



# GOLDEN TRIANGLE DISTRIBUTION CENTER

350 SILVER LAKE-SCOTCHTOWN RD | TOWN OF WALLKILL (MIDDLETOWN, NY POST OFFICE) | ORANGE COUNTY, NY



Building 1  
473,570 SF

Building 2  
280,500 SF

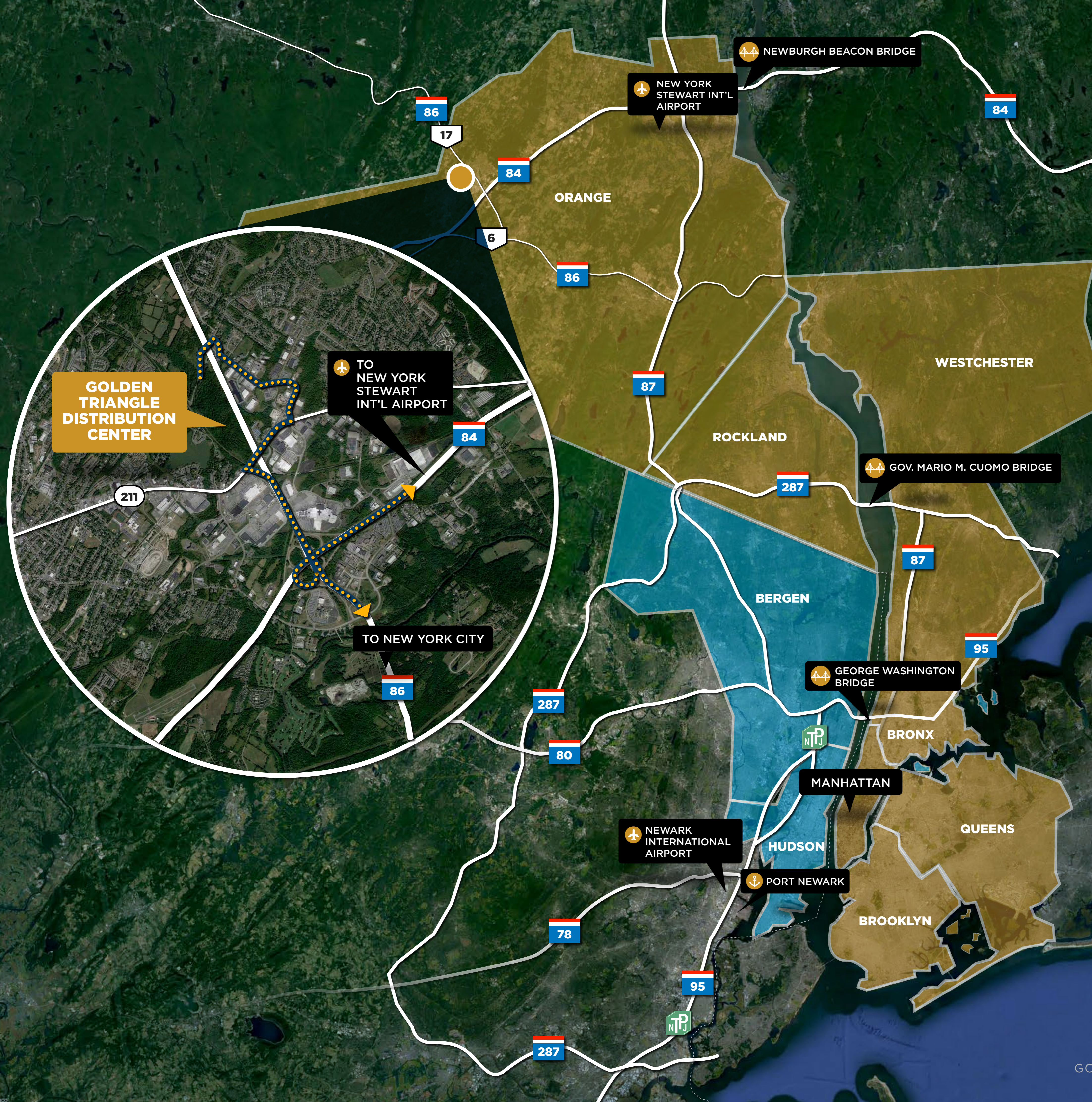
Building 3  
96,000 SF





# GOLDEN TRIANGLE DISTRIBUTION CENTER





## STRATEGIC LOCATION



Major Roadways	Distance
I-86 / Route 17N	Frontage
Route 211	Frontage
Interstate 84	3 Miles
Interstate 87	21 Miles
Interstate 287	35 Miles
New Jersey Turnpike	57 Miles

