

OFFICE BUILDING FOR SALE

100% OCCUPANCY LONG TERM TEANANTS \$6,500,000

70 PLEASANT HILL ROAD MOUNTAINVILLE, NY 12553



INSTITUTIONAL HEADQUARTERS & TELECOMMUNICATIONS INFRASTRUCTURE INVESTMENT

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 MOUNTAINVILLE, NY 12553



Price:	\$6,500,000
Building Sq ft:	19,668
Price per SF:	\$252 see notes
Occupancy:	100%
NOI: 2025	\$476,741
Capitalization Rate:	8.2% see notes
Floors:	2
Year Built:	1985
Building Class:	A
Parking:	96 spaces
Lot Size:	4.9 acres
APN:	34-1-5.1

Property Highlights

- Rare Opportunity to acquire an institutional quality headquarters supported by telecommunications infrastructure.
- 100% Occupied with diversified income streams including long term telecom leases with Verizon and T-Mobile.
- Anchored by professional engineering firm under a NNN lease.
- Strong in place cash flow with minimal landlord responsibilities.
- Approx. 17% of projected 2026 revenue derived from leased cell towers.
- Significant upside potential - preliminary feasibility study supports an additional +/- 10,000 SF expansion.
- Minimal deferred maintenance - new roof, HVAC system, boiler/heating and resurfaced parking lot.
- Strategically located in high demand growth corridor of Orange County.
- Ample on-site parking with 96 spaces.

Property Overview

70 Pleasant Hill Road presents a rare opportunity to acquire a fully stabilized hybrid investment asset combining institutional office tenancy with telecommunications infrastructure income. The ±19,668 SF professional office building is 100% occupied and anchored by Tectonic Engineering's regional headquarters, complemented by long-term telecommunications leases with Verizon Wireless and T-Mobile that provide diversified, recurring revenue streams.

The property generated 2025 Net Operating Income (NOI) of \$476,741 and is projected to produce 2026 NOI of \$491,218, supported by long-term leases with contractual annual rent escalations. Because substantially all operating expenses are reimbursed by the tenant, NOI closely approximates gross rental revenue, creating a highly efficient and predictable income stream.

Situated on a 4.9-acre site with ample parking, the property also offers future value-creation potential. A preliminary feasibility study supports the development of an additional building of up to approximately 10,000 square feet, providing investors with a clear path for future expansion.

The combination of institutional-quality tenancy, infrastructure-backed income, minimal landlord responsibilities, built-in rent growth, and future development potential creates a differentiated investment opportunity within one of Orange County's most established commercial corridors.



LOCATION HIGHLIGHTS

70 PLEASANT HILL ROAD MOUNTAINVILLE NY



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 MOUNTAINVILLE, NY



Investment Highlights

While this property may initially be viewed as a traditional office investment, however a bona-fide third party offer of \$1.54 million for the telecommunication lease portfolio indicates that nearly 25% of the \$6.5 million asking price may be attributable to infrastructure value. After allocating this value, investors are effectively acquiring the 19,668 SF headquarters facility at approximately \$252 per SF and an implied cap rate of approx. 8.2%

