



Hudson Valley iCampus
innovation ingenuity industry®

AVAILABLE FOR LEASE

401 N. Middletown Road
Building 100
Pearl River, NY

BUILDING

100



R&D, Life Science / Lab, GMP Manufacturing,
Film Production & Distribution

Total Size 857,572 SF

Column
Spacing 20' X 20'

Ceiling
Height
Slab-to-Slab
16' FLOORS 1 + 2
14' FLOORS 3 + 4 + 5 + 6

Available Space	Fl 1: 142,928 SF	Fl 4: 142,928 SF
	Fl 2: 92,385 SF	Fl 5: 142,928 SF
	Fl 3: 142,928 SF	Fl 6: 130,910 SF



Learn more at hvicampus.com →

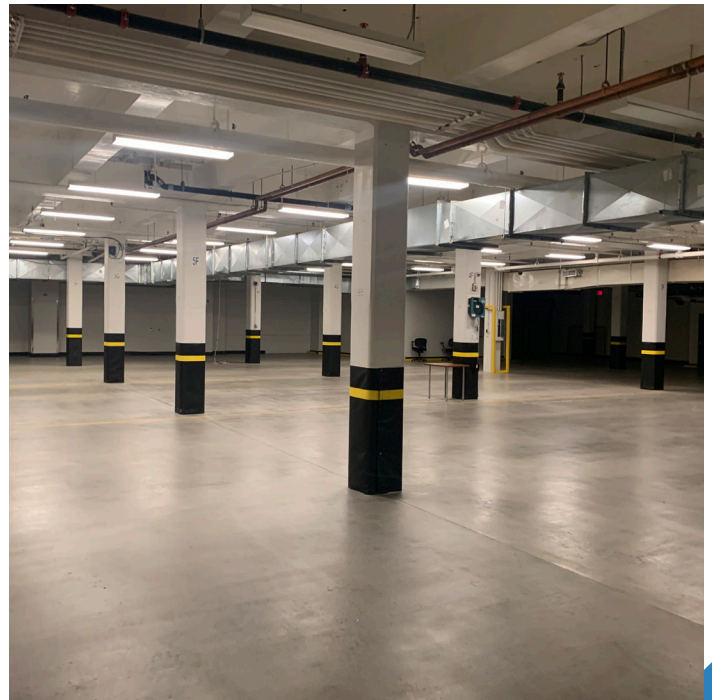


UTILITY	GENERATION	DISTRIBUTION
ELECTRIC	<ul style="list-style-type: none"> • 24 Megawatt gas/oil • Cogeneration units • 24 Standby generators serving various buildings • Local electric also available (Q&R) 	<ul style="list-style-type: none"> • 3 utility mains, any single one can supply entire site looped 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



- Highly-adaptable for multiple uses
- GMP manufacturing/laboratories space
- Temperature and humidity controlled warehouse equipped to handle 1200 pallet positions
- Wet testing equipment, eight chemical fume hoods in lab space, technology lab
- High pressure and low pressure steam
- UPS systems
- 35 Loading Docks
- 27 freight elevators (3,500 lbs. – 20,000 lbs. capacity)
- Freezer and cooler space
- 7 Electrical Substations - 1,000 KVA each (approximately 8W/FT2)
- Originally built in 1942





