

OFFICE BUILDING FOR SALE

100% OCCUPANCY LONG TERM TEANANTS \$7,250,000

70 PLEASANT HILL ROAD CORNWALL, NY 12553



PRIME NNN INVESTMENT OPPORTUNITY

KW COMMERCIAL | HUDSON VALLEY

9 Bert Crawford Rd
Middletown, NY 10940



Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

70 PLEASANT HILL ROAD



Price:	\$7,250,000
Building SF:	19,668
Price / SF:	\$368
Occupancy:	100%
NOI:	\$490,658
CAP Rate:	6.8
Floors:	2
Lot Size:	4.90 Acres
Year Built:	1985
Building Class:	A
Parking:	96 spaces

Property Highlights

- Rare opportunity to acquire a high yield stabilized "Hybrid" asset.
- 100% occupied with diversified income streams, including infrastructure leases with Verizon Wireless and T-Mobile
- Anchored by a professional engineering firm under a long-term NNN lease.
- Strong in-place cash flow with minimal landlord responsibilities.
- Significant upside potential - preliminary feasibility supports an additional +/- 10,000 SF building.
- Minimal deferred maintenance - recent capital improvements include new roof, boiler/heating system , and HVAC.
- Strategically located in a high demand growth corridor of Orange County NY.
- Ample on-site surface parking supporting current and future expansion.
- Ideal for 1031 exchange buyers or portfolio expansion.

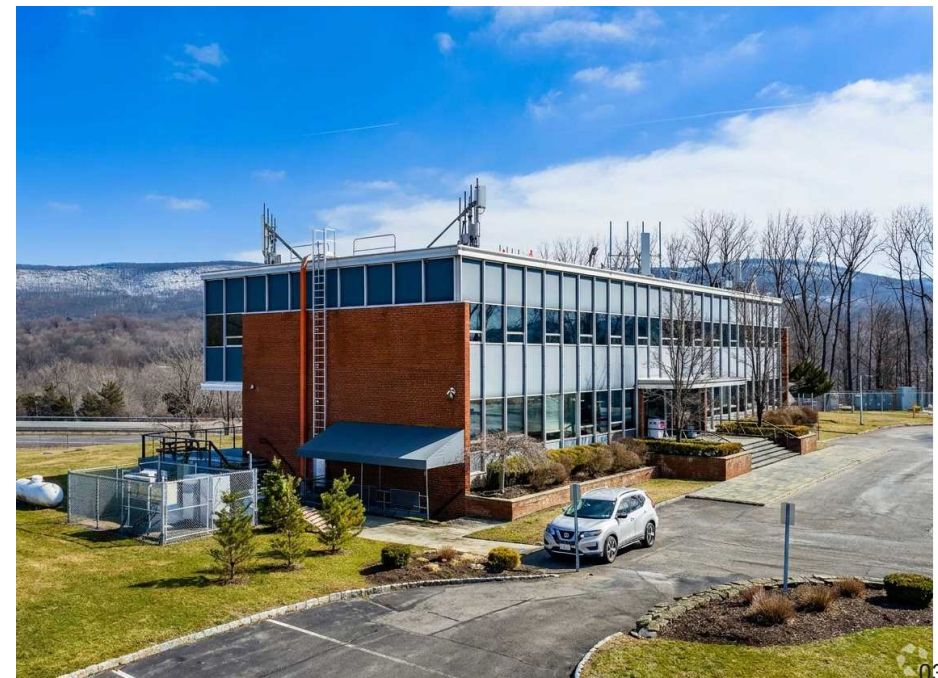
Property Overview

70 Pleasant Hill Road is a +/-19,668 SF, fully occupied professional office building designed to maximize functionality and tenant utility. The property features a unique architectural layout, including a cantilevered floor plate and a fully finished lower-level office suite, allowing for efficient use of space and flexible occupancy configurations.

