



Hudson Valley iCampus
innovation ingenuity industry®

AVAILABLE FOR LEASE

401 N. Middletown Road
 Building 205
 Pearl River, NY

BUILDING

205



Built Lab Space

Total Size 125,652 SF

Column Spacing 21' 6" X 32'

Ceiling Height 14' 8"
Slab-to-Slab

Available Space
 FL 1: 1,500 RSF
 FL 2: 6,545 RSF



Learn more at hvicampus.com →



UTILITY	GENERATION	DISTRIBUTION
ELECTRIC	<ul style="list-style-type: none"> • 24 Megawatt gas/oil • Cogeneration units • 24 Standby generators serving various buildings • Local electric also available (Q&R) 	<ul style="list-style-type: none"> • 3 utility mains, any single one can supply entire site looped distribution
STEAM	<ul style="list-style-type: none"> • 5 steam boilers, dual gas/oil fired • Each can produce 80,000 pounds per hour • 600 psi and 125 psi generation 	<ul style="list-style-type: none"> • Underground looped distribution
CHILLED WATER	<ul style="list-style-type: none"> • 3 central chilled water plants (South of Lederle Rd) • 18,600 ton capacity 	<ul style="list-style-type: none"> • Centralized underground system serving most rentable space
TOWER WATER	<ul style="list-style-type: none"> • 6 tower systems fed by well system 	<ul style="list-style-type: none"> • Underground serving large chillers and some process
DOMESTIC WATER	<ul style="list-style-type: none"> • Provided by off-site utility company 	<ul style="list-style-type: none"> • 4 mains to site



- Back-Up generator capacity
- Built, turnkey lab spaces available
- Private offices
- Cold rooms
- Access to shared conference room with the ability to book in advance (planned)
- Originally built in 1991