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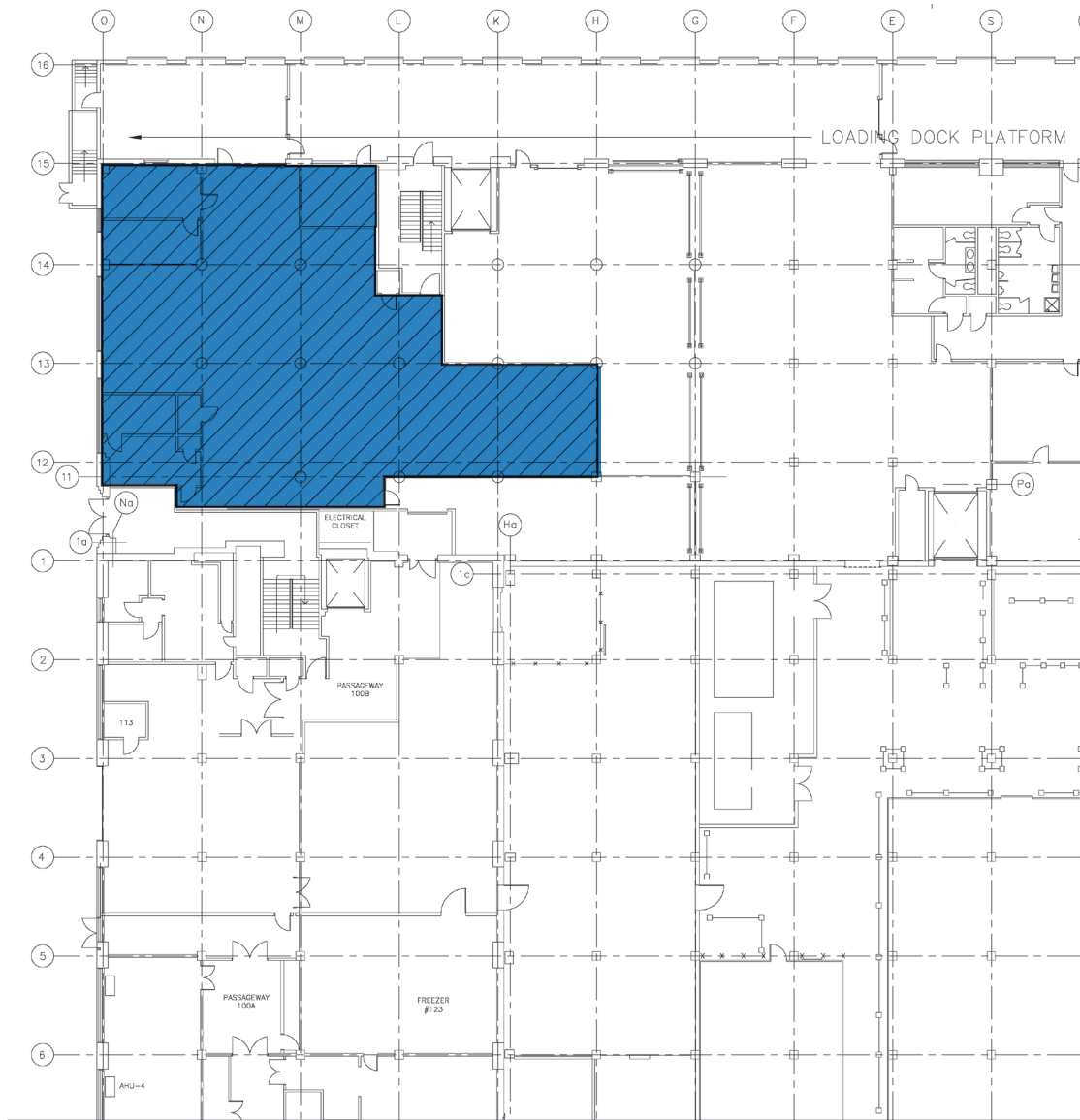
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BUILDING 100

