

# ±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

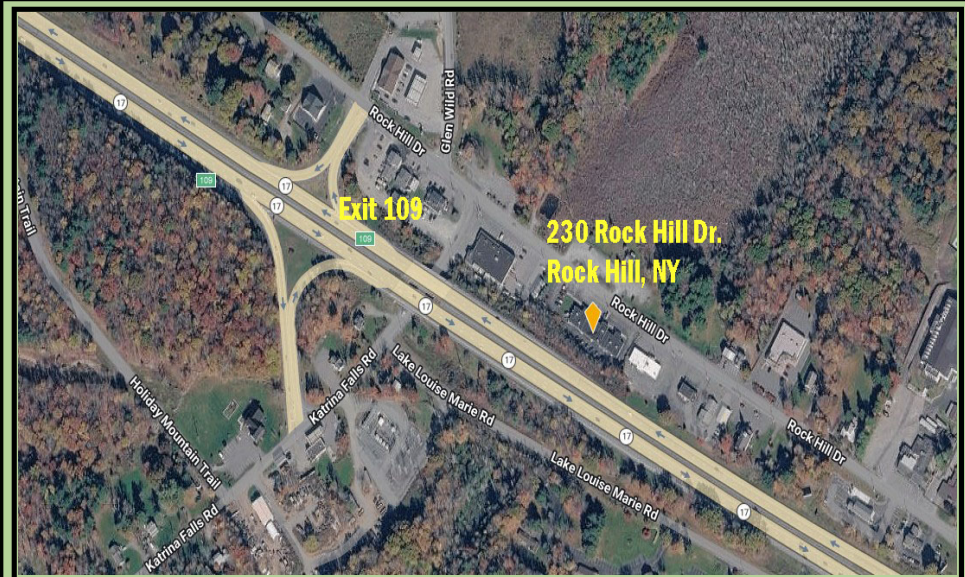
Email:

[martinj@mbcorp.com](mailto:martinj@mbcorp.com)

On the Web:

[www.mbcorp.com](http://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**

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**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 ±11/1/2027)
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.

<b>UTILITIES:</b>	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.

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**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**

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**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](mailto:martini@mbcorpre.com)

**EXCLUSIVE BROKER**

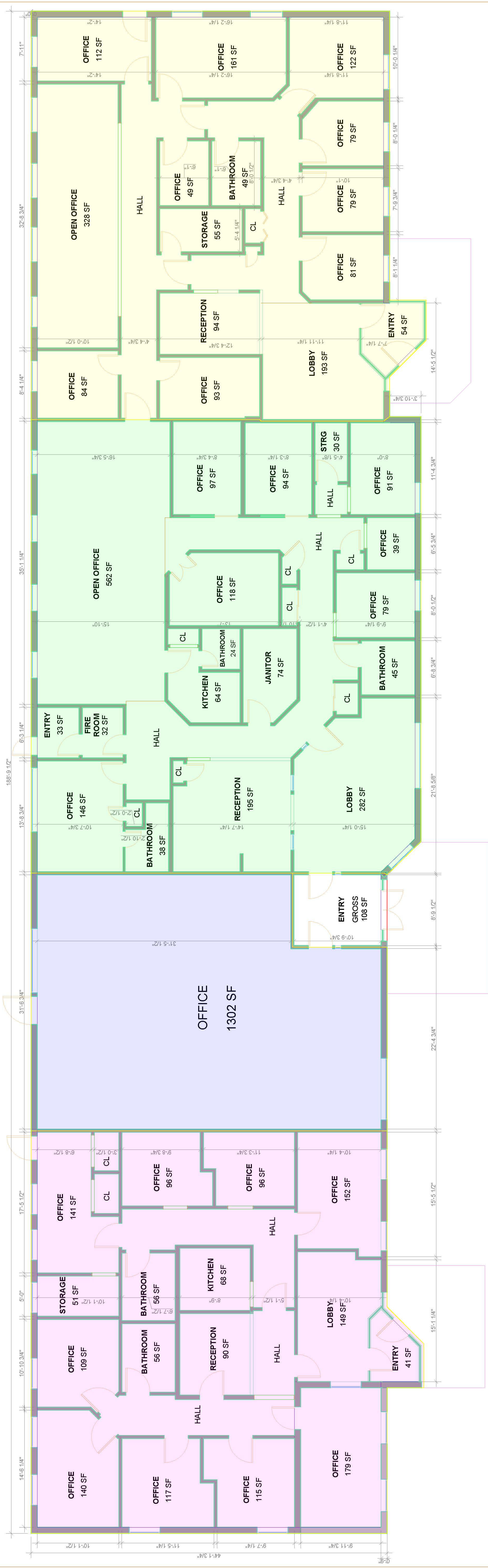
**MB Corporate Real Estate, Inc.**  
**110 Crystal Run Road, Suite 106, Middletown, NY 10941**  
**Cell: 845-781-6302 Office: 845-928-6500 ext. 1**  
**www.mbcorpre.com**

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 5/27/2026

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

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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  
 Scale 1/8" = 1'-0"

