

For Lease

MIXED USE - OFFICE & GARAGE



12 Timothy Heights. Pleasant Valley, NY 12569

3,000 SF
ASKING \$5,000/MONTH

Lease the entire building, office and garage together, or separately. Located just off Route 44, this 3,000 SF mixed-use commercial building offers a rare combination of professional office space and industrial capability. The property features two large private offices, a spacious reception and waiting area, kitchenette, and dedicated office restroom – making it turnkey for client-facing operations. On the industrial side, two oversized drive-in garage bays with 12ft. overhead doors provide ample room for large vehicles, complemented by a dedicated garage restroom and exterior storage area in the rear. Ideal location for any business that needs an office presence alongside operational space.



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**BERKSHIRE
HATHAWAY**
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HUDSON VALLEY
PROPERTIES

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