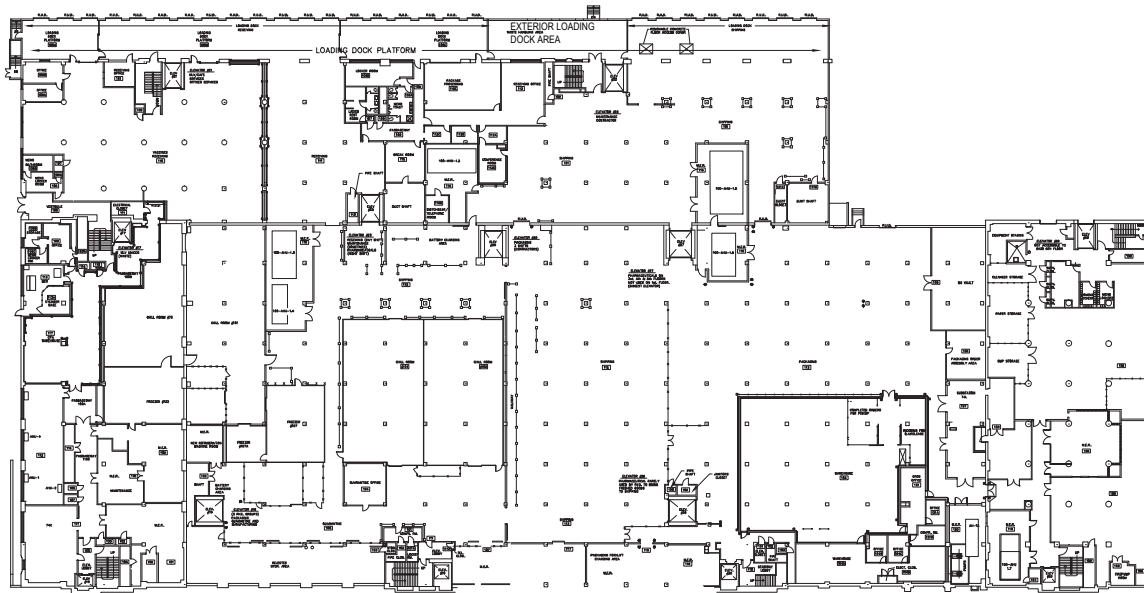
BUILT LAB SPACE

5,836 SF

Partial First Floor



FLOORPLANS

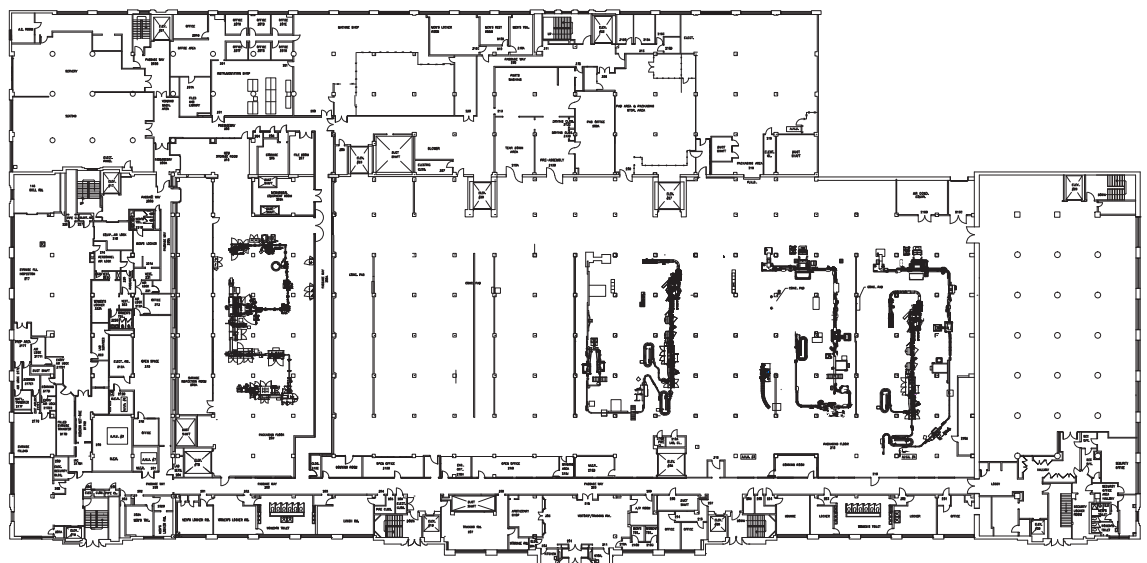


FLOOR 01

142,928 SF
Space Available

FLOOR 02

92,385 SF
Space Available



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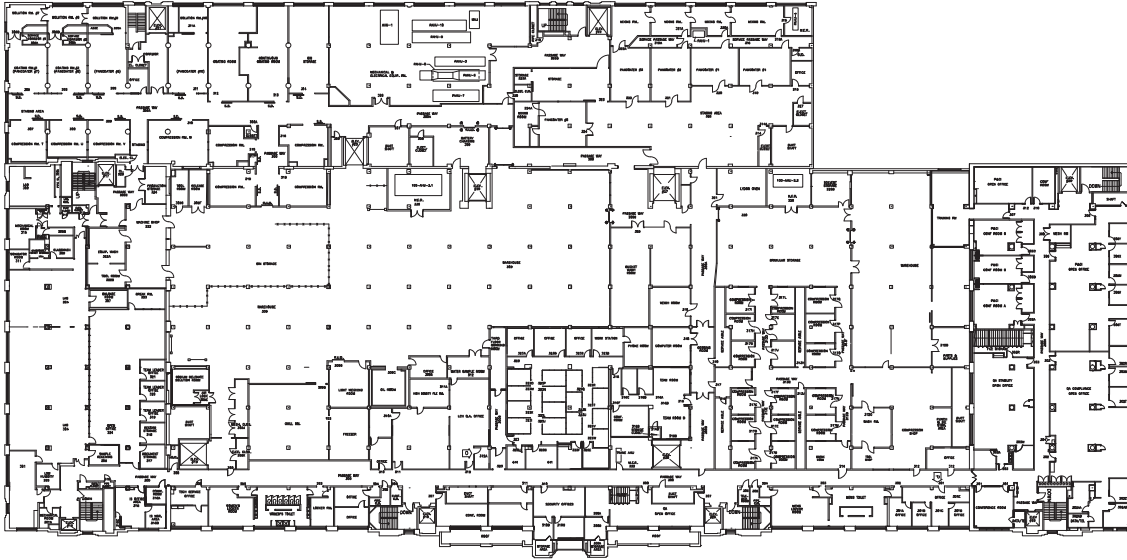
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BUILDING 100

