



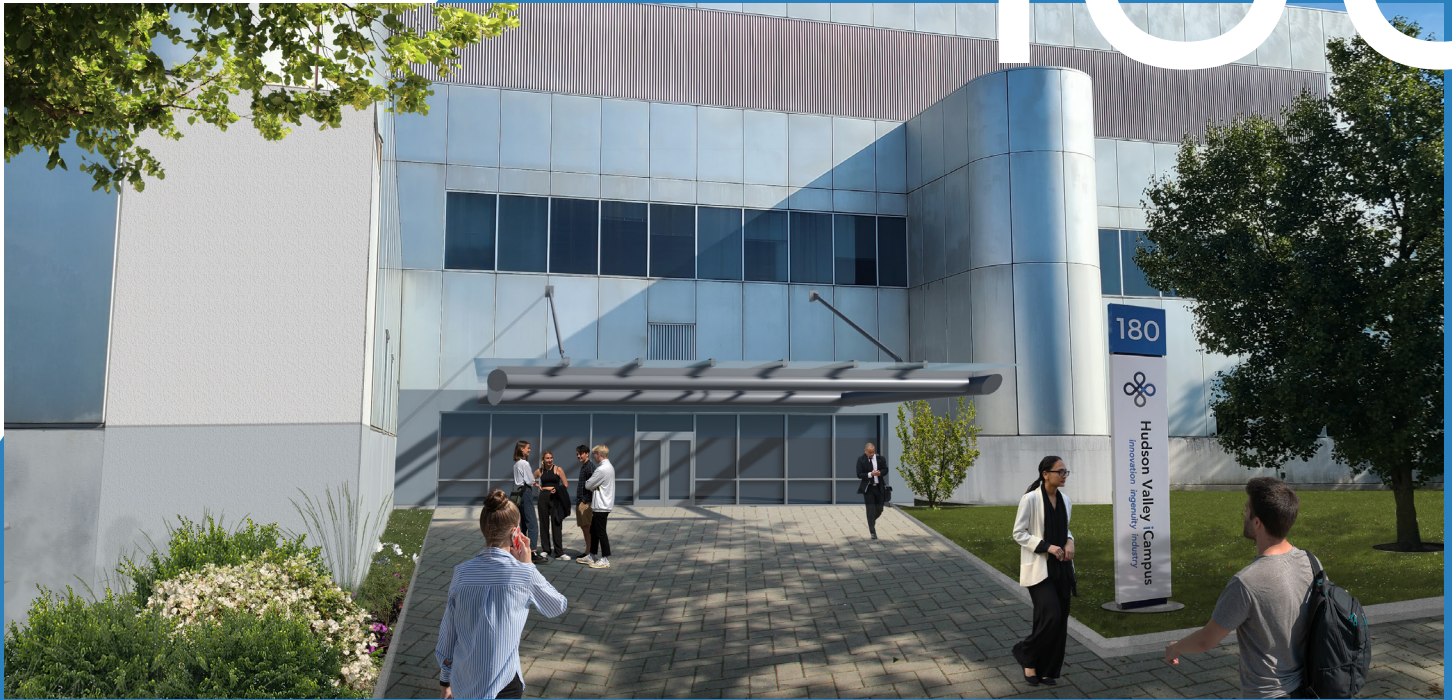
**Hudson Valley iCampus**  
*innovation ingenuity industry®*

**AVAILABLE FOR LEASE**

401 N. Middletown Road  
 Building 180  
 Pearl River, New York

**BUILDING**

**180**



Suitable for a variety of life-science and lab uses

Total Size **169,263 SF**

Column Spacing **30' X 40'**

Ceiling Height **10' - 18' FLOOR 1**  
Slab-to-Slab

Available Space **102,833 SF**  
Partial First Floor



Learn more at [hvicampus.com](http://hvicampus.com) →





## BUILDING SPECS

### TYPES OF USES

Suitable for a variety of life sciences and lab uses, as well as warehouse and office uses

### ELECTRIC

24 Megawatt gas/oil

Cogeneration units

24 Standby generators serving various buildings

Local electric also available (Q&R)

### STEAM

5 steam boilers, dual gas/oil fired

Each can produce 80,000 pounds per hour

600 psi and 125 psi generation

### CHILLED WATER

3 central chilled water plants (South of Lederle Rd)