Ports/Airports	Distance
New York Stewart Int'l Airport	17 Miles
Port Newark	72 Miles
Newark Liberty Int'l Airport	73 Miles

# SITE PLAN

-  **CAR PARKS**  
478
-  **TRAILER PARKS**  
64
-  **DOCK HIGH DOORS**  
113
-  **DRIVE-INS**  
2

**84 17**  
3 MILES

**58 MILES**  
TO NEW YORK CITY







**86 17**  
INTERSTATE 86





211

**Building 1**  
473,570 SF

**Building 2**  
280,500 SF

**Building 3**  
96,000 SF

-  **CAR PARKS**  
224
-  **TRAILER PARKS**  
32
-  **DOCK HIGH DOORS**  
48
-  **DRIVE-INS**  
2

-  **CAR PARKS**  
101
-  **TRAILER PARKS**  
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-  **DOCK HIGH DOORS**  
20
-  **DRIVE-INS**  
1

**ACCESS**  
Two way ingress/egress





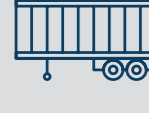
**ACCESS**  
Two way ingress/egress




SILVER LAKE SCOTCHTOWN RD


  
**Sprinter Vans Only**

**GOLDEN TRIANGLE DISTRIBUTION CENTER TOTAL**

-  **SF**  
850,070
-  **DOCK HIGH DOORS**  
181
-  **CAR PARKS**  
803
-  **DRIVE-INS**  
5
-  **TRAILER PARKS**  
96

## SITE DESCRIPTION

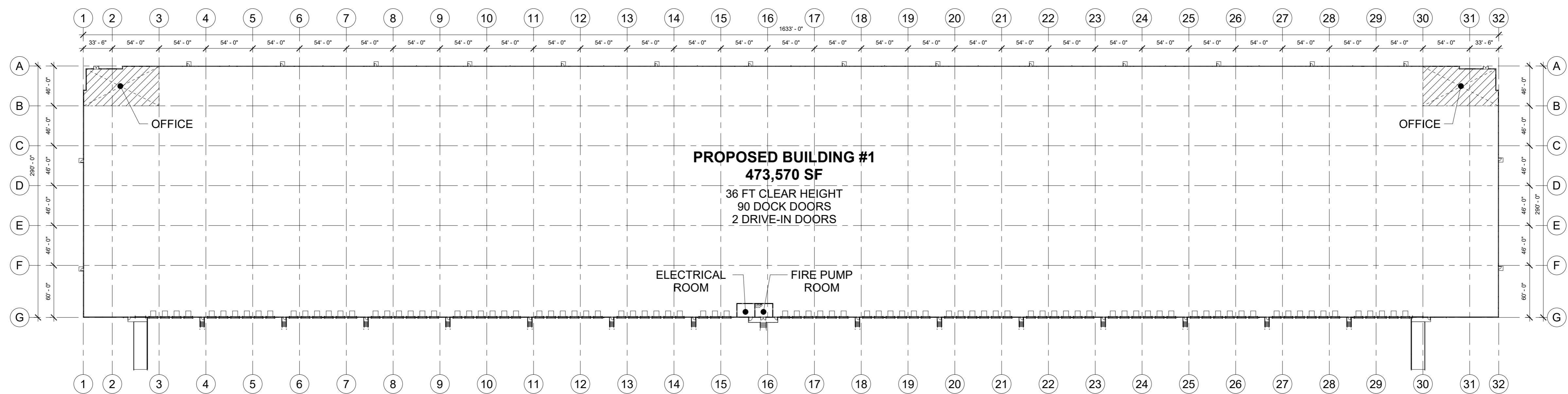
 **ACCESS:**  
2 points of ingress/egress on Silver Lake Scotchtown Road