FLOORPLANS

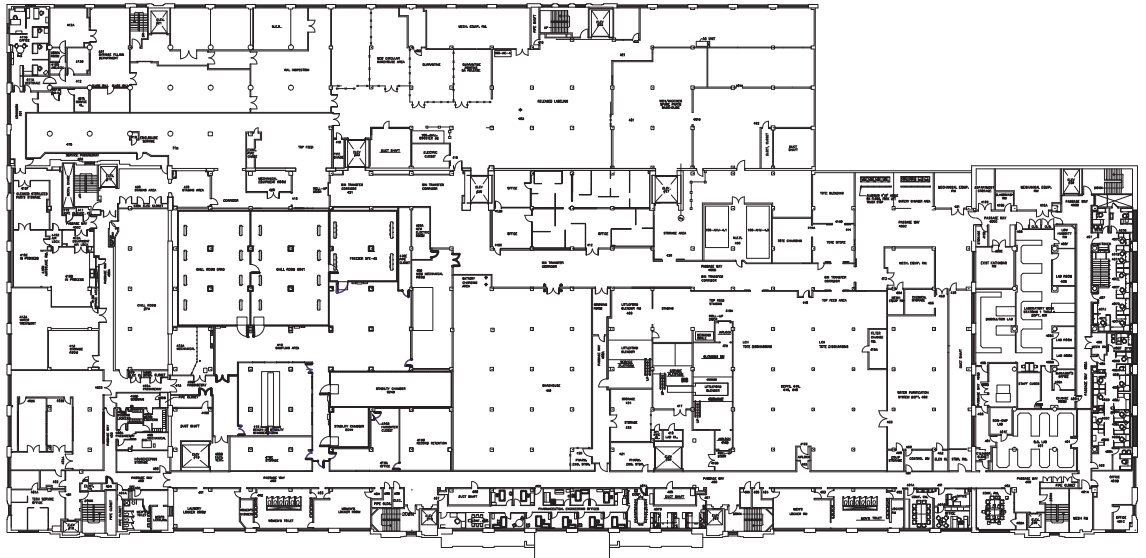
FLOOR 03

142,928 SF
Space Available



FLOOR 04

142,928 SF
Space Available



BUILDING 100



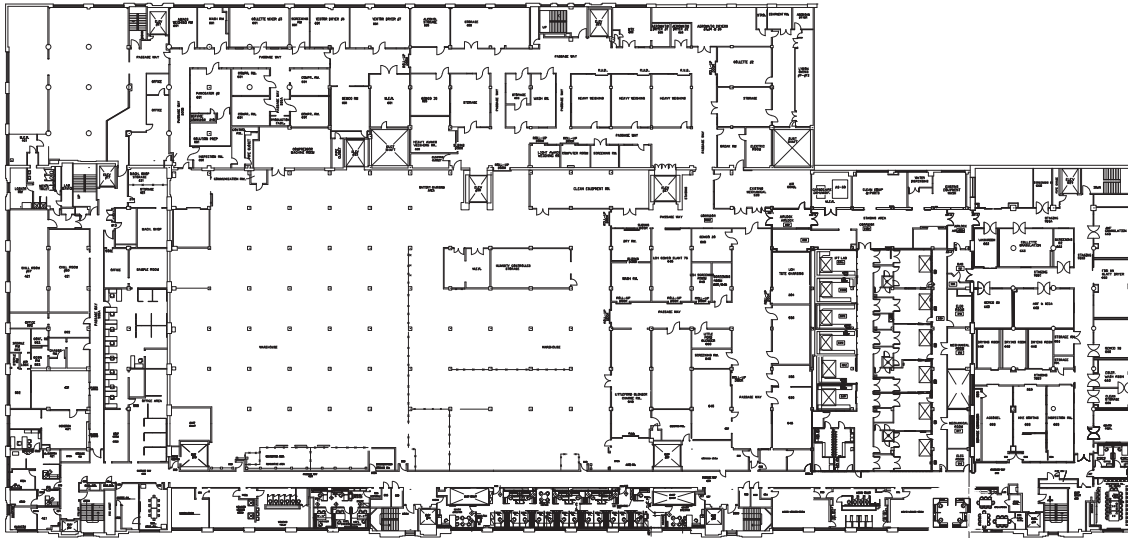
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FLOORPLANS