18,600 ton capacity

### TOWER WATER

6 tower systems fed by well system

### DOMESTIC WATER

Provided by off-site utility company

Originally built in 1981

Existing lab

Exterior/building systems capital improvements in process

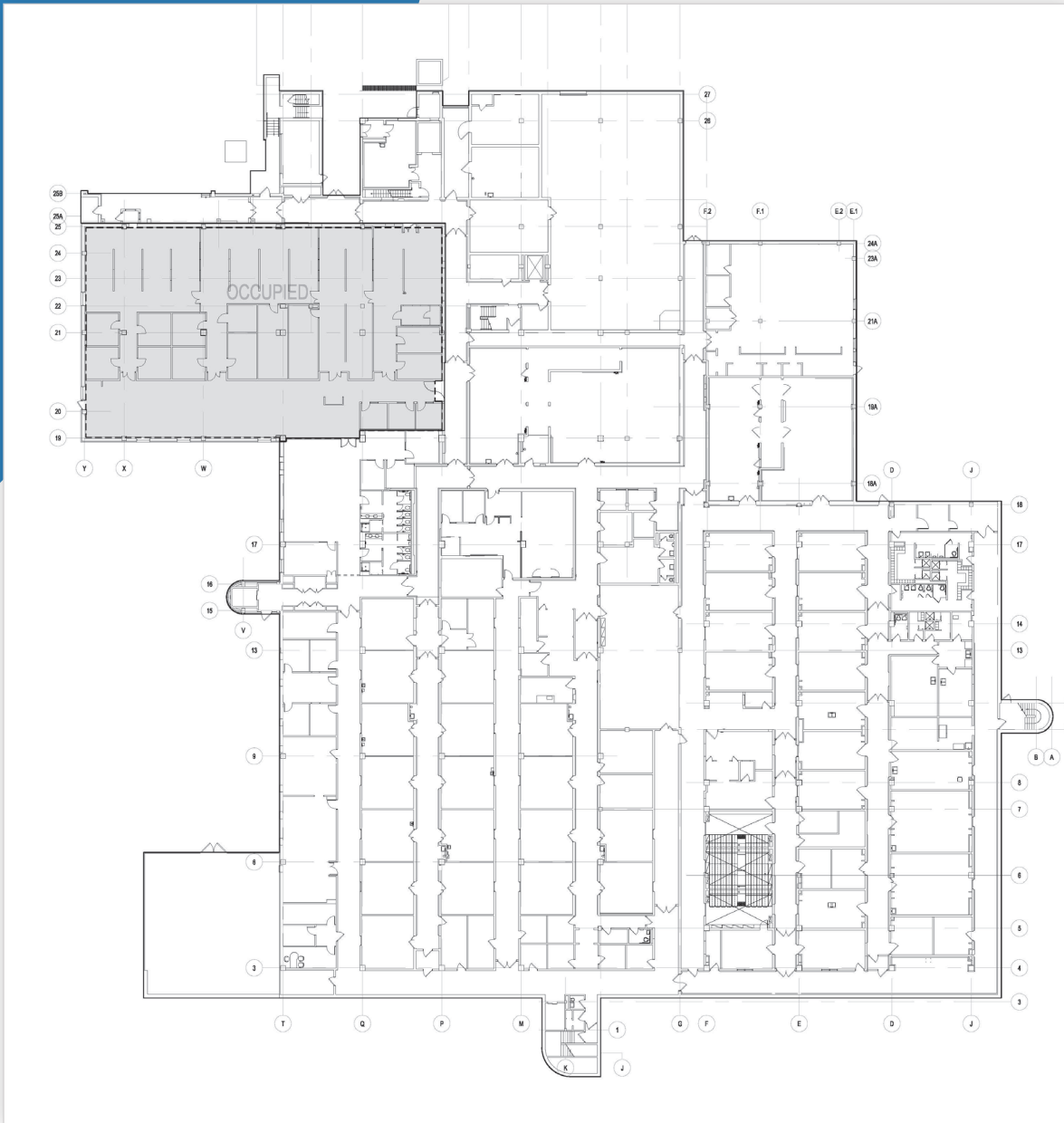






# FLOORPLANS

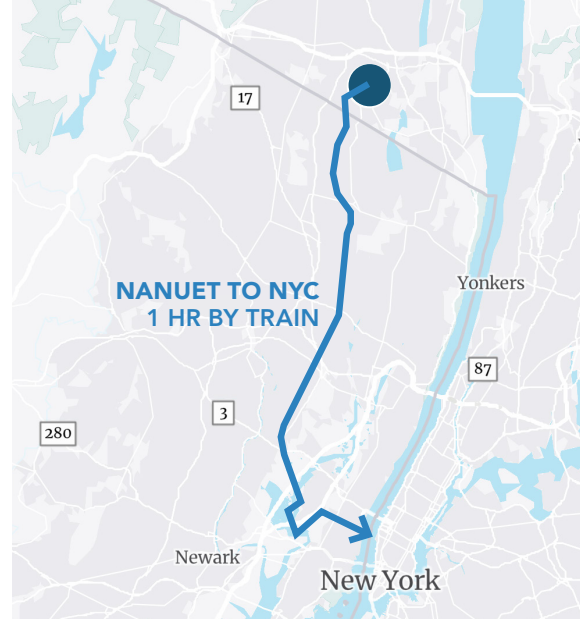
FLOOR 01



# HUDSON VALLEY iCAMPUS

## ROCKLAND COUNTY'S PREMIERE MIXED-USE PROPERTY FOR BUSINESSES.

Hudson Valley iCampus is a 2 million-square-foot mixed-use, multi-tenanted property on 207 acres located at 401 North Middletown Road in Pearl River, N.Y. The property is centrally located