 **ZONING:**  
Industrial - ENT-L (Enterprise Light Industrial)

# BUILDING 1

## 473,570 SF

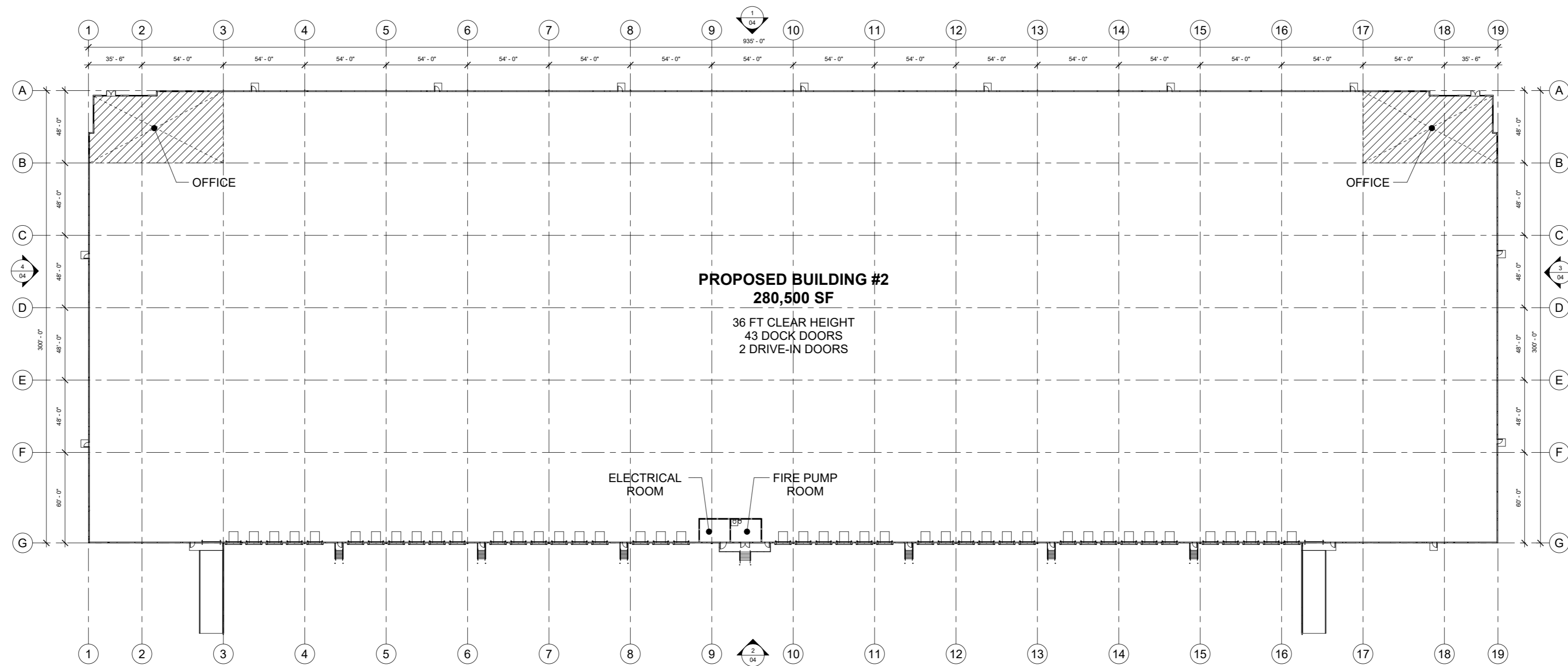
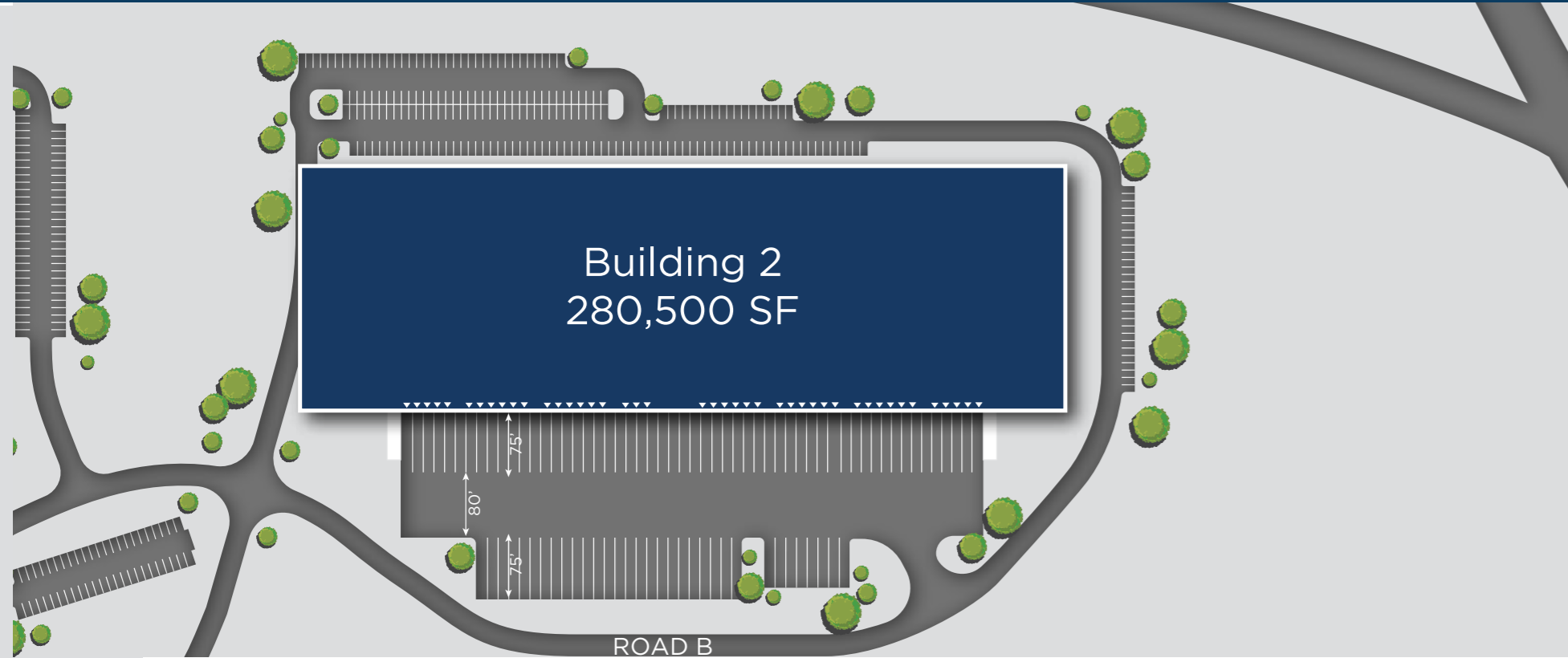
Building Size	473,570 SF
Ceiling Height	36'
Power	208/120-volt, 3-phase, 4,000 amps
Column Spacing	54' x 46'
Office Space	5% of building FAR
Speed Bay	Yes, 60'