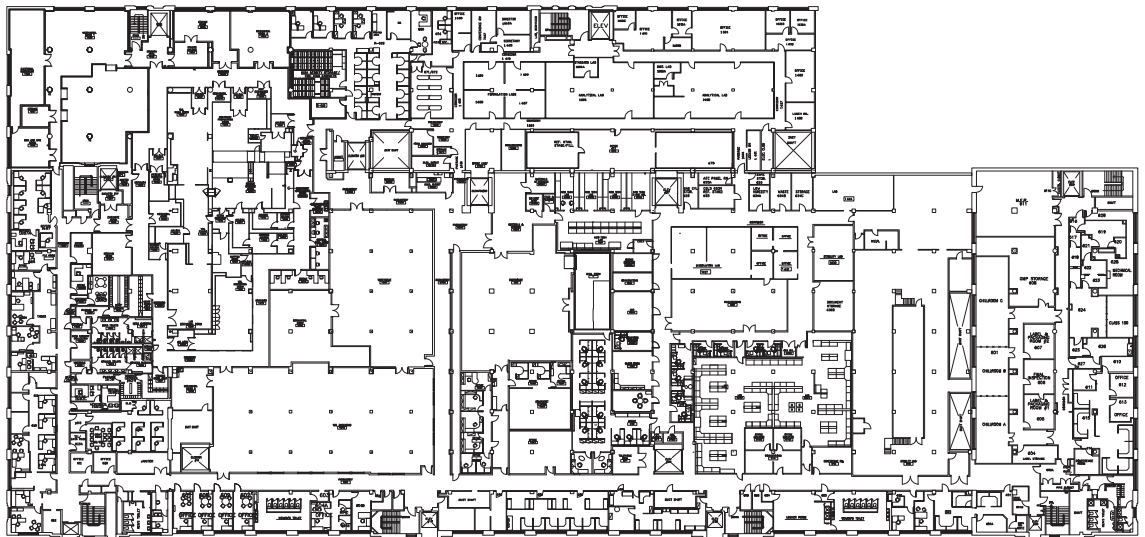
FLOOR 05

142,928 SF
Space Available



FLOOR 06

130,910 SF
Space Available



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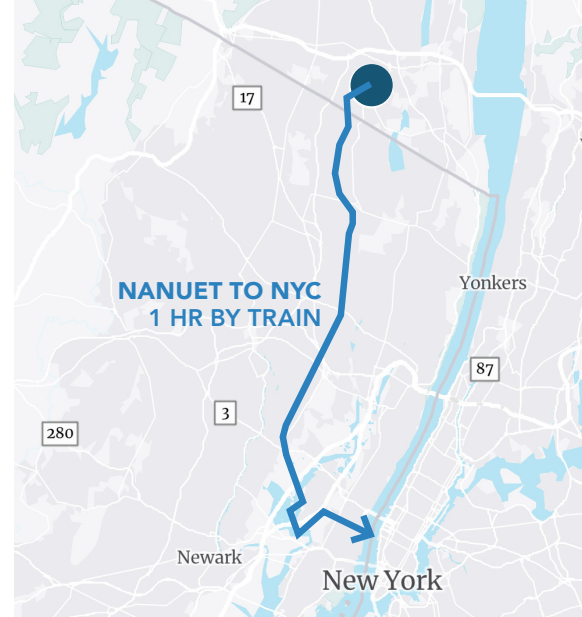
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BUILDING 100

