILABLE FOR LEASE - 241,800 SF BUILDING



PROPERTY FEATURES:

- 241,800 available SF - divisible
- 36' Clear Height
- 50' x 50" Standard Bays and 50' x 60' Speed Bays
- 33 Loading Docks (expandable to 45) and 2 Drive-ins
- Parking for 112 Cars and 38 Trailers
- ESFR Sprinkler System
- LED Lighting
- Office Space to Suit

A High Quality Distribution Environment At A Strategic Location

Proximity:

Pennsylvania Border	17 miles
Stewart Int'l Airport	22 miles
New Jersey (Mahwah)	35 miles
Tappan Zee (Cuomo) Bridge	50 miles
Connecticut Border	55 miles
George Washington Bridge	60 miles
Port Newark	73 miles

Workforce:

Census figures note that Orange County is one of the fastest growing counties in New York. The growing workforce is also very mobile (average commute time of 38 minutes), so the site can easily attract workers from the two main population centers of Newburgh and Middletown.



MATRIX

For leasing information, contact:
Matrix Development Group
Forsgate Drive, CN4000, Cranbury, NJ 08512
732-521-2900 www.matrixcompanies.com



MATRIX

*Matrix Distribution Center
Middletown, New York*



*Matrix Distribution Center
Middletown, New York*



*Matrix Distribution Center
Middletown, New York*