# BUILDING 2

## 280,500 SF

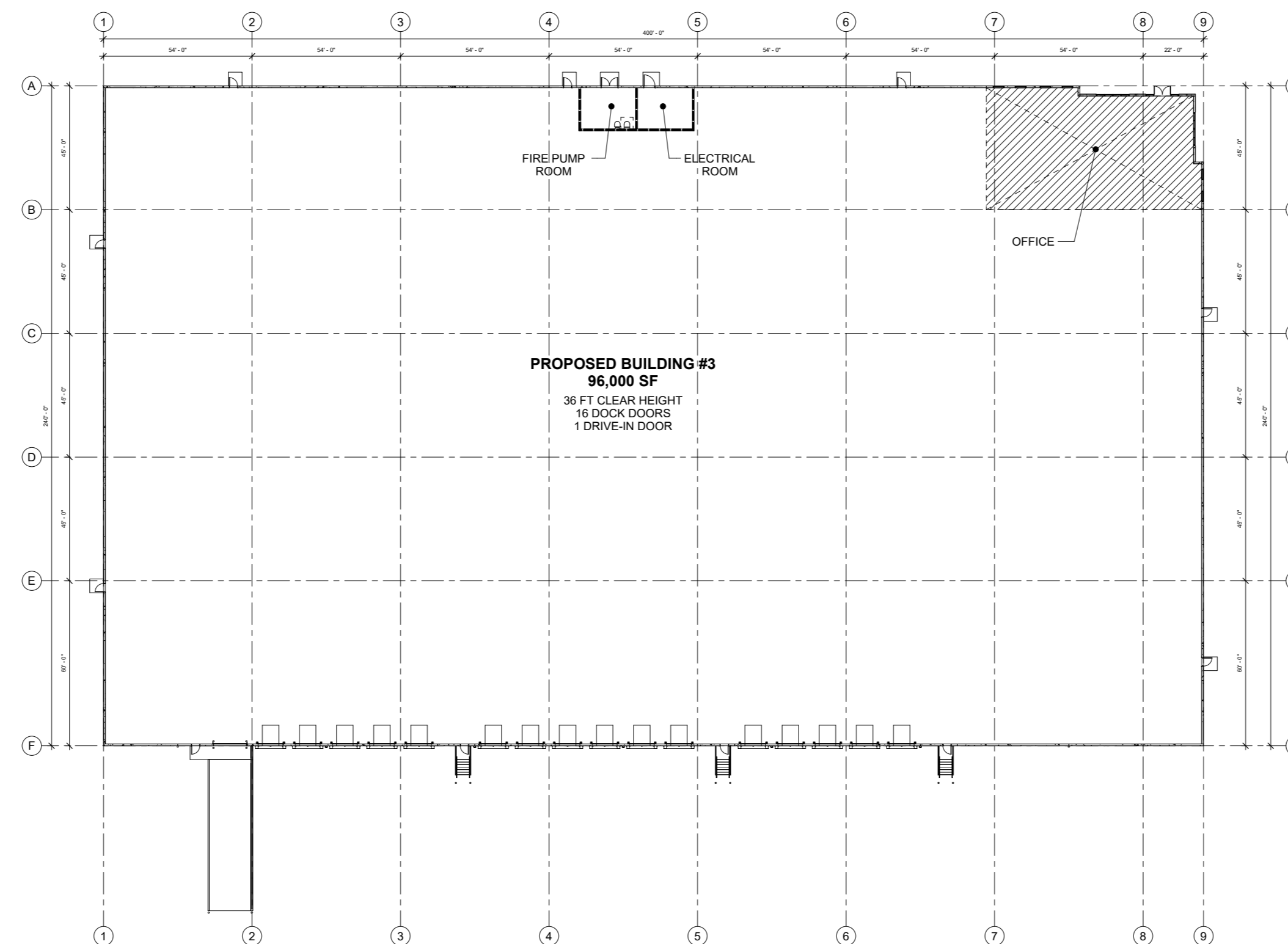
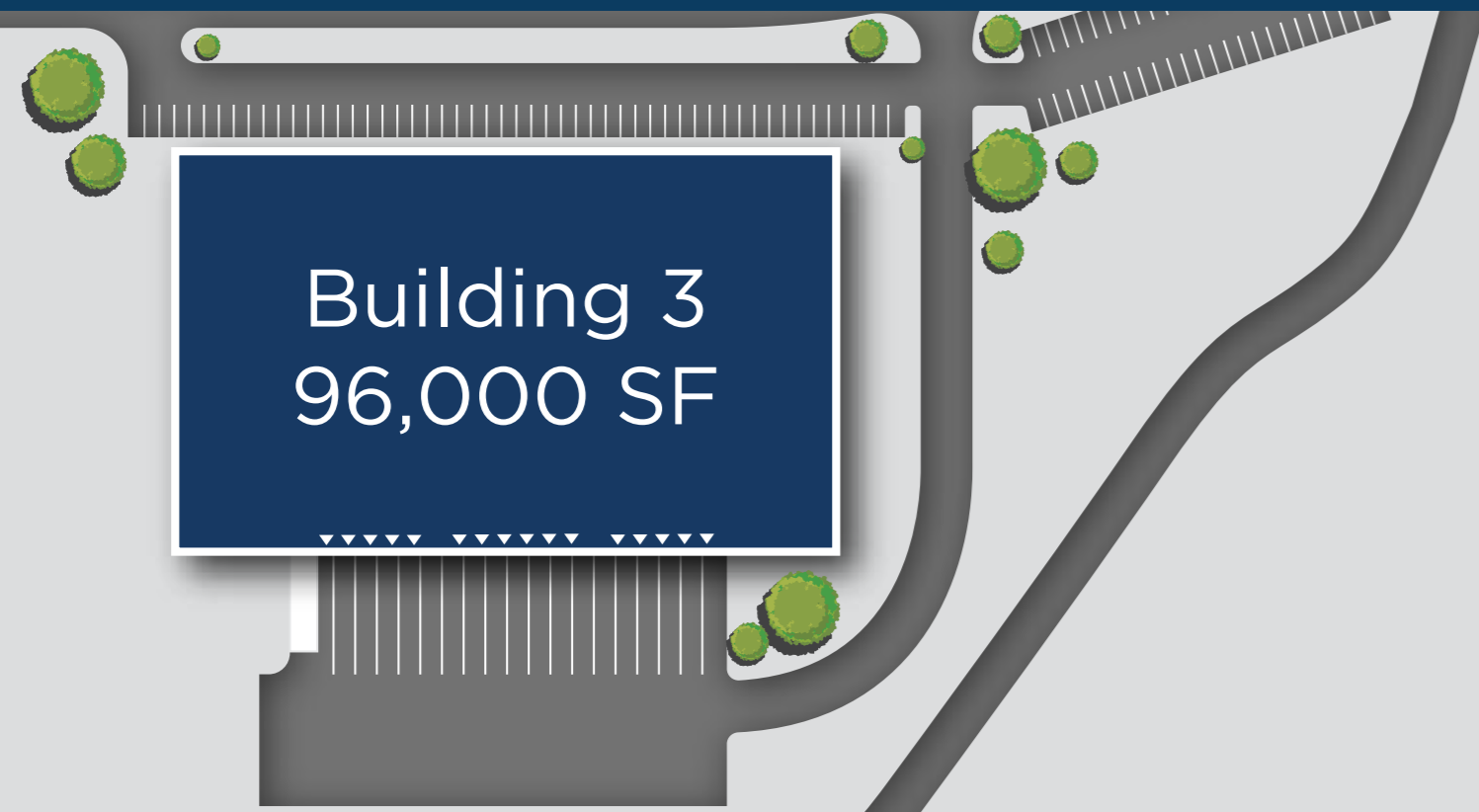
Building Size	280,500 SF
Ceiling Height	36'
Power	208/120-volt, 3-phase, 4,000 amps
Column Spacing	54' x 46'
Office Space	5% of building FAR
Speed Bay	Yes, 60'



