

±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

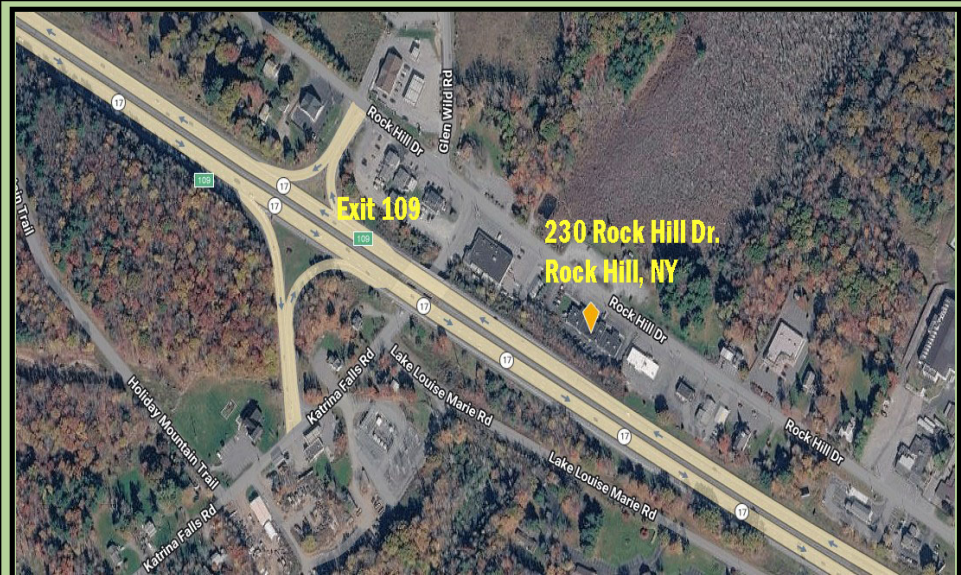
Email:

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 immediately) |
| Suite 2: | ±2,711 sq. ft. (available immediately) |
| Suite 3: | ±1,302 sq. ft. (available 11/1/2027) |
| Suite 4: | <u>±2,240 sq. ft.</u> (available immediately) |
| | ±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. |



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

Note: Information submitted 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.

