



**U.S. REALTY
COMMERCIAL, LLC**
DRIVEN BY RESULTS, FOCUSED ON YOU

**AVAILABLE
FOR LEASE**



HERITAGE SQUARE

**600/604 STATE ROUTE 299
HIGHLAND, NY 12528**

±1,280 SF PROFESSIONAL OFFICE / RETAIL SPACE

Prime location in the heart of Highland's commercial corridor with excellent visibility on State Route 299.



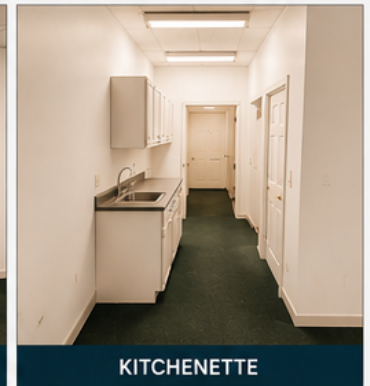
STOREFRONT ENTRANCE



OPEN WORK AREA



FLEXIBLE LAYOUT



KITCHENETTE

PROPERTY HIGHLIGHTS

- Excellent Route 299 visibility
- Ample on-site parking
- Individual storefront entrance
- Private offices & open workspace
- Kitchenette
- Private restrooms
- Natural gas heat & central A/C
- Minutes to NYS Thruway & Mid-Hudson Bridge



HIGH VISIBILITY

Conveniently located in a well-established retail corridor with strong traffic counts.



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845-418-6970



info@usrcommercial.com



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**LOCAL KNOWLEDGE.
STRATEGIC SOLUTIONS.
LASTING RESULTS.**