# BUILDING 3

## 96,000 SF

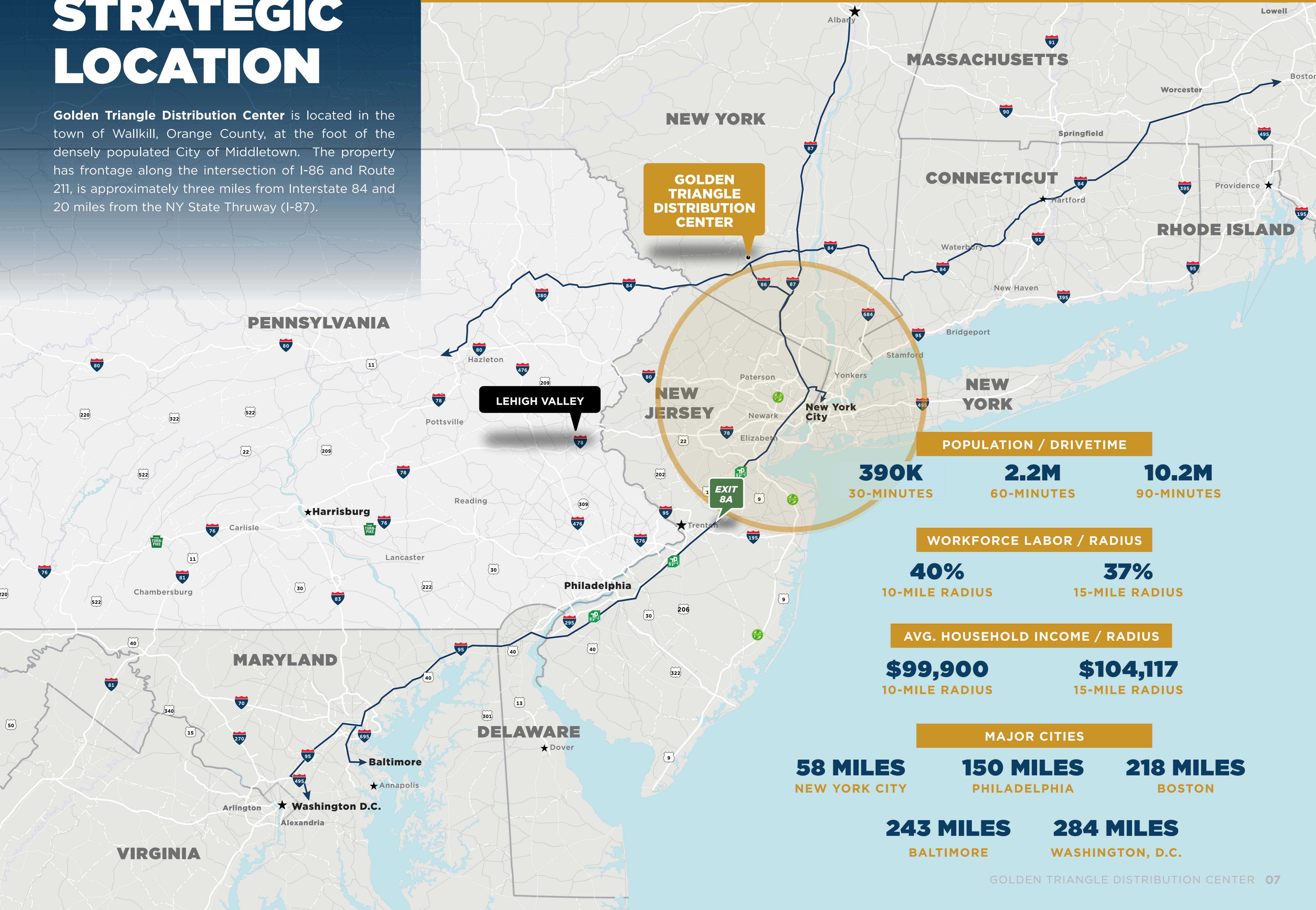
Building Size	96,000 SF
Ceiling Height	36'
Power	208/120-volt, 3-phase, 4,000 amps
Column Spacing	54' x 48'
Office Space	5% of building FAR
Speed Bay	Yes, 60'



