

±8,541 SQ. FT. OFFICE SPACE AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

- +/-8,541 sq. ft. available in this Class A multi-tenant office building
- Occupied primarily by Catskill Veterinary Services
- Great location - Rock Hill Professional Center
- Located one-tenth of a mile off NY Rte. 17, Exit 109

**230 ROCK HILL DRIVE,
ROCK HILL, TOWN OF THOMPSON, NEW YORK**

FOR MORE INFORMATION,
PLEASE CONTACT:

James Martin
Executive Vice
President
Cell: 845-781-6302

**EXCLUSIVE
BROKER**

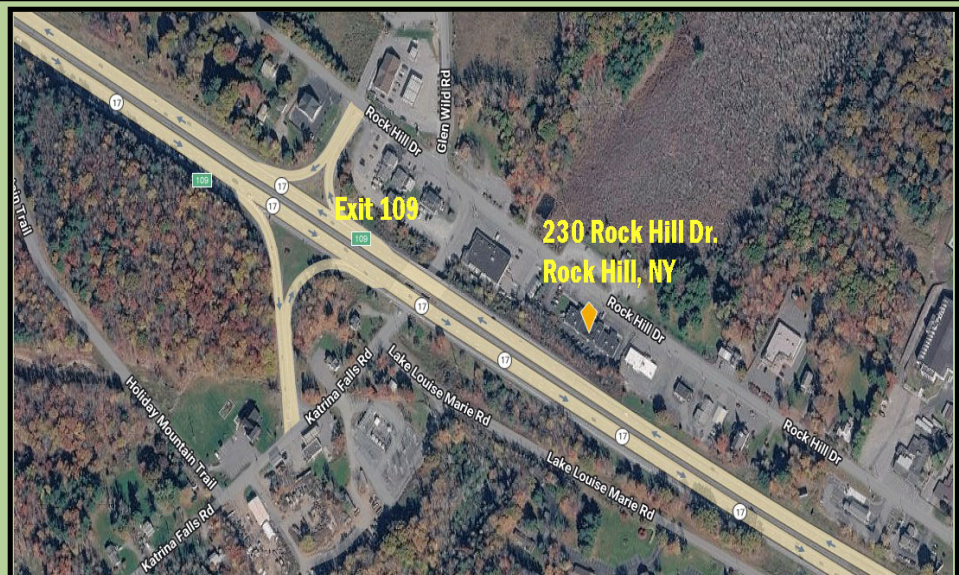


110 Crystal Run Road, Suite 106
Middletown, NY 10941
Phone: (845) 928-6500

Email:
martinj@mbcorp.com

On the Web:
www.mbcorp.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.





MBCORPRE, INC.

PROPERTY FACT SHEET

FOR LEASE

±8,541 SF OFFICE SPACE AVAILABLE



**230 ROCK HILL DRIVE, ROCK HILL, NEW YORK
ROCK HILL PROFESSIONAL CENTER**

- ADDRESS:** 230 Rock Hill Drive, Rock Hill, Town of Thompson, Sullivan County, New York. Rock Hill Professional Center.
- ACCESSIBILITY:** Approximately one-tenth of a mile off NY Route 17, Exit 109.
- DESCRIPTION:** ±8,541 sq. ft. single-story, multi-tenant office building. Occupied primarily by Catskill Veterinary Services.
- AVAILABLE SUITES:**
- | | |
|----------|--|
| Suite 1: | ±2,288 sq. ft. (available ±11/1/2026) |
| Suite 2: | ±2,711 sq. ft. (available ±11/1/2026) |
| Suite 3: | ±1,302 sq. ft. (available ±11/1/2026) |
| Suite 4: | <u>±2,240 sq. ft.</u> (available ±11/1/2026) |
| | ±8,541 sq. ft. |
- PARKING:** ±60 spaces total. Parking ratio of ±6.9 per 1,000 sq. ft. leased.
- UTILITIES:**
- | | |
|-----------|--|
| HVAC: | Tenant controls the HVAC, 24 hours, 7 days a week. |
| Heat: | Propane gas-fired heat, separately metered. |
| Electric: | All units are metered. |
| Water: | Private well and municipal water for sprinklers |
| Sewer: | Municipal |
| Internet: | High-speed Internet service available from Spectrum. |

110 Crystal Run Road, Suite 106, Middletown, NY 10941 • (845) 928-6500

New Jersey Office: 201 West Passaic St., Suite 302, Rochelle Park, NJ 07662 • (201) 848-4000 • Fax (201) 891-3565

www.mbcorp.com



MBCORPRE, INC.