Hudson Valley iCampus
innovation ingenuity industry®

Learn more at hvicampus.com →

BUILDING 205

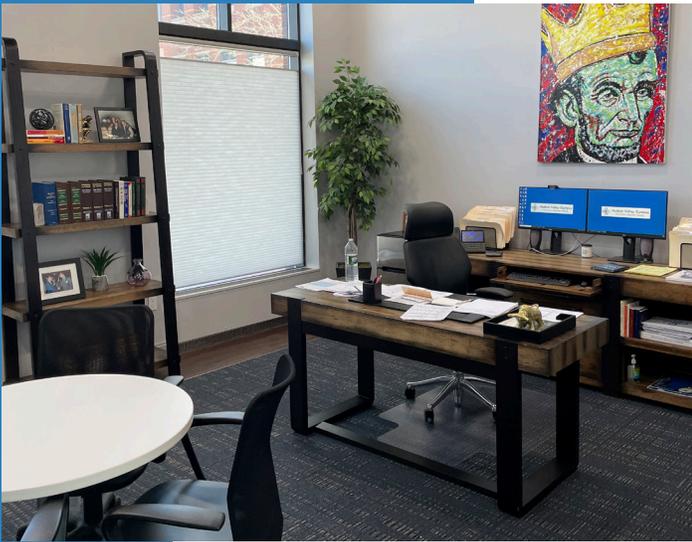


Hudson Valley iCampus
innovation ingenuity industry®

Learn more at hvicampus.com →

BUILDING 205

RECENT OFFICE BUILDOUT

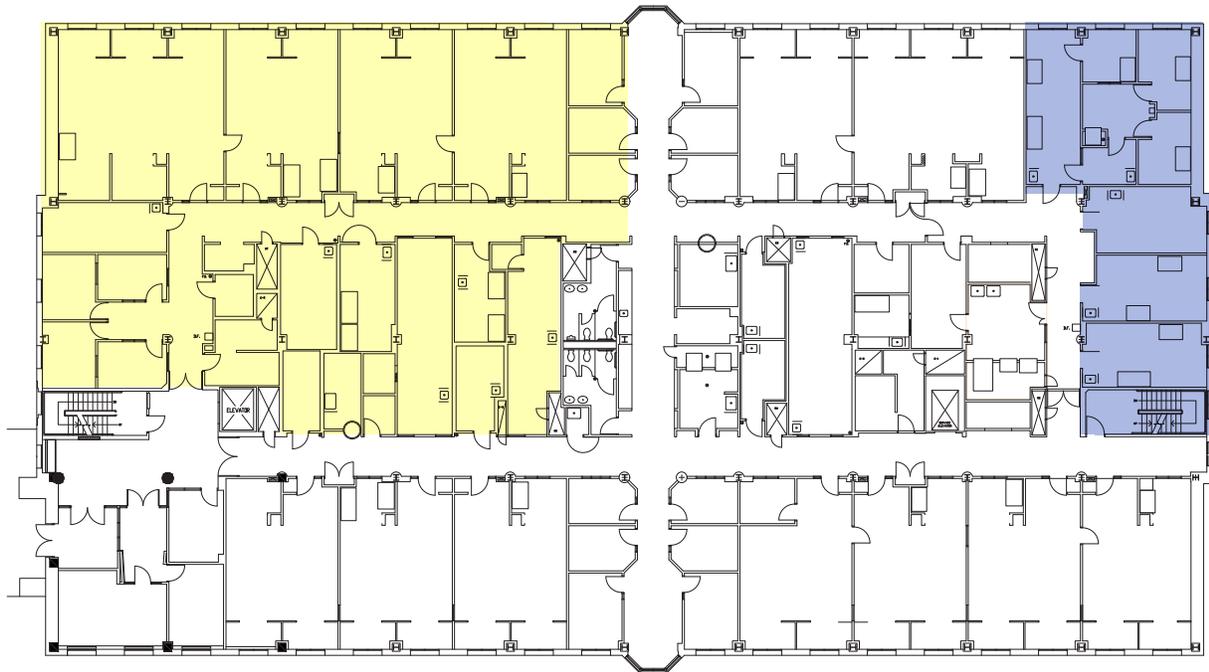


SPACE

FLOOR 2

6,545 RSF

(DIVIDED)

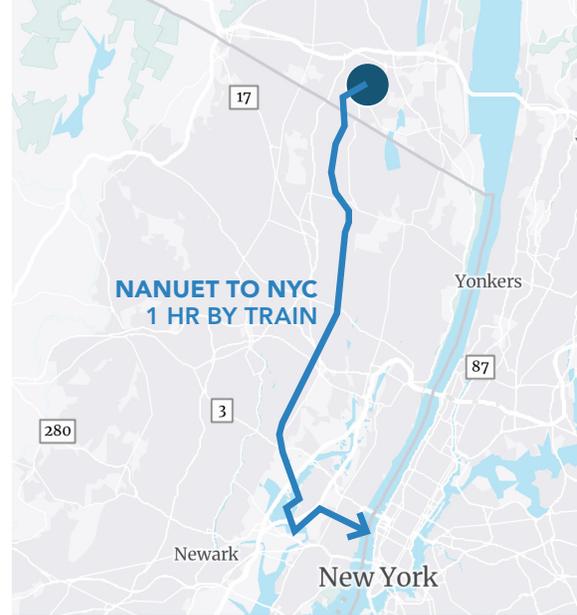


■ 3,825 RSF ■ 2,720 RSF

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.