# STRATEGIC LOCATION

Golden Triangle Distribution Center is located in the town of Wallkill, Orange County, at the foot of the densely populated City of Middletown. The property has frontage along the intersection of I-86 and Route 211, is approximately three miles from Interstate 84 and 20 miles from the NY State Thruway (I-87).

**EQUIDISTANT TO NYC AS EXIT 8A AT 1/3 OF THE COST**  
**4 of Top 10 US Metropolitan Statistical Areas Within a 5-Hour Truck Drive (56M Consumers)**



**GOLDEN TRIANGLE DISTRIBUTION CENTER**

**LEHIGH VALLEY**

**EXIT 8A**

**POPULATION / DRIVETIME**

**390K** 30-MINUTES      **2.2M** 60-MINUTES      **10.2M** 90-MINUTES

**WORKFORCE LABOR / RADIUS**

**40%** 10-MILE RADIUS      **37%** 15-MILE RADIUS

**AVG. HOUSEHOLD INCOME / RADIUS**

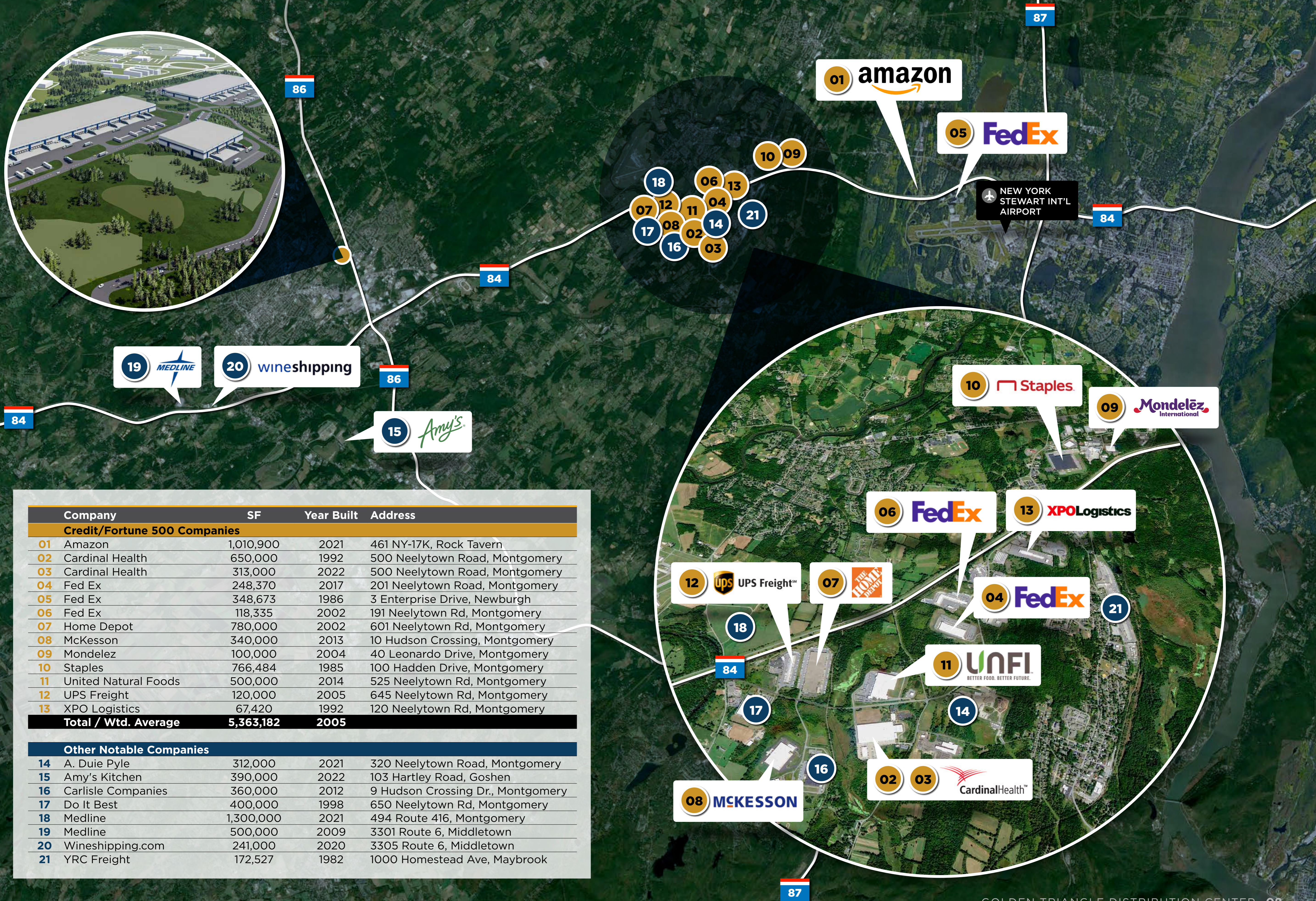
**\$99,900** 10-MILE RADIUS      **\$104,117** 15-MILE RADIUS

**MAJOR CITIES**

**58 MILES** NEW YORK CITY      **150 MILES** PHILADELPHIA      **218 MILES** BOSTON

**243 MILES** BALTIMORE      **284 MILES** WASHINGTON, D.C.

# CORPORATE NEIGHBORS



Company	SF	Year Built	Address
<b>Credit/Fortune 500 Companies</b>			
01 Amazon	1,010,900	2021	461 NY-17K, Rock Tavern
02 Cardinal Health	650,000	1992	500 Neelytown Road, Montgomery