The site offers ample on-site surface parking and is situated on a generously sized parcel, with a preliminary feasibility study indicating the potential to develop an additional building of up to 10,000 square feet. This provides a clear path for future value creation and expansion.

The asset benefits from a diversified income stream, with a significant portion derived from passive telecommunications infrastructure leases. These revenue sources provide a utility-grade credit profile and enhance the overall stability of the investment.

With 100% occupancy, long-term leases featuring built-in annual rent escalations, and a true NNN expense structure, the property offers investors a combination of immediate cash flow, inflation protection, and strategic upside through future development.



LOCATION HIGHLIGHTS

70 PLEASANT HILL ROAD



Location Information

Building Name:	70 Pleasant Hill Road
Street Address	70 Pleasant Hill Road
City, State, ZIP	Cornwall, NY 12553
County:	Orange, NY - Orange
Market:	Cornwall NY
Sub-market:	Monroe Woodbury
Cross Streets:	Breeze Hill Road

Location Overview

The property is strategically located in the Town of Cornwall, Orange County, New York, within one of the region's most active and expanding commercial corridors. Positioned just minutes from the New York State Thruway (I-87), Route 32, and the highly trafficked Woodbury Common corridor, the site benefits from excellent regional connectivity and accessibility.

This location sits directly in the path of southern Orange County's continued growth and development, capturing demand spillover from the highly constrained Monroe-Woodbury submarkets. The surrounding area is characterized by a mix of residential expansion, retail growth, and increasing commercial demand, making it an attractive destination for both tenants and long-term investment.

Its proximity to major transportation routes and economic drivers enhances tenant retention and supports future leasing and development potential, positioning the asset within a durable and evolving market.

Property Highlights

70 Pleasant Hill Road presents a rare opportunity to acquire a high-yield, fully stabilized "hybrid" investment asset combining traditional office tenancy with mission-critical telecommunications infrastructure income. The 19,668 square foot professional headquarters is 100% occupied and anchored by Tectonic Engineering's regional headquarters, complemented by long-term leases with national wireless carriers including Verizon Wireless and T-Mobile.

The property delivered a strong NOI of \$478,752 in 2025 and projects \$490,658 in 2026. It is supported by a triple net (NNN) lease structure in which tenants reimburse real estate taxes, insurance, and common area maintenance. This structure provides investors with a predictable, passive income stream and minimal management responsibility.

Ownership has significantly de-risked the asset through recent capital improvements, including a new roof, upgraded heating and boiler systems, and new HVAC/RTU units, resulting in minimal deferred maintenance. The combination of institutional-quality tenancy, infrastructure-backed income, and long-term lease structures creates a resilient investment

PROPERTY DESCRIPTION

70 PLEASANT HILL ROAD



Investment Highlights

70 Pleasant Hill Road offers investors the rare opportunity to acquire a fully stabilized hybrid investment asset combining professional office tenancy with telecommunications infrastructure income. The $\pm 19,668$ SF building is 100% occupied and anchored by Tectonic Engineering's regional headquarters, alongside long-term wireless carrier leases with Verizon Wireless and T-Mobile.