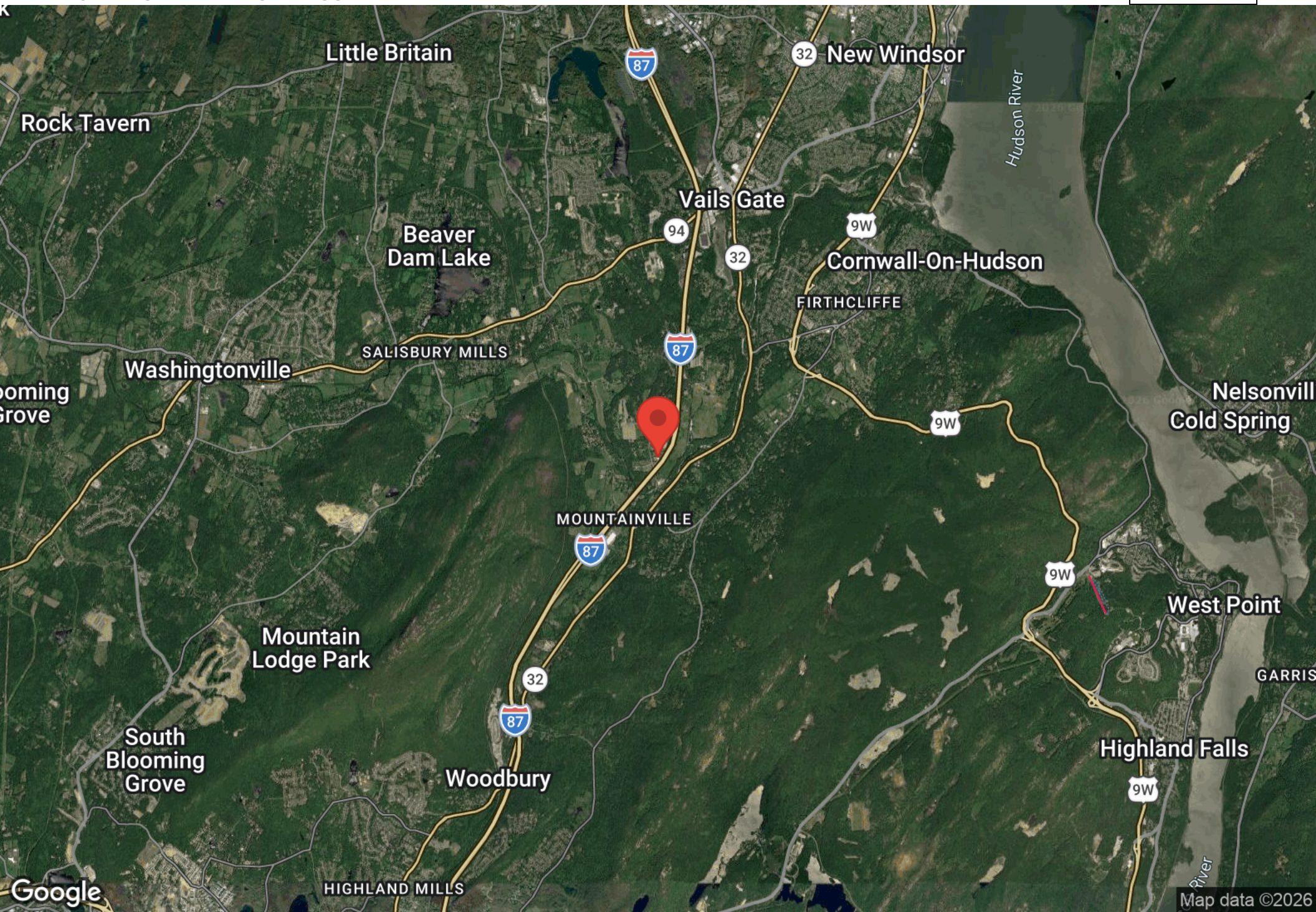
2025 NOI totaled \$476,741 generated by \$402,129 in rental income from Tectonic Engineering and \$82,583 from telecommunication leases. 2026 NOI is projected to increase to \$491,218 including approx. \$414,193 from Tectonic Engineering and \$84,595 from telecommunication leases.

Because substantially all operating expenses are reimbursed by the tenant, NOI closely approximates gross rental revenue providing potential investors with a predictable and highly efficient cash generating asset.

Recent and current capital improvements, including a new roof, an upgraded boiler and heating system, HVAC, exterior facade painting and parking lot resurfacing and striping have further enhanced the asset by minimizing deferred maintenance and reduced the need for future capital expenditures