03 Cardinal Health	313,000	2022	500 Neelytown Road, Montgomery
04 Fed Ex	248,370	2017	201 Neelytown Road, Montgomery
05 Fed Ex	348,673	1986	3 Enterprise Drive, Newburgh
06 Fed Ex	118,335	2002	191 Neelytown Rd, Montgomery
07 Home Depot	780,000	2002	601 Neelytown Rd, Montgomery
08 McKesson	340,000	2013	10 Hudson Crossing, Montgomery
09 Mondelez	100,000	2004	40 Leonardo Drive, Montgomery
10 Staples	766,484	1985	100 Hadden Drive, Montgomery
11 United Natural Foods	500,000	2014	525 Neelytown Rd, Montgomery
12 UPS Freight	120,000	2005	645 Neelytown Rd, Montgomery
13 XPO Logistics	67,420	1992	120 Neelytown Rd, Montgomery
<b>Total / Wtd. Average</b>	<b>5,363,182</b>	<b>2005</b>	

<b>Other Notable Companies</b>			
14 A. Duie Pyle	312,000	2021	320 Neelytown Road, Montgomery
15 Amy's Kitchen	390,000	2022	103 Hartley Road, Goshen
16 Carlisle Companies	360,000	2012	9 Hudson Crossing Dr., Montgomery
17 Do It Best	400,000	1998	650 Neelytown Rd, Montgomery
18 Medline	1,300,000	2021	494 Route 416, Montgomery
19 Medline	500,000	2009	3301 Route 6, Middletown
20 Wineshipping.com	241,000	2020	3305 Route 6, Middletown
21 YRC Freight	172,527	1982	1000 Homestead Ave, Maybrook





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ORANGE COUNTY, NY



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