20 MILES To George Washington Bridge

1 HOUR By Train to New York City

10 MILES To Mario M. Cuomo Bridge

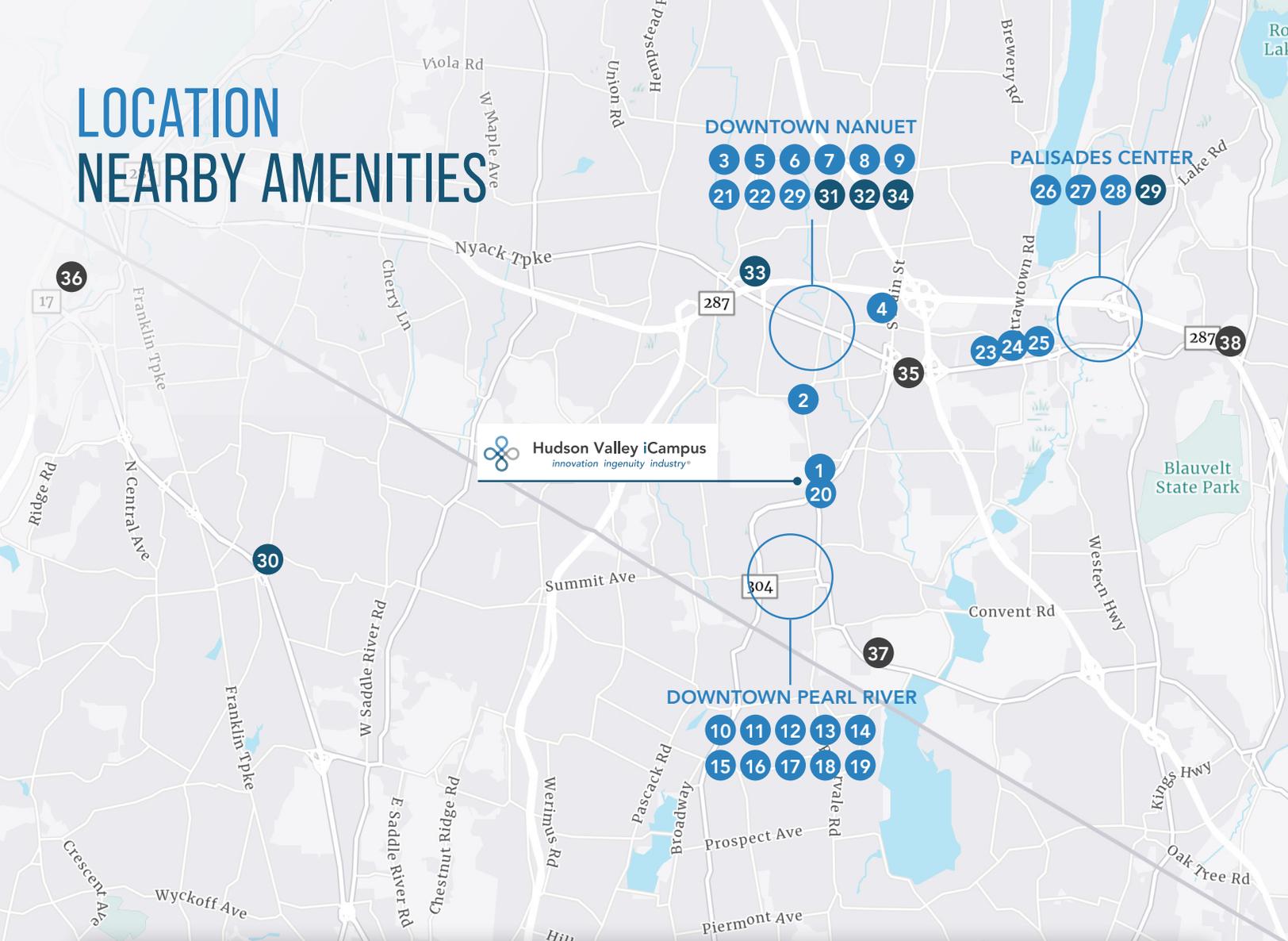
Close proximity to all regional life science hubs, educational institutions and area amenities.

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
- Campus Cafe on-site

LOCATION NEARBY AMENITIES



Hudson Valley iCampus
innovation ingenuity industry®

DOWNTOWN NANUET
3 5 6 7 8 9
21 22 29 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
- 29 | Nanuet Restaurant