in the Hudson Valley and close to dining, shopping and entertainment options, with easy access to train stations, the Mario M. Cuomo Bridge and New York State Thruway, and within 30 miles of Manhattan. The site is owned by Industrial Realty Group, LLC and managed by its affiliate IRG Realty Advisors, LLC. For information, visit [hvicampus.com](http://hvicampus.com).



20 MILES

To George Washington Bridge

1 HOUR

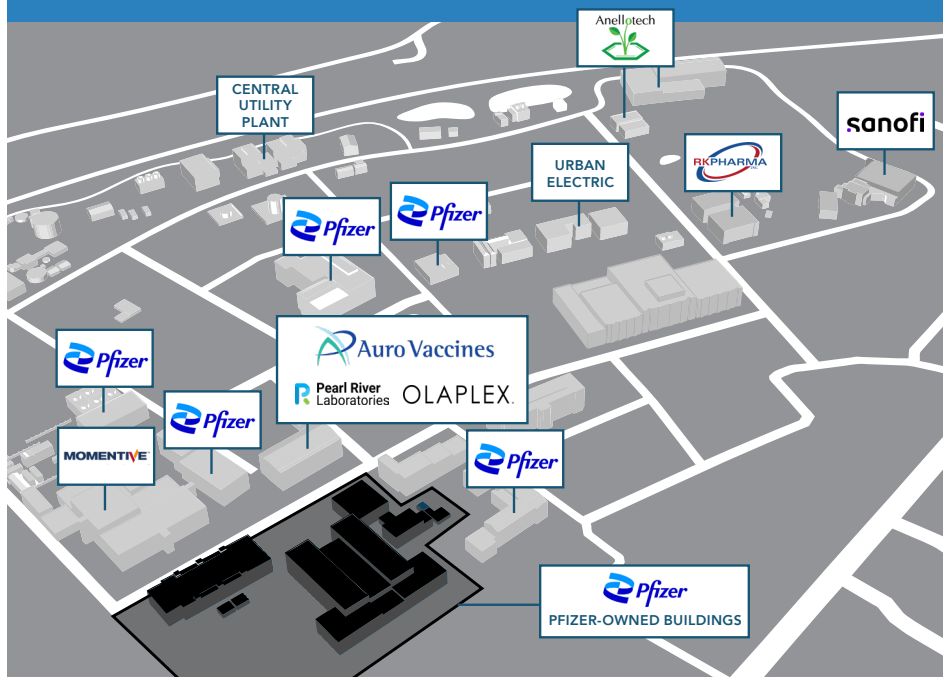
By Train to New York City

10 MILES

To Mario M. Cuomo Bridge

Close proximity to all regional life science hubs, educational institutions and area amenities.