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

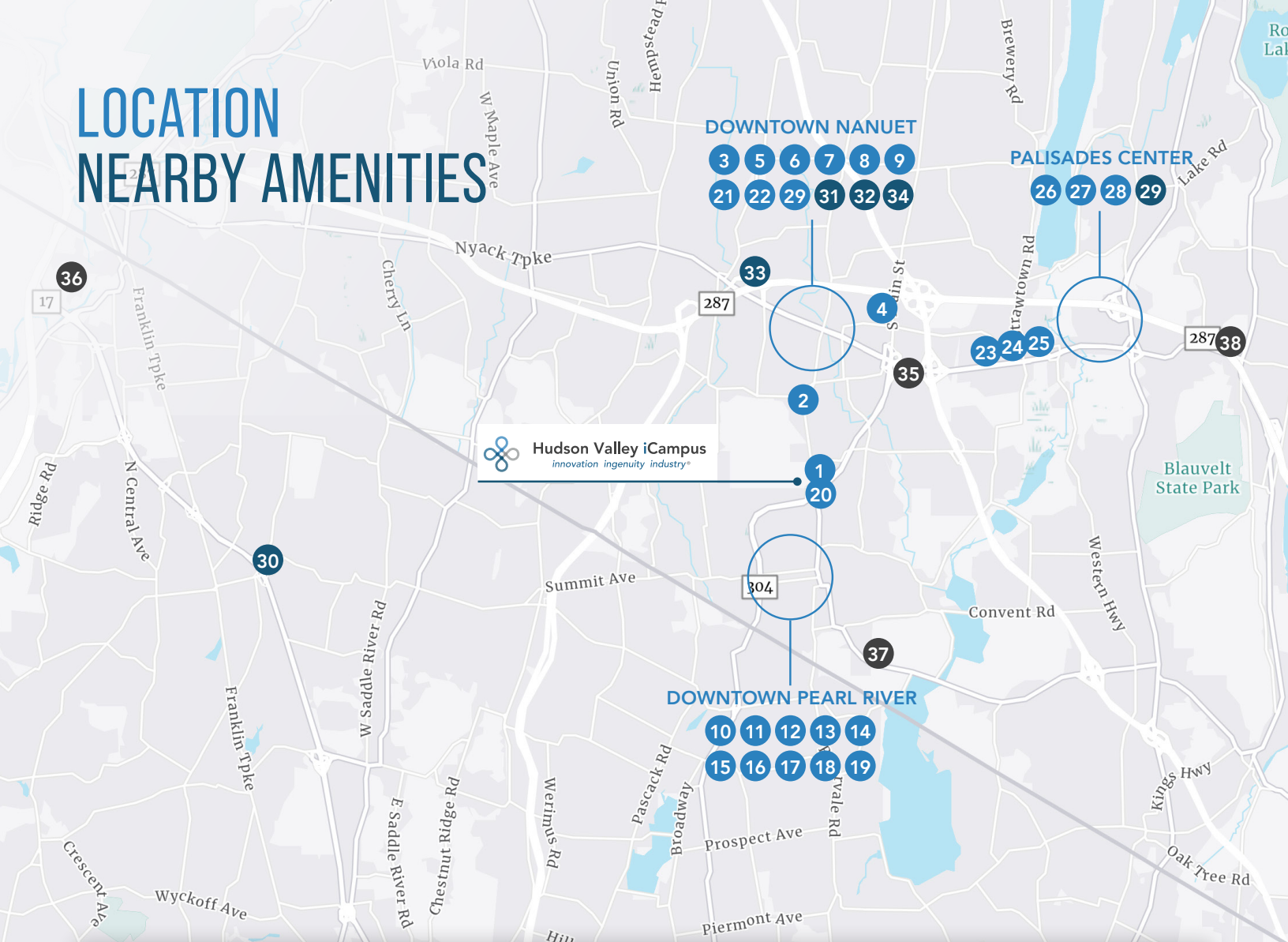
Close proximity to all regional life science hubs, educational institutions and area amenities.