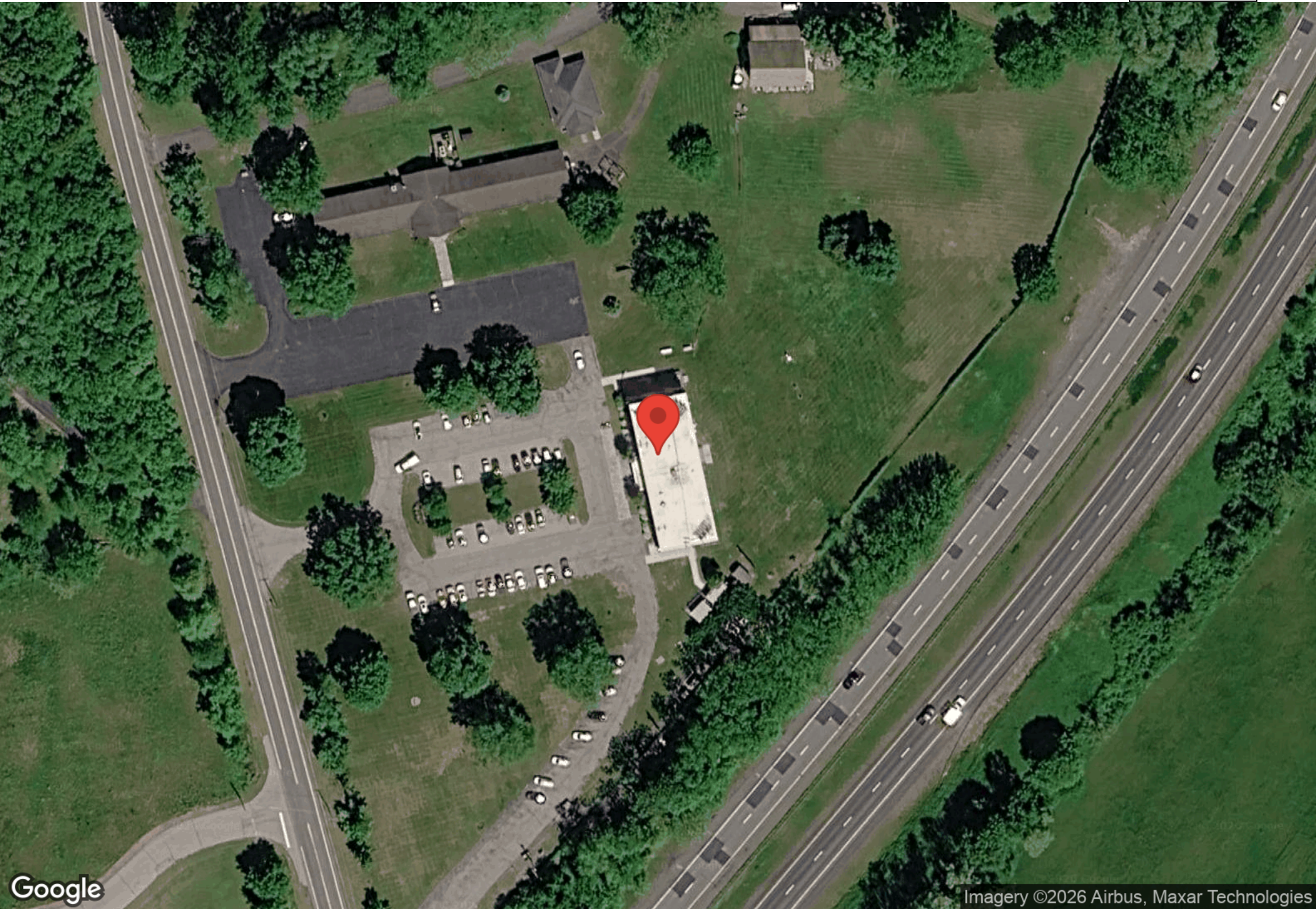
The property generated a 2025 net operating income of \$478,752 and is projected to increase to \$490,658 in 2026, representing a strong 6.8% CAP rate. A true triple net (NNN) lease structure provides stable, predictable cash flow with tenants reimbursing real estate taxes, insurance, and common area maintenance expenses.

Recent ownership capital improvements, including a new roof, upgraded boiler and heating systems, and new HVAC/RTU units, have substantially reduced future capital expenditure exposure and resulted in minimal deferred maintenance. In addition to immediate income stability, the property offers future upside through preliminary feasibility for an additional $\pm 10,000$ SF building on the site.

The combination of institutional-quality office tenancy, passive infrastructure-backed revenue, built-in rent escalations, and future expansion potential creates a resilient and highly differentiated investment opportunity within Orange County's growing commercial market.