HOME TO NOTABLE TENANTS, ACROSS 207 ACRES WITHIN NEW YORK'S HUDSON VALLEY.



- 2 Million SF
- 207 Acres
- Highly-skilled area labor force
- Additional land for potential development
- Proximity to New York Thruway I/87 & I287, Garden State Parkway, Palisades Parkway, Rt 303/304 and Rt 59
- 1 mile to Nanuet Train station and 2 miles to Pearl River Train Station
- Central Utility Plant provides reliable economic power, with dual feed public back up
- Greatly reduced capital expenditures and energy costs

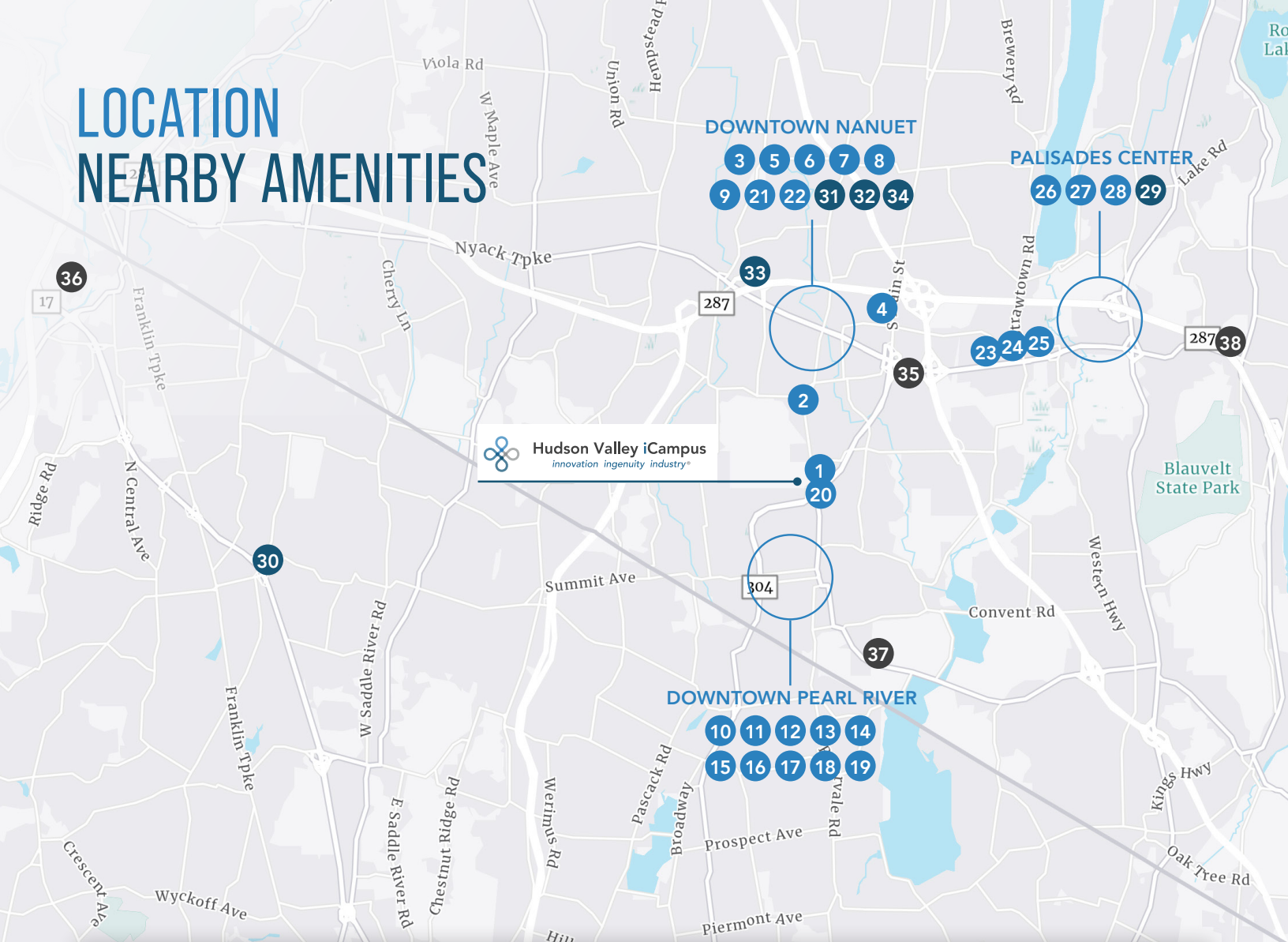


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# LOCATION NEARBY AMENITIES



**Hudson Valley iCampus**  
innovation ingenuity industry®

**DOWNTOWN NANUET**  
3 5 6 7 8  
9 21 22 31 32 34

**PALISADES CENTER**  
26 27 28 29

**DOWNTOWN PEARL RIVER**  
10 11 12 13 14  
15 16 17 18 19

## Dining

- 1 | AquaTerra Grille
- 2 | Cho Cho San Sushi & Hibachi
- 3 | Panera Bread
- 4 | Rockland Bakery
- 5 | Starbucks
- 6 | Chipotle Mexican Grill
- 7 | Tulsi Indian Restaurant, NY
- 8 | Bagel Boys of Nanuet
- 9 | Banchetto Feast
- 10 | Louie's on the Avenue
- 11 | Pearl River Diner
- 12 | TF Noonan's
- 13 | Southbound Cafe & Bar

- 14 | The River Cafe
- 15 | Mickey's Tavern
- 16 | Gildea's
- 17 | Joe & Joe Restaurant
- 18 | Uncle Tommy's Tavern
- 19 | Kumo Japanese Bistro
- 20 | Pita Greek
- 21 | BJ's Restaurant
- 22 | iGrill
- 23 | Ramona's Cafe
- 24 | 1840 Tavern
- 25 | Lulu's Cafe
- 26 | Mike's Burgers
- 27 | Cheesecake Factory
- 28 | Buffalo Wild Wings