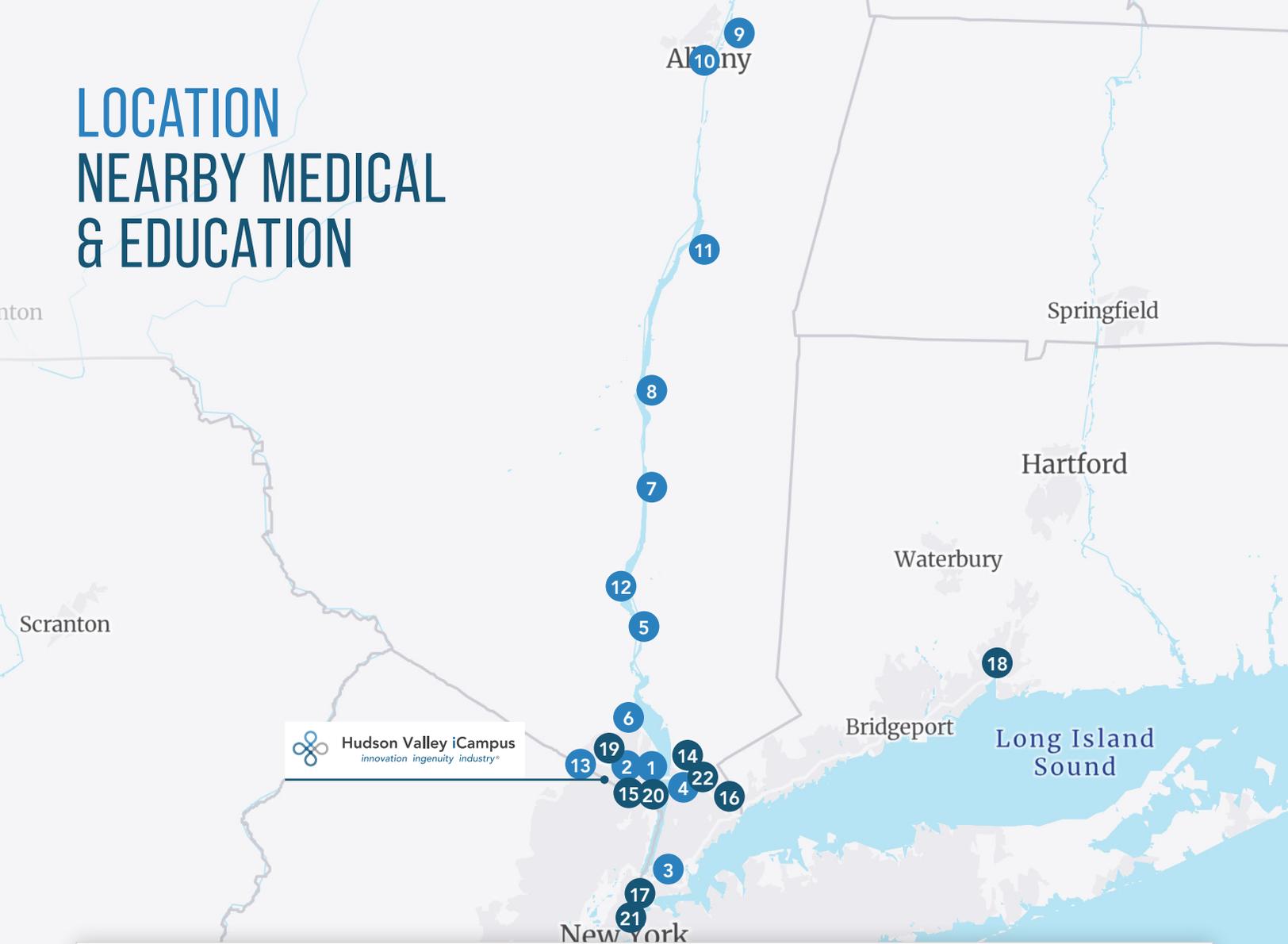
Retail

- 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



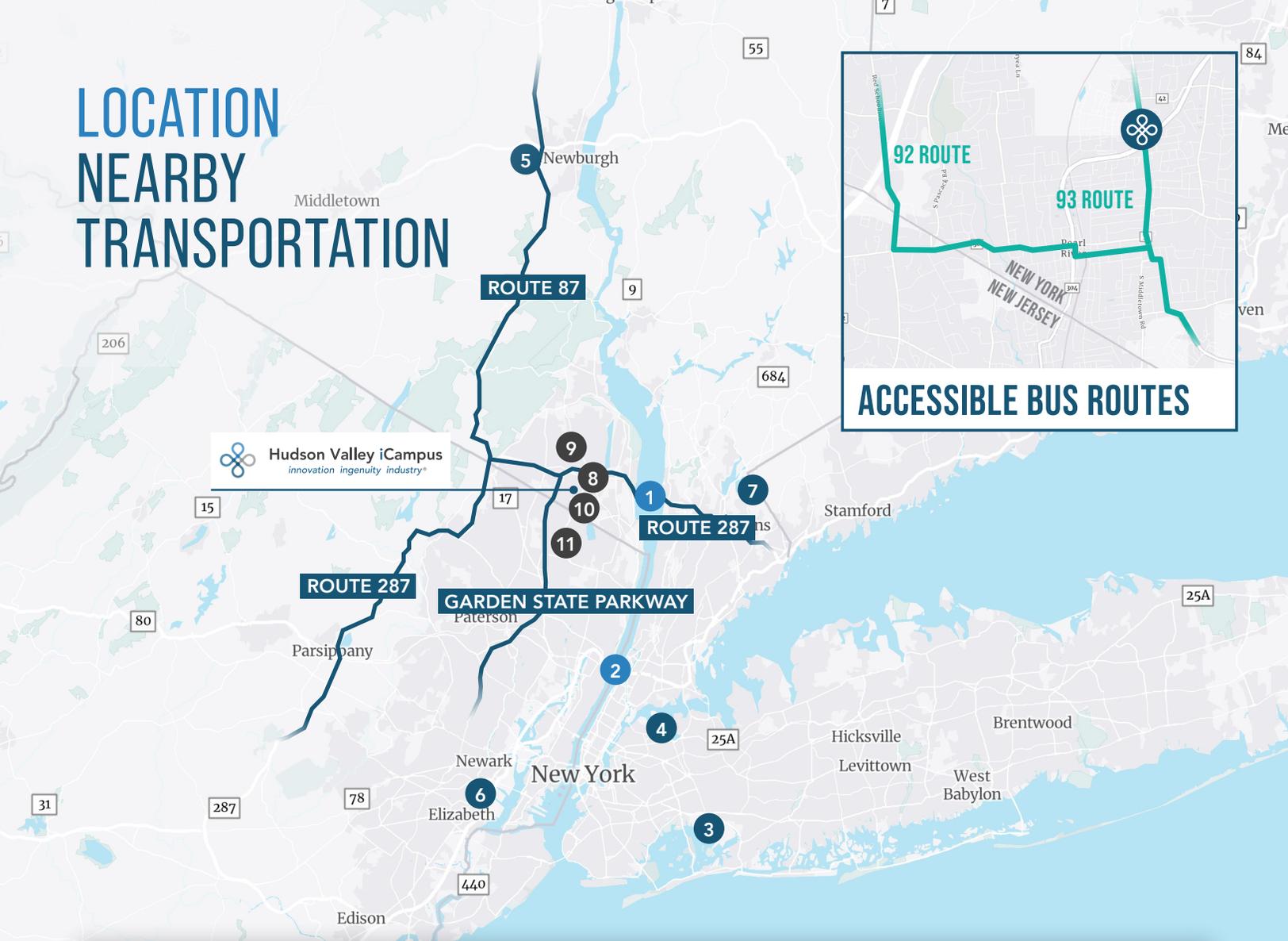
Medical

- 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

innovation ingenuity industry®

Learn more at hvicampus.com →

Take a tour →

Robert Lella
Senior Vice President
Licensed Salesperson (NY)
+1 203 961 6560
robert.lella@colliers.com

Sheena Gohil
Vice Chair
Licensed Salesperson (NY)
+1 212 716 3828
sheena.gohil@colliers.com

Charlie Hatfield
Executive Vice President
Licensed Salesperson (NJ)
+1 609 297 5177
charlie.hatfield@colliers.com



Bob Ovesny
Vice President, Leasing
+1 330 659 4060, ext 1117
bovesny@irgra.com



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.

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.



Colliers International CT, LLC
1055 Washington Boulevard
Stamford, CT 06901

Colliers International NY, LLC
1114 Sixth Avenue, Floor 12
New York, NY 10036

Colliers International NJ, LLC
500 Alexander Park, Suite 101
Princeton, NJ 08540

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International NY, LLC