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



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

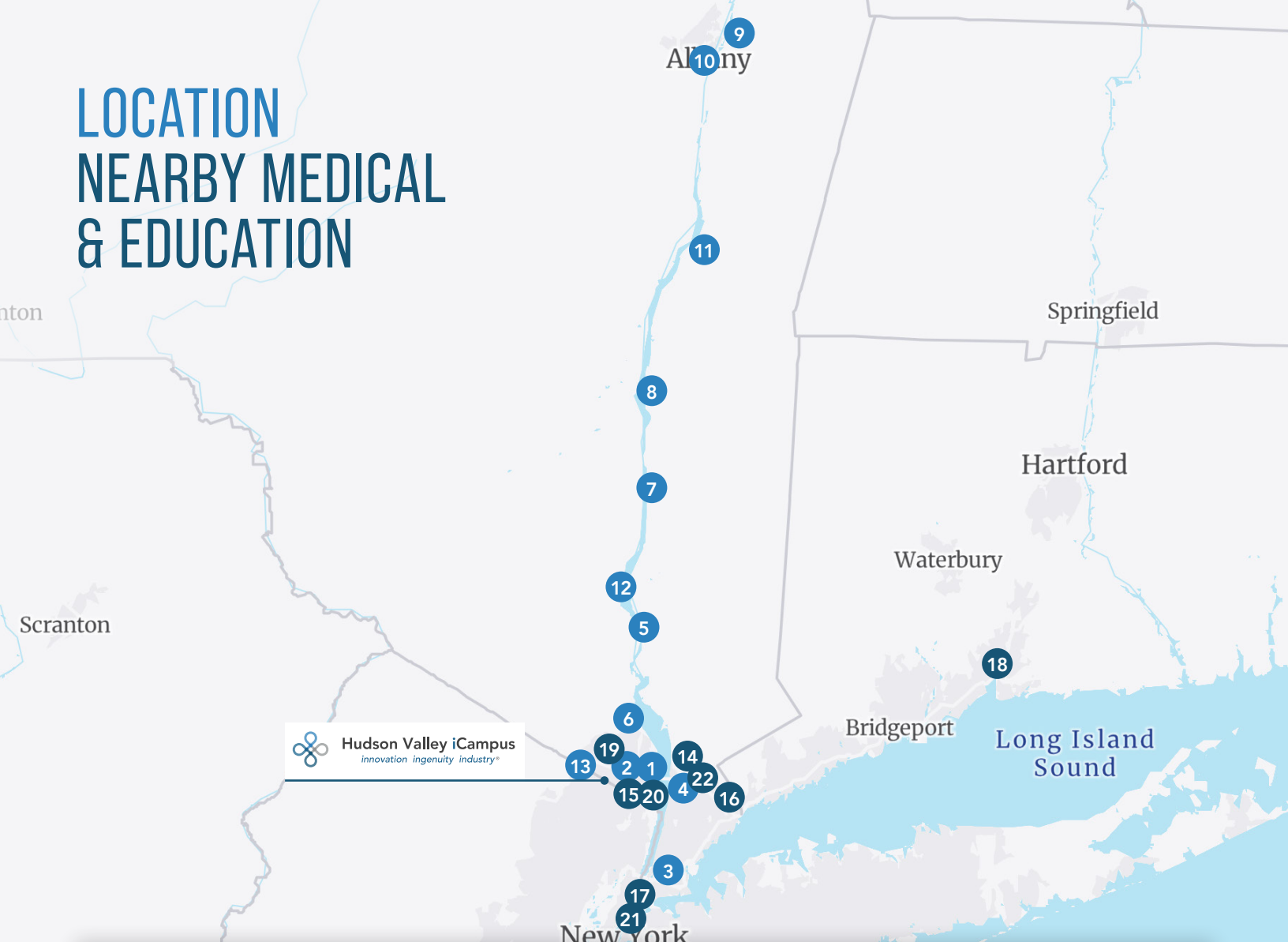
Retail