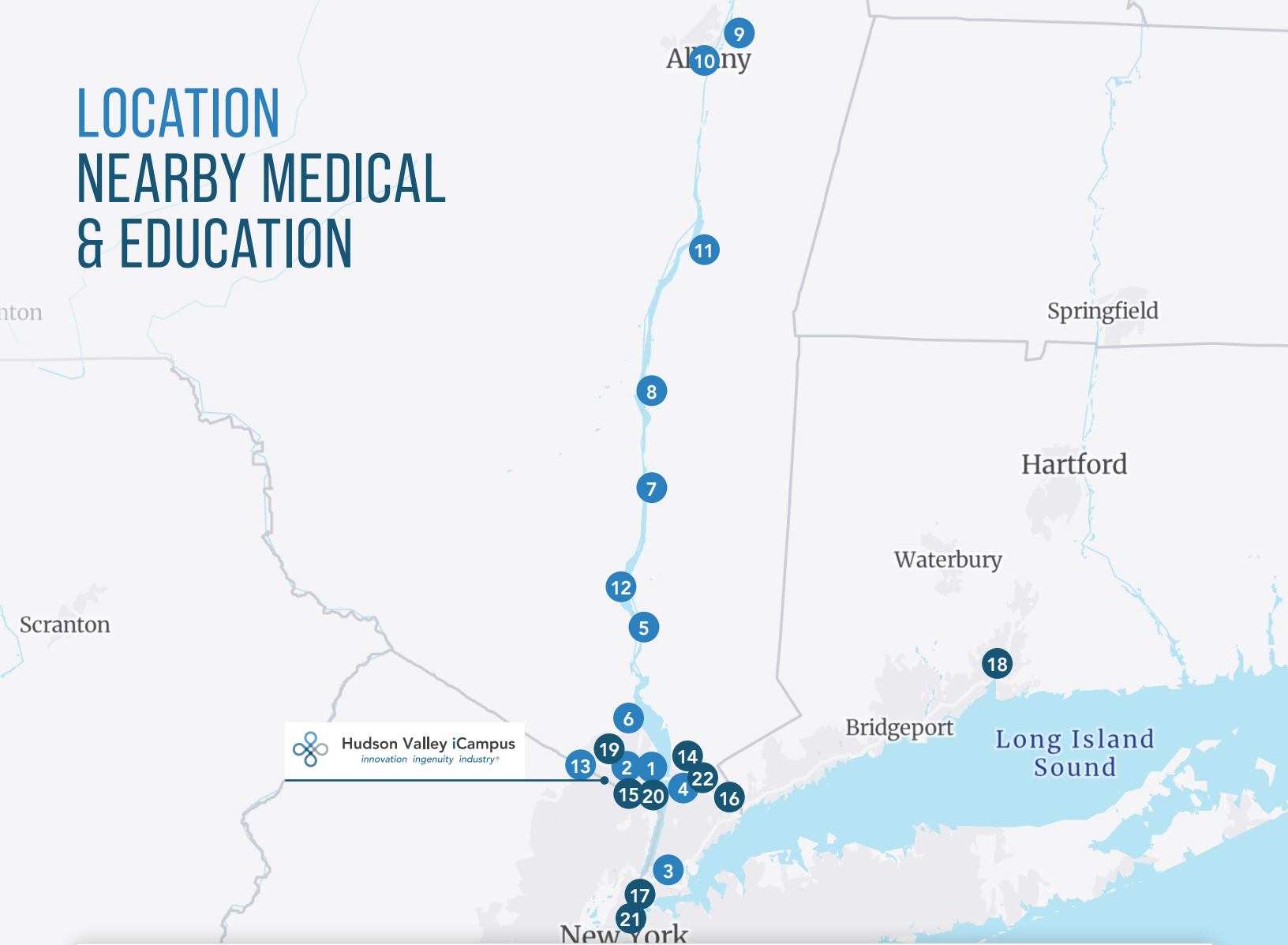
## Retail

- 29 | Palisades Center
- 30 | Uncle Giuseppe's Marketplace
- 31 | Apple Nanuet
- 32 | The Shops at Nanuet
- 33 | Spring Valley Market Place
- 34 | Rockland Plaza

## Hotel

- 35 | DoubleTree by Hilton Hotel
- 36 | Sheraton Mahwah Hotel
- 37 | Hilton Pearl River
- 38 | Hotel Nyack