PROPERTY FACT SHEET

**230 Rock Hill Road
Rock Hill, NY
Page 2 of 2**



ZONING: HC 2 - Highway Commercial 2 (see attached zoning)

LEASE PRICE: \$26.00 per sq. ft., modified gross, 3% per annum increases, plus utilities. (Rent includes base year taxes and common area maintenance; increases over the base year will be passed through to tenants).

For further information or to arrange a tour, please contact licensed real estate broker:

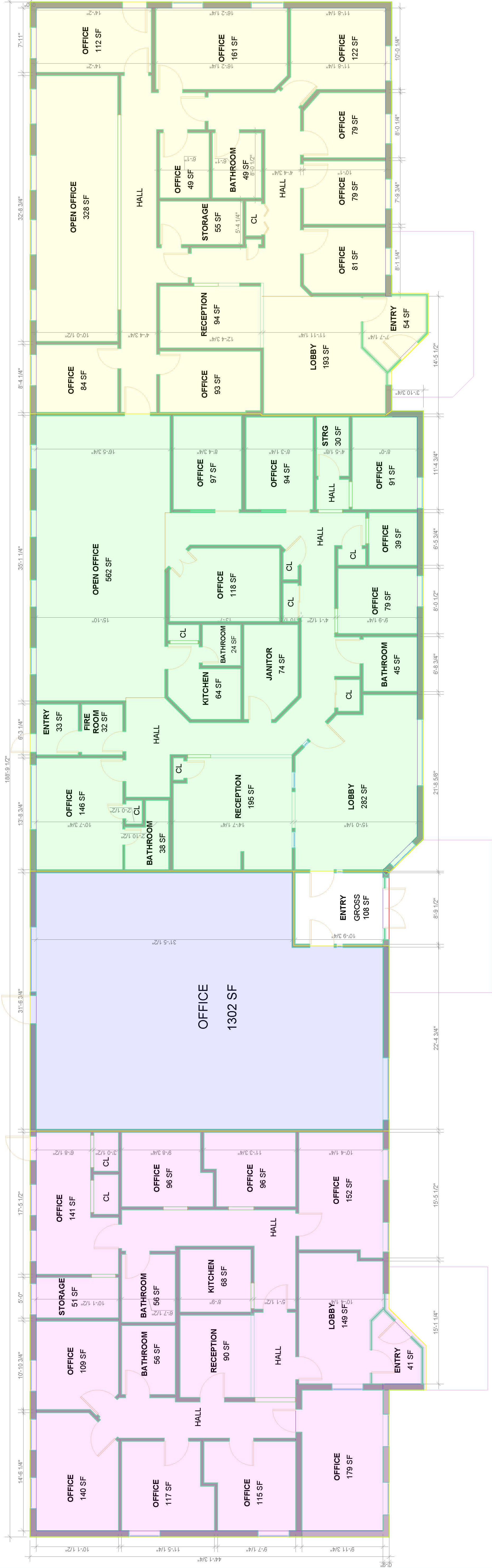
James Martin, Executive Vice President, Principal
martini@mbcorpre.com

EXCLUSIVE BROKER

**MB Corporate Real Estate, Inc.
110 Crystal Run Road, Suite 106, Middletown, NY 10941
Cell: 845-781-6302 Office: 845-928-6500 ext. 1
www.mbcorpre.com**

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Shared/Public Drive/FACT SHEETS/ORANGE/0-ALL OC EXCL/230 Rock Hill Rd. Rock Hill NY/Fact Sheet_230 Rock Hill Dr. Rock Hill.docx
JM 8/7/2026



FROM RIGHT TO LEFT
OFFICE #1 2288 SF
OFFICE #2 2711 SF
OFFICE #3 1302 SF
OFFICE #4 2240 SF

TOTAL AREA; **8,541 SF**

1 Level 1 with annotation
1/8" = 1'-0"

AAA GROUP
R.E. SERVICING CORP.
139 LORIMER STREET
BROOKLYN, N.Y. 11206
TEL. (718) 387-9800 , FAX 384-5050
info@aaagrouponline.com