- 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

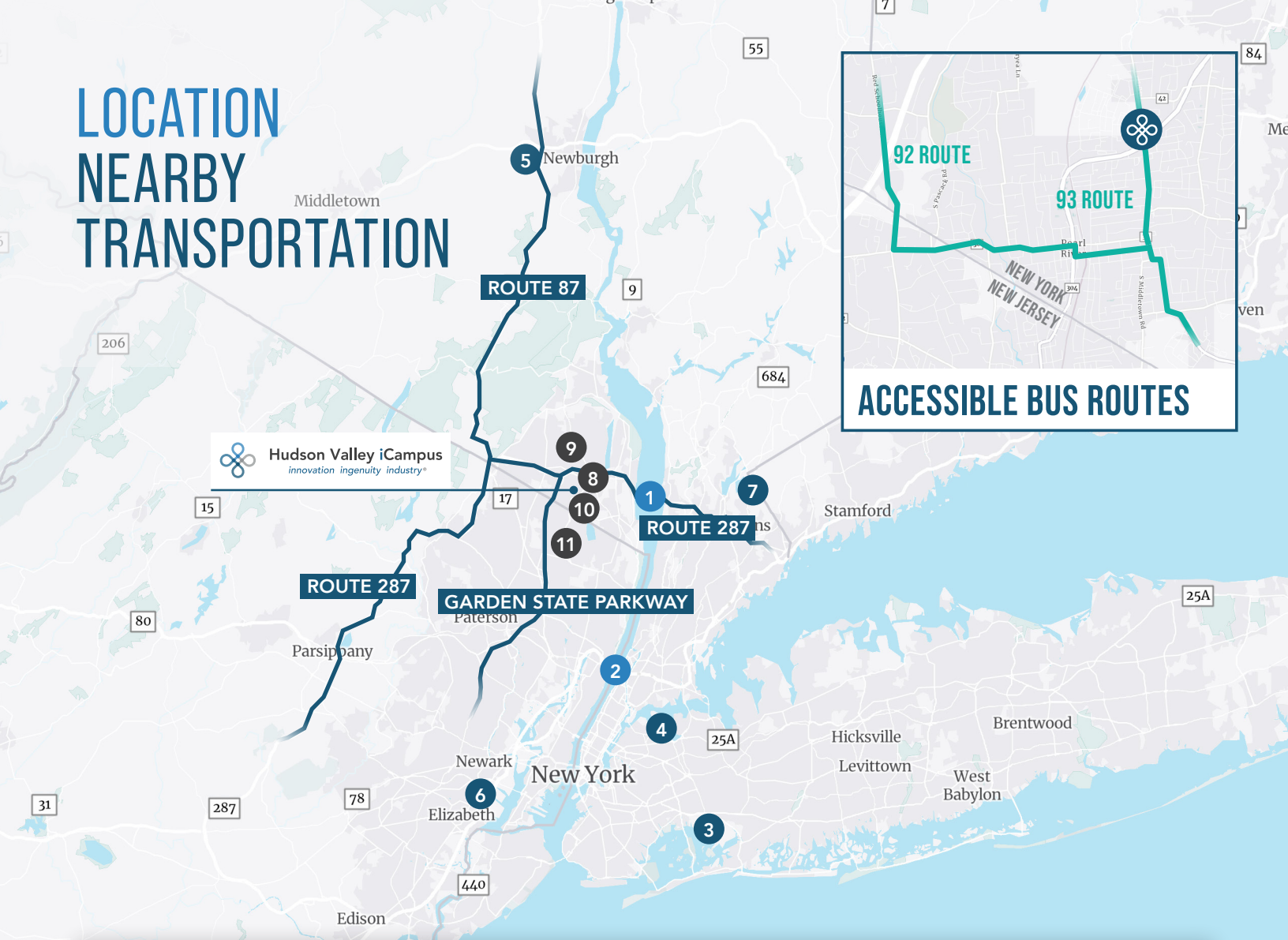
- 14 | Pace University, Pleasantville
- 15 | Iona College Rockland Campus
- 16 | Purchase College