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 5/18/2026



**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

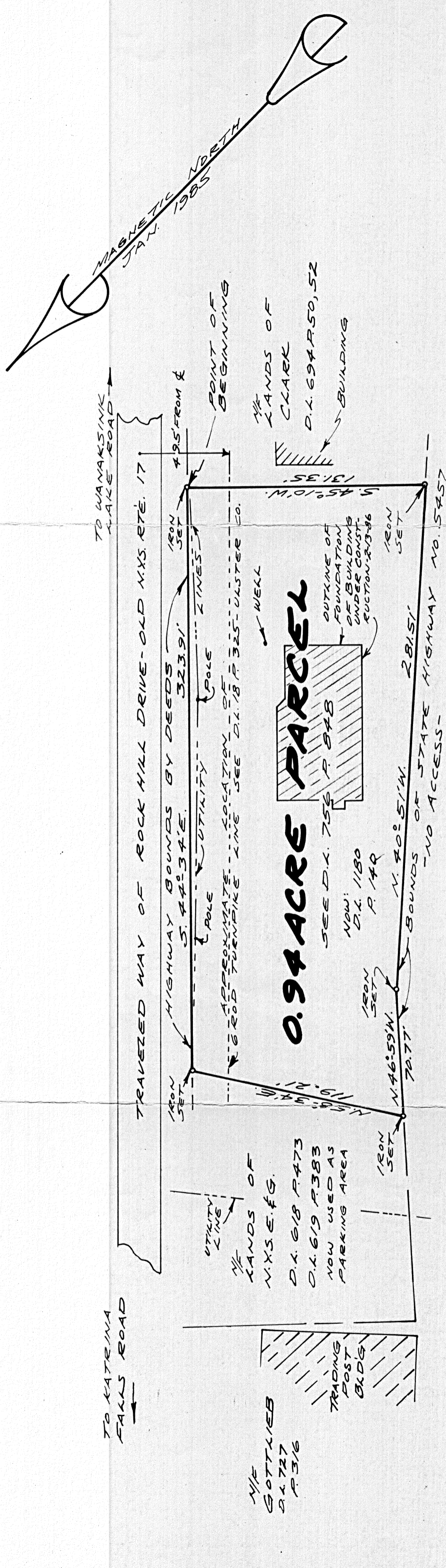
Lake Louise Marie Rd

Katrna Falls Rd

Holiday Mountain Trail

Katrna Falls Rd

ain Trail



TO WAKESINK LAKE ROAD

TO KATRINA FALLS ROAD

MAGNETIC NORTH
JAN. 1985

TRAVELED WAY OF ROCK HILL DRIVE - OLD N.Y.S. RTE. 17

HIGHWAY BOUNDS BY DEEDS S. 44° 34' E. 323.91'

UTILITY LINE

LANDS OF N.Y.S. E.F.G. D.X. 618 P. 473 D.X. 619 P. 383 NOW USED AS PARKING AREA

TRADE POST BLDG.

LANDS OF CLARK D.X. 694 P. 50, 52 BUILDING

POINT OF BEGINNING

0.94 ACRE PARCEL

SEE D.X. 756 P. 848 NOW: D.X. 1180 P. 149

WELL

OUTLINE OF FOUNDATION OF BUILDING UNDER CONST. RECTION: 8/3-86

BOUNDARY OF STATE HIGHWAY NO. 5457

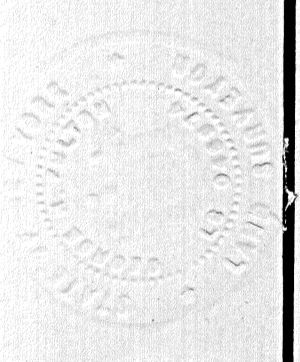
NO ACCESS

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

TO: WILLIAM GAXTER 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 R. 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 R. FULTON
LICENSED LAND SURVEYOR
LIVINGSTON MANDER, 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-51-2-10B

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 5

Town of Thompson

Schedule of District Regulations
 HC-2 Highway Commercial-2 District
 HC-2 Highway Commercial-2 District
 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. D)]

Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review and Special Use Permit	Uses Subject to Site Plan Review by Planning Board	Lot Area	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	Building Height (feet)		
Home occupations	1-family dwelling not to exceed 1 per lot		2-family dwelling not to exceed 1 per lot													
Processing and sale of farm products	With central water and sewer		With central water and sewer	20,000 square feet	100	125	40	40	15	40	40	1,000 square feet and 20 feet wide	2.0	20%	30	
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	50	1,000 square feet and 20 feet wide	1.0	10%	30	
Rental offices		Bed-and-breakfast and inns														
Related recreational uses not closer than 100 feet to any property line		With central sewer		20,000 square feet	100	125	40	40	25	50	50	N/A	1.0	30%	35	
Parking garage		Without central sewer		40,000 square feet	150	150	50	50	35	70	70	N/A	1.0	30%	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	The following agricultural operations, but not including cage-type poultry raising, housing or structure for the storage of odor- or dust-producing substances are within 150 feet of any lot line:	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.	Row houses and attached dwellings in accordance with § 250-28	10 acres	22 ²	100 ²	30 ²	35 ²	4 ²	25 ²	500	4.0*	20%	35 ¹		
Outdoor vending machines	Growing of crops, orchards or nurseries			5 acres	150	300	50	50	35	70	N/A	N/A	N/A	30% ²	35	