230 Rock Hill Dr
Rock Hill NY 12775

No.	Description	Date

MAIN FLOOR

Project number	230 Rock Hill NY
Date	Feb 8, 2024
Drawn by	AAA-IG
Checked by	MR. SH

A101

Scale 1/8" = 1'-0"



**230 Rock Hill Dr.
Rock Hill, NY**

Exit 109

Glen Wild Rd

Rock Hill Dr

Rock Hill Dr

Rock Hill Dr

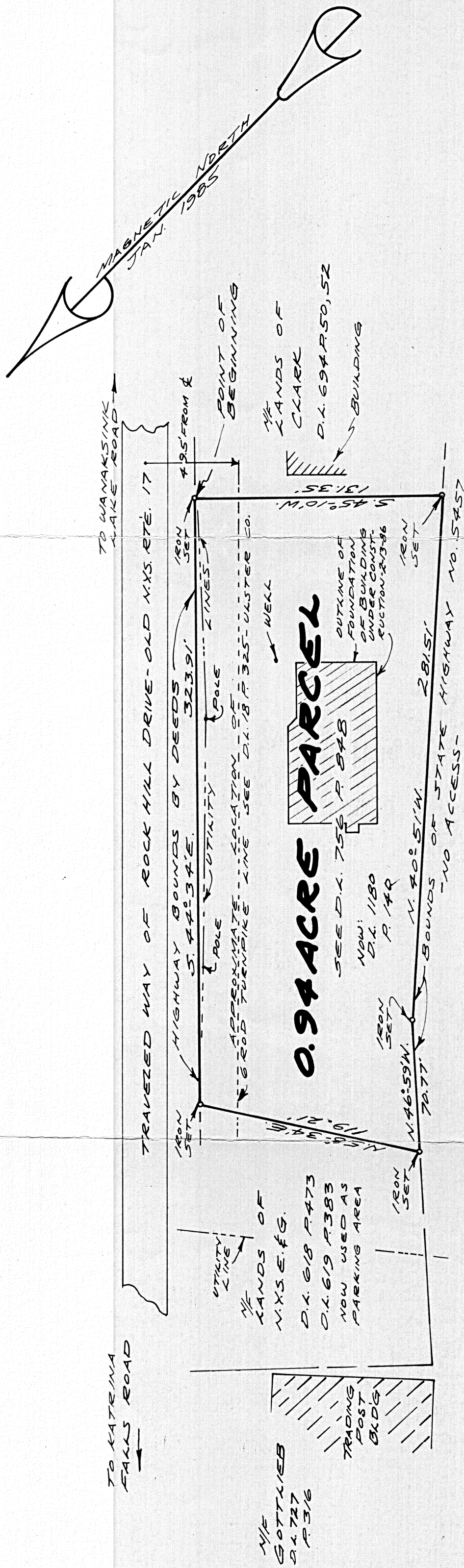
Lake Louise Marie Rd

Lake Louise Marie Rd

Katrina Falls Rd

Holiday Mountain Trail

Katrina Falls Rd



NOTE:
HIGHWAY BOUNDS SHOWN ON NORTHEAST
SIDE OF PARCEL ARE IN ACCORD WITH
DEEDS OF RECORD IN THE SULLIVAN COUNTY
CLERKS OFFICE. GRID LINE SHOWN IS
BASED ON BOUNDS OF NEWBURGH
COHESION TURNPIKE DEED RECORDED
IN LASTER COUNTY CLERK'S OFFICE - D.K. 18
P. 325. (1907) USING CENTER OF TRAVELED
WAY OF PRESENT ROAD AS TURNPIKE CENTER.

TO: WILLIAM BAXTER
THE UNITED NATIONAL BANK
NEW YORK TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP
IS DRAWN FROM AN ACCURATE SURVEY
OF THE PREMISES SHOWN HEREON. THE
SURVEY WAS COMPLETED ON FEBRUARY
14, 1986.