AERIAL MAP

70 PLEASANT HILL ROAD



PROPERTY PHOTOS - EXTERIOR

70 PLEASANT HILL ROAD



PROPERTY PHOTOS - LOBBY

70 PLEASANT HILL ROAD



PROPERTY PHOTOS - INTERIOR OFFICES

70 PLEASANT HILL ROAD



PROPERTY PHOTOS - OFFICES

70 PLEASANT HILL ROAD



PROPERTY PHOTOS - INTERIOR

70 PLEASANT HILL ROAD



PROPERTY PHOTOS - EXTERIOR

70 PLEASANT HILL ROAD



ANNUAL OPERATING DATA

70 PLEASANT HILL ROAD



	2031	2032	2033	2034	2035
Annual Rental Income					
Tectonic Engineering	\$454,909	\$468,557	\$482,613	\$497,092	\$512,004
Verizon Wireless	\$52,460	\$53,510	\$54,580	\$55,671	\$56,785
T-Mobile	\$42,986	\$44,275	\$45,604	\$46,972	\$48,381
Total Rent	\$550,355	\$566,342	\$582,797	\$599,735	\$617,170
Reimbursable Expenses	\$63,255	\$64,520	\$65,811	\$67,128	\$68,470
Total Operating Income	\$613,610	\$630,862	\$648,608	\$666,863	\$685,640
Expenses					
Real Estate Taxes	\$52,452	\$53,501	\$54,571	\$55,663	\$56,776
Insurance	\$8,916	\$9,094	\$9,276	\$9,462	\$9,651
Septic	\$1,887	\$1,925	\$1,964	\$2,003	\$2,043
Repairs	\$7,794	\$7,950	\$8,109	\$8,271	\$8,437
Accounting	\$1,182	\$1,206	\$1,230	\$1,255	\$1,280
Operating Expenses	\$72,232	\$73,677	\$75,150	\$76,653	\$78,186
Net Operating Income	\$541,378	\$557,185	\$573,458	\$590,210	\$607,454

MEET OUR TEAM

70 PLEASANT HILL ROAD



JASON MCGOVERN

Jason is a Commercial Real Estate Broker with over 25 years of Real Estate experience in Orange, Rockland, Sullivan, and Ulster counties.

He is an active member of the New York State Commercial Association of Realtors-Hudson Valley Chapter and KW Commercial, affiliate of the Keller Williams Real Estate franchise which is currently the #1 franchise in the World by agent count and growing.

Jason is a specialist in seller, landlord, and tenant representation in all aspects of commercial real estate including retail, office, industrial and multi-family sales and leasing. He has a deep understanding of land development or commercial and residential projects in the Hudson Valley.

He was awarded the 2016 and 2019 Economic Development Deal Maker award and 2022 Outstanding Deal Maker award by the New York State Commercial Association of Realtors-Hudson Valley Chapter.

Jason's reputation, experience, and representation has played an integral part in numerous Residential and Commercial Real Estate development projects in the Hudson Valley that have positively impacted the local economy and created countless job opportunities.

MATTHEW GIBBS

Matthew Gibbs a NY Licensed Real Estate Salesperson with Keller Williams Realty Hudson Valley United and specializes in Commercial Real Estate and Investment. Matt joined the real estate industry in 2014, after more than 20 years of experience in business development and operations management.

He is a member of the National Association of Realtors, The Hudson Gateway Association of Realtors, The Hudson Gateway MLS, The Ulster County MLS, The National KW Commercial Division, along with being immediate Past President of NY State Commercial Association of Realtors, Hudson Valley Chapter.

Matt is passionate about serving our community and currently he actively supports Habitat for Humanity; Newburgh, Fearless of the Hudson Valley, he is an active member of Wallkill East Rotary Club and Board Member for Wallkill Boys and Girls Club.

He believes that providing successful outcomes for his clients and their business can lead to more productivity and profitability for them. Credited as an expert in the language of sales, negotiating, and real estate investment analysis, he has become known for his direct and tenacious approach.



DISCLAIMER

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