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						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)			
<p>Nonflashing business signs related to a use on the same lot, provided that:</p> <p>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.</p> <p>No sign shall project more than 18 inches from a wall to which it is affixed.</p> <p>Rental autos in accordance with § 250-37D</p>	<p>Keeping of not more than 25 fowl, plus 1 additional farm animal per 1 additional acre in excess of 5 acres</p>			5 acres	150	300	50	50	50	35	70	N/A	N/A	N/A	35		
	<p>Harvesting of forest products and wild crops</p>			25 acres	150	300	50	50	35	70	N/A	N/A	N/A	N/A	35		
	<p>Harvesting of forest products and wild crops</p>			10 acres	No structure shall be within 200 feet of a lot line						N/A	N/A	N/A	N/A	N/A		
	<p>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</p>			20,000 square feet	100	125	40	50	25	50	50	N/A	N/A	N/A	30%	35	
	<p>Theater</p>			20,000 square feet	100	125	40	50	25	50	50	N/A	N/A	N/A	30%	35	
	<p>Eating and drinking establishment</p>			20,000 square feet	100	125	40	50	25	50	50	N/A	N/A	N/A	N/A	30%	35
	<p>Government buildings</p>			20,000 square feet	100	125	40	50	25	50	50	N/A	N/A	N/A	N/A	30%	35
	<p>Service establishments</p>			20,000 square feet	100	125	40	50	25	50	50	N/A	N/A	N/A	N/A	30%	35
	<p>Personnel service establishments Day care</p>			20,000 square feet 20,000 square feet	100	125	40	50	25	50	25	50	N/A	N/A	N/A	30%	35
	<p>Mobile home parks in accordance with § 250-25</p>			10 acres	400	400	80	50	50	50	100	100	720 square feet/unit and 12 feet wide	7	20%	35	
<p>Motor vehicle service stations and public garages in accordance with § 250-37</p>			40,000 square feet	150	150	80	50	35	70	70	N/A	N/A	N/A	20%	35		
<p>Summer camps, bungalow colonies, and campgrounds, in accordance with §§ 250-31 and 250-34</p>			10 acres	400	400	100	50	50	100	100	600/unit not less than 1/3 length of building	2.0	10%	35			
<p>Commercial recreational facilities, except drive-in theaters</p>			3 acres	150	150	70	50	50	50	100	N/A	N/A	N/A	30%	35, plus 1 foot for each foot of side or rear yard in excess of 50 feet in length, but not 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 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)
	Greenhouse and nurseries			2 acres	250	250	50	50	40	80	N/A	N/A	30%	30
	Nursing homes; medical and dental facilities			20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
	Outdoor sales in accordance with § 250-32			3 acres	150	300	50	50	50	100	N/A	N/A	30% ³	35
	Stripping of land in accordance with § 250-29			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Places of worship and related parish homes, seminaries, convents, and related uses			3 acres	150	150	50	50	100	100	1,000	1.0	15%	35
	Hotels and motels													
	With sewer facilities			1 acre + 2,000 square feet/unit over 50 units	600	300	100	50	50	100	250 square feet	N/A	30%	35, plus 1 for each foot of side or rear yard in excess of 50, but in no event greater than 75
	Without sewer facilities			10 acres + 10,000 square feet/unit over 12 units	600	300	100	50	50	100	250 square feet	N/A	30%	35, plus 1 for each foot of side or rear yard in excess of 50, but in no event greater than 75
	Business offices													
	With central sewer facilities			20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
	Without central sewer facilities			40,000 square feet	150	150	40	50	25	50	N/A	N/A	15%	35
	Animal kennels			3 acres	250	300	40	100	50	100	N/A	N/A	30%	35
	Animal hospitals			20,000 square feet*	100	125	40	50	25	50	N/A	N/A	30%	35
	Mobile home sales			4,000 square feet/3 units	150	150	40	50	40	80	N/A	N/A	30%	35
	Shopping centers			5 acres	400	150	50	50	35	70	N/A	N/A	30%	35
	Retail and service establishments			40,000 square feet	150	150	50	50	35	70	N/A	N/A	30%	35
	Funeral homes			40,000 square feet	150	150	50	50	35	70	N/A	N/A	30%	35
	Warehousing and parking garages			40,000 square feet	150	150	50	50	35	70	N/A	N/A	30%	35
	Mini-storage warehouses			40,000 square feet	150	150	50	50	35	70	N/A	N/A	30%	35
	Motor vehicle sales			20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
	Amusement establishments			20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
	Solar power energy systems in accordance with § 250-91													
	Large-scale solar energy systems in accordance with § 250-92													

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.