George A. Fulton L.S.
N.Y.S.L.S. NO. 48974

SURVEY MAP OF LAND SITUATE
AT ROCK HILL
TOWN OF THOMPSON, SULLIVAN CO. N.Y.
SCALE: 1"=50'
JANUARY 1985
REVISED FEB. 1986

GEORGE H. FULTON
LICENSED LAND SURVEYOR
LIVINGSTON MANOR, N.Y.

Unauthorized alteration or addition to this map is a violation of Sect. 7209(2) of the New York State Education Law. Copies of this map not having the Embossed Seal of the Land Surveyor shall not be valid. Guarantees or Certifications are not transferable to additional institutions or subsequent owners.

MAP NO: TH-51-2-10R

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 5

Town of Thompson

Schedule of District Regulations

HC-2 Highway Commercial-2 District

[Added 6-7-2005 by L.L. No. 1-2005; amended 6-20-2006 by L.L. No. 5-2006; 11-21-2006 by L.L. No. 6-2006; 7-1-2008 by L.L. No. 6-2008; 11-20-2012 by L.L. No. 13-2012; 9-6-2016 by L.L. No. 4-2016; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

HC-2 Highway Commercial-2 District														
Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review and Special Use Permit	Uses Subject to Site Plan Review by Planning Board	Minimum Required						Maximum Permitted				
				Lot Area	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area (square feet)	Density per Acre	Percentage of Lot Coverage	Building Height (feet)
Home occupations	1-family dwelling not to exceed 1 per lot		2-family dwelling not to exceed 1 per lot	20,000 square feet	100	125	40	40	15	40	1,000 square feet and 20 feet wide	2.0	20%	30
Processing and sale of farm products	With central water and sewer		With central water and sewer											
Keeping not more than 2 farm animals on lots of under 5 acres, plus 1 additional farm animal per 1 additional acre in excess of 5 acres, provided that no animal housing or structure for the storage of any odor- or dust-producing substances is within 150 feet of any lot line	Without central water and sewer		Without central water and sewer	40,000 square feet	150	150	50	50	20	50	1,000 square feet and 20 feet wide	1.0	10%	30
Rental offices	The following agricultural operations, but not including cage-type poultry raising, provided that no animal housing or structure for the storage of odor- or dust-producing substances are within 150 feet of any lot line:	Bed-and-breakfast and inns With central sewer		20,000 square feet	100	125	40	50	25	50	N/A	1.0	30%	35
Related recreational uses not closer than 100 feet to any property line		Without central sewer		40,000 square feet	150	150	50	50	35	70	N/A	1.0	30%	35
Parking garage		Multiple dwellings in accordance with § 250-28 Note: To derive the acreage used in computing the allowable number of units on a given property, use the gross acreage minus the area allotted to bodies of water, areas subject to flooding, ponding and wetlands; areas which have slopes over 20%, and existing rights-of-way and easements.		10 acres	150	150	40	50	30	50	1,000	1.9*	25%	35'
Dwellings for agricultural employees or security personnel engaged on the premises, provided that such dwellings are located at least 30 feet apart and not closer than 50 feet to any property line. Sewage disposal and water supply systems shall have the approval of the NYS DEC		Row houses and attached dwellings in accordance with § 250-28		10 acres	22'	100'	30'	35'	4'	25'	500	4.0*	20%	35'
1 sign identifying the permitted use, not to exceed 20 square feet in area, and which may be illuminated				5 acres	150	300	50	50	35	70	N/A	N/A	30% ¹	35
Outdoor vending machines	Growing of crops, orchards or nurseries													