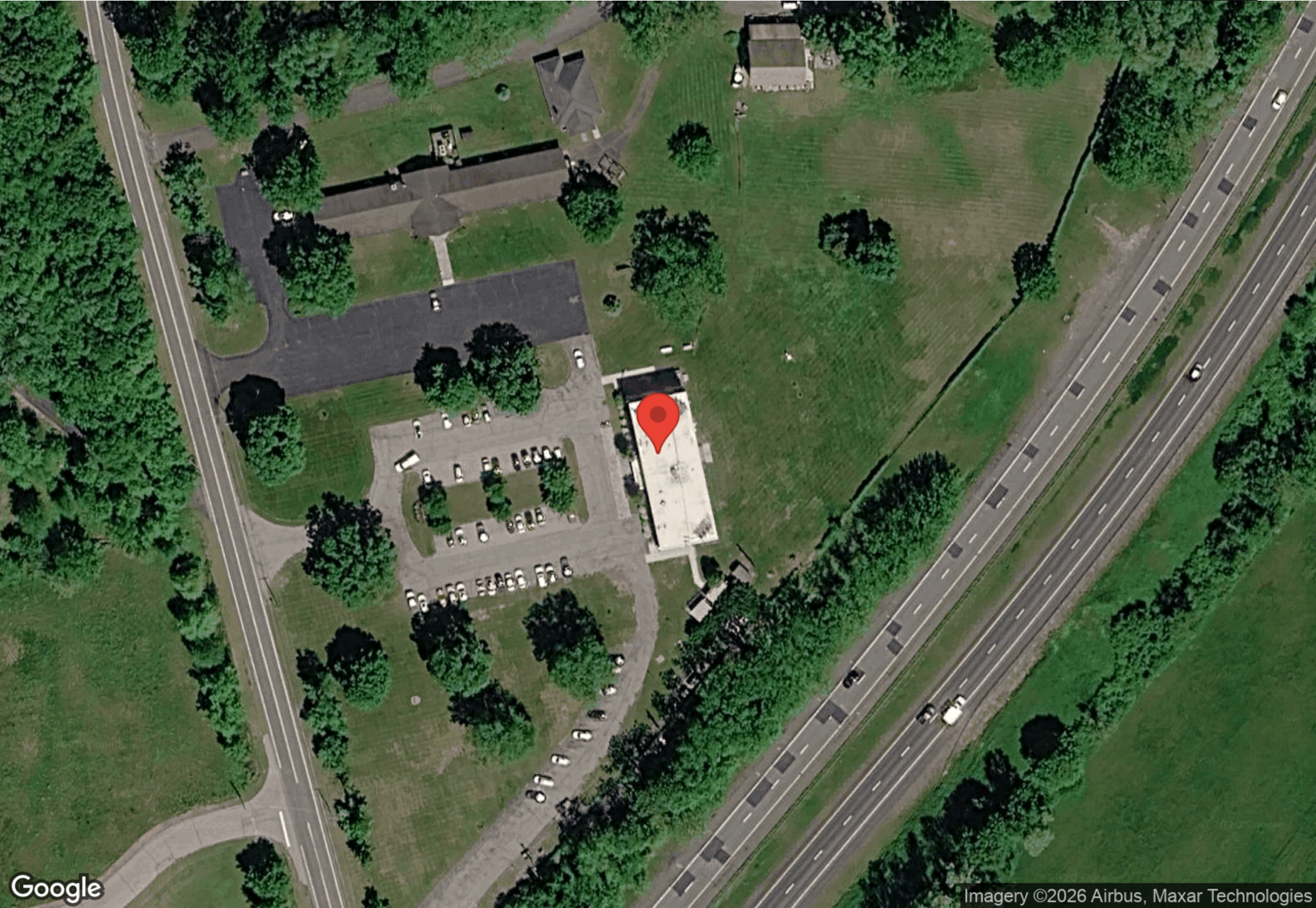
REGIONAL MAP

70 PLEASANT HILL ROAD MOUNTAINVILLE NY



AERIAL MAP

70 PLEASANT HILL ROAD MOUNTAINVILLE NY



PROPERTY PHOTOS - EXTERIOR

70 PLEASANT HILL ROAD MOUNTAINVILLE NY



PROPERTY PHOTOS - LOBBY

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PROPERTY PHOTOS - INTERIOR OFFICES

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PROPERTY PHOTOS - INTERIOR

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PROPERTY PHOTOS - EXTERIOR

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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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