**A101**



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

**Exit 109**

Rock Hill Dr

Lake Louise Marie Rd

Lake Louise Marie Rd

Katrna Falls Rd

Holiday Mountain Trail

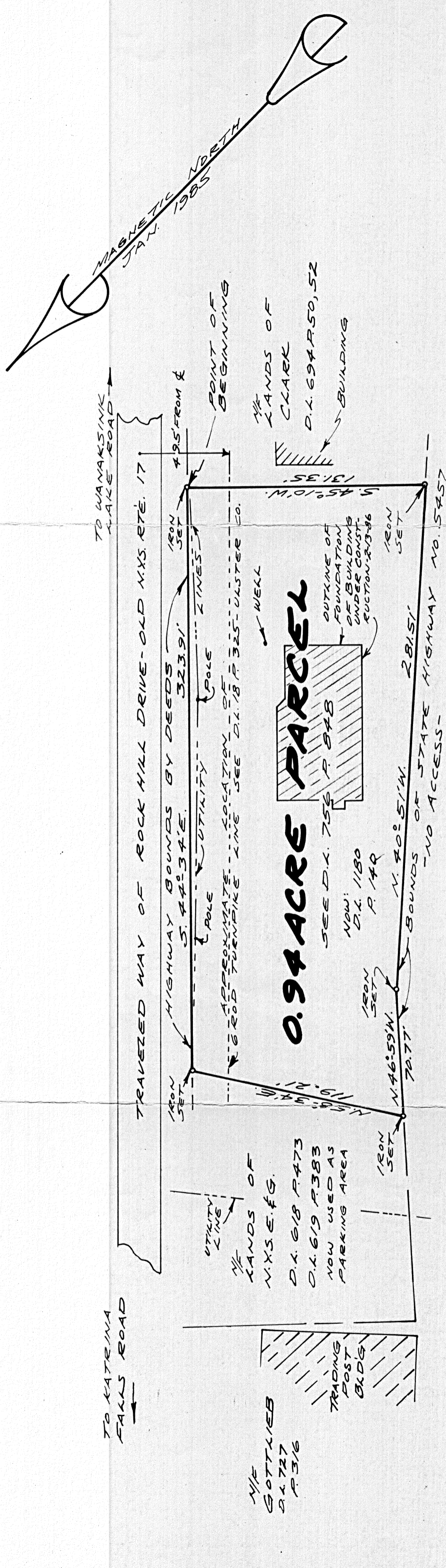
Katrna Falls Rd

Glen Wild Rd

Rock Hill Dr

Rock Hill Dr

ain Trail

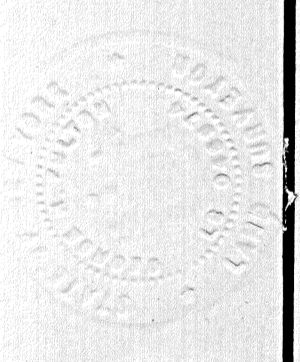


**NOTE:**  
 HIGHWAY BOUNDS SHOWN ON NORTHEAST SIDE OF PARCEL ARE IN ACCORD WITH DEEDS OF RECORD IN THE SULLIVAN COUNTY CLERK'S OFFICE. GRID LINE SHOWN IS BASED ON BOUNDS OF NEWBURGH CONNECTION TURNPIKE DEED RECORDED IN ULSTER COUNTY CLERK'S OFFICE - D.A. 18 P. 325 - (1907) USING CENTER OF TRAVELED WAY 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  
 KINGSTON 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-51-2-10B

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		Without central sewer		20,000 square feet	100	125	40	40	25	50	50	N/A	1.0	30%	35	
Parking garage		Multiple dwellings in accordance with § 250-28		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:	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	22 <sup>2</sup>	100 <sup>2</sup>	30 <sup>2</sup>	35 <sup>2</sup>	4 <sup>2</sup>	25 <sup>2</sup>	25 <sup>2</sup>	500	4.0*	20%	35 <sup>1</sup>	
Outdoor vending machines	Growing of crops, orchards or nurseries	Row houses and attached dwellings in accordance with § 250-28		5 acres	150	300	50	50	35	70	70	N/A	N/A	30% <sup>2</sup>	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	30% <sup>3</sup>	35	
	<p>Harvesting of forest products and wild crops</p>			25 acres	150	300	50	50	35	70	N/A	N/A	N/A	30% <sup>3</sup>	35	
	<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	40	50	25	50	50	N/A	N/A	30%	35
	<p>Not more than 1 such sign shall be permitted per 1,000 feet of road frontage</p>			20,000 square feet	100	125	40	40	50	25	50	50	N/A	N/A	30%	35
	<p>No sign shall be within 25 feet of the right-of-way of a public street or within 200 feet of an intersection of a public street</p>			20,000 square feet	100	125	40	40	50	25	50	50	N/A	N/A	30%	35
				20,000 square feet	100	125	40	40	50	25	50	50	N/A	N/A	30%	35
				20,000 square feet	100	125	40	40	50	25	50	50	N/A	N/A	30%	35
				20,000 square feet	100	125	40	40	50	25	50	50	N/A	N/A	30%	35
				20,000 square feet	100	125	40	40	50	25	50	50	N/A	N/A	30%	35
				20,000 square feet	100	125	40	40	50	25	50	50	N/A	N/A	30%	35
			10 acres	400	400	80	80	50	50	50	100	720 square feet/unit and 12 feet wide	7	20%	35	
			40,000 square feet	150	150	80	80	50	35	70	70	N/A	N/A	20%	35	
			10 acres	400	400	100	100	50	50	50	100	600/unit not less than 1/3 length of building	2.0	10%	35	
			3 acres	150	150	70	70	50	50	50	100	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% <sup>3</sup>	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.