THOMPSON CODE

HC-2 Highway Commercial-2 District

Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review and Special Use Permit	Uses Subject to Site Plan Review by Planning Board	Minimum Required						Habitable Floor Area (square feet)	Maximum Permitted	
				Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)		Density per Acre	Percentage of Lot Coverage
	Keeping of not more than 25 fowl, plus 1 additional farm animal per 1 additional acre in excess of 5 acres			150	300	50	50	35	70	N/A	N/A	30% ³
	Keeping of livestock											
	Harvesting of forest products and wild crops			150	300	50	50	35	70	N/A	N/A	30% ³
				No structure shall be within 200 feet of a lot line						N/A	N/A	N/A
Nonflashing business signs related to a use on the same lot, provided that: The number of square feet of the gross surface area of all signs on a lot shall not exceed the number of linear feet of lot frontage. Each side of a building that abuts more than 1 street shall be considered a separate frontage. No sign shall project more than 18 inches from a wall to which it is affixed. Rental autos in accordance with § 250-37D	Signs advertising a product or activity not conducted on the premises, provided that: The sign does not exceed 40 feet in length or 20 feet in height			100	125	40	50	25	50	N/A	N/A	30%
	Car wash			100	125	40	50	25	50	N/A	N/A	30%
	Theaters			100	125	40	50	25	50	N/A	N/A	30%
	Eating and drinking establishment			100	125	40	50	25	50	N/A	N/A	30%
	Government buildings			100	125	40	50	25	50	N/A	N/A	30%
	Service establishments			100	125	40	50	25	50	N/A	N/A	30%
	Personnel service establishments			100	125	40	50	25	50	N/A	N/A	30%
	Day care			100	125	40	50	25	50	N/A	N/A	30%
	Mobile home parks in accordance with § 250-25			400	400	80	50	50	100	720 square feet/unit and 12 feet wide	7	20%
	Motor vehicle service stations and public garages in accordance with § 250-37			150	150	80	50	35	70	N/A	N/A	20%
	Summer camps, bungalow colonies, and campgrounds, in accordance with §§ 250-31 and 250-34			400	400	100	50	50	100	600/unit not less than 1/3 length of building	2.0	10%
	Commercial recreational facilities, except drive-in theaters			150	150	70	50	50	100	N/A	N/A	30%
												35, plus 1 foot of side or rear yard in excess of 50, but in no case shall be greater than 75

ZONING AND PLANNED UNIT DEVELOPMENT

HC-2 Highway Commercial-2 District

Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review and Special Use Permit	Uses Subject to Site Plan Review by Planning Board	Minimum Required						Maximum Permitted		
				Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area (square feet)	Density per Acre	Percentage of Lot Coverage
Greenhouse and nurseries	Greenhouse and nurseries	Nursing homes; medical and dental facilities Outdoor sales in accordance with § 250-32 Stripping of land in accordance with § 250-29 Places of worship and related parish homes, seminaries, convents, and related uses Hotels and motels With sewer facilities Without sewer facilities	2 acres	250	250	50	50	40	80	N/A	N/A	30%
				100	125	40	50	25	50	N/A	N/A	30%
				150	300	50	50	50	100	N/A	N/A	30% ³
				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
				150	150	50	50	100	100	1,000	1.0	15%
				600	300	100	50	50	100	250 square feet	N/A	30%
				600	300	100	50	50	100	250 square feet	N/A	30%
Solar power energy systems in accordance with § 250-91	Solar power energy systems in accordance with § 250-91	Animal kennels Animal hospitals Mobile home sales Shopping centers Funeral homes Warehousing and parking garages Mini-storage warehouses Motor vehicle sales Amusement establishments Large-scale solar energy systems in accordance with § 250-92	3 acres 20,000 square feet 4,000 square feet/ 3 units 5 acres 40,000 square feet 40,000 square feet 40,000 square feet 40,000 square feet 20,000 square feet 20,000 square feet	250	300	40	100	50	100	N/A	N/A	30%
				100	125	40	50	25	50	N/A	N/A	30%
				150	150	40	50	40	80	N/A	N/A	30%
				400	150	50	50	35	70	N/A	N/A	30%
				150	150	50	50	35	70	N/A	N/A	30%
				150	150	50	50	35	70	N/A	N/A	30%
				150	150	50	50	35	70	N/A	N/A	30%
				150	150	50	50	35	70	N/A	N/A	30%
				100	125	40	50	25	50	N/A	N/A	30%
				100	125	40	50	25	50	N/A	N/A	30%

THOMPSON CODE

HC-2 Highway Commercial-2 District

NOTES:

- * Twenty thousand square feet with central sewer and water; 40,000 square feet without central sewer and water.
- ¹ The Planning Board may give special consideration to allowing 3 stories subject to Planning Board review of firefighting capability and character of neighborhood.
- ² These figures are used for each individual townhouse lot owned in fee simple.
- ³ Percentage only applies to buildings and structures.