# LOCATION NEARBY MEDICAL & EDUCATION



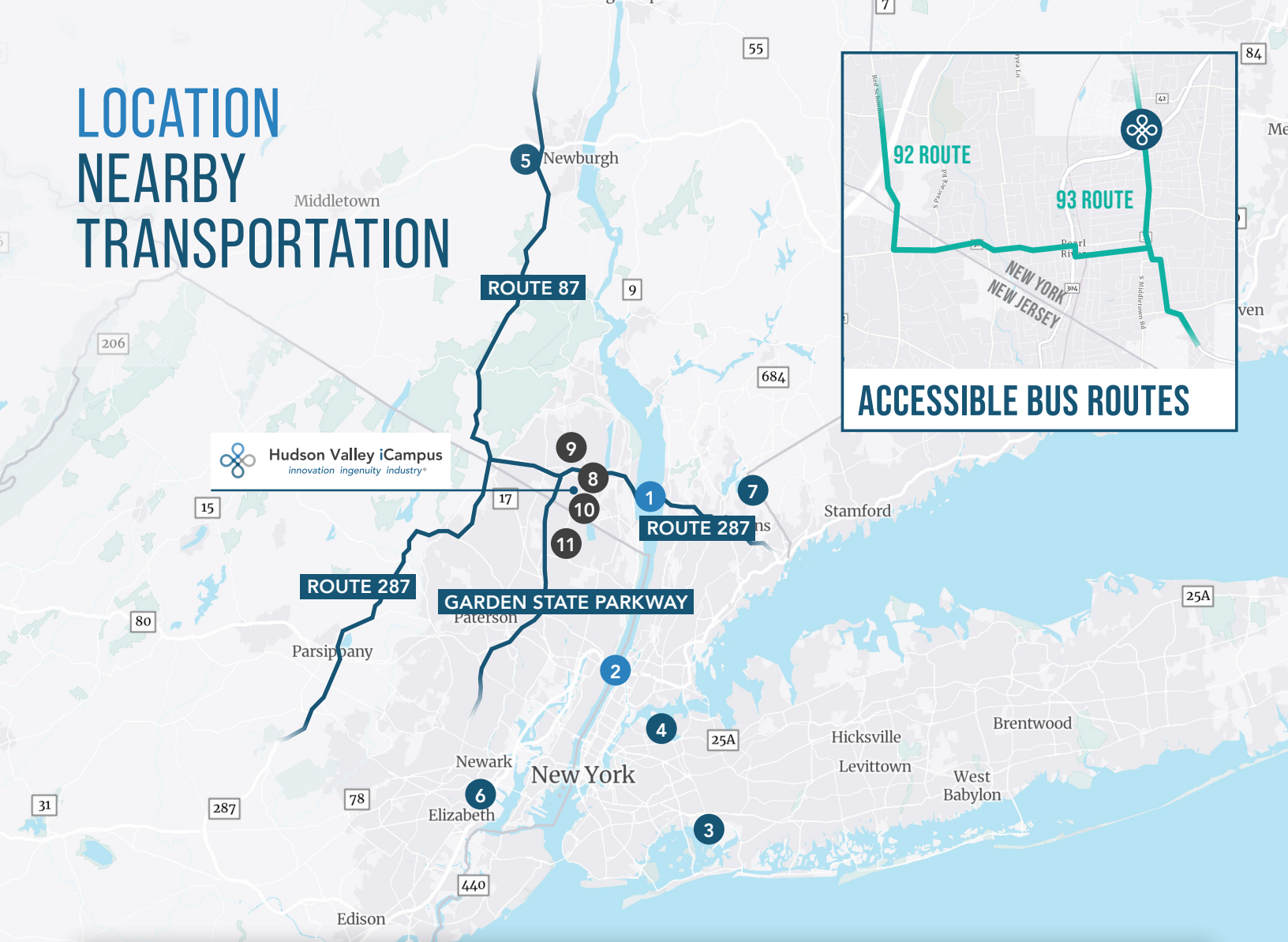
## Medical

- 1 | Montefiore Nyack Hospital
- 2 | CityMD Nanuet Urgent Care
- 3 | Montefiore Medical Center
- 4 | Westchester Medical Imaging
- 5 | NY-Presbyterian Hudson Valley
- 6 | Helen Hayes Hospital
- 7 | MidHudson Regional Hospital
- 8 | Northern Dutchess Hospital
- 9 | Samaritan Hospital
- 10 | Albany Medical Center
- 11 | Columbia Memorial Hospital
- 12 | Montefiore St. Luke's Cornwall
- 13 | Good Samaritan Hospital

## Education

- 14 | Pace University, Pleasantville
- 15 | Iona College Rockland Campus
- 16 | Purchase College
- 17 | Columbia University
- 18 | Yale University
- 19 | Rockland Community College
- 20 | Dominican College
- 21 | New York University
- 22 | Westchester Community College

# LOCATION NEARBY TRANSPORTATION



## Bridges

- 1 | Tappan Zee Bridge
- 2 | George Washington Bridge

## Airports

- 3 | John F. Kennedy Intl. Airport
- 4 | LaGuardia Airport
- 5 | New York Stewart Intl. Airport
- 6 | Newark Liberty Intl. Airport
- 7 | Westchester County Airport

## Train

- 8 | Nanuet Station
- 9 | Spring Valley Station
- 10 | Pearl River Station
- 11 | Montvale Station





# Hudson Valley iCampus

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Learn more at [hvicampus.com](http://hvicampus.com) →

Take a tour →

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## The Ownership

Industrial Realty Group, LLC (IRG) is a nationwide real estate development and investment firm specializing in the acquisition, development and management of commercial and industrial real estate throughout the U.S. IRG, through its affiliated partnerships and limited liability companies, operates a portfolio containing more than 110 million square feet in 31 states. IRG is nationally recognized as a leading force in the adaptive reuse of commercial real estate, solving some of America's most difficult real estate challenges. For information, visit [industrialrealtygroup.com](http://industrialrealtygroup.com).

## Incentives

Please see <https://esd.ny.gov/excelsior-jobs-program> for principle incentive programs that may be available to prospective businesses. Economic incentives are discretionary and are also based upon eligibility. Please reach out to the Hudson Valley iCampus listing team for contact information at Empire State Development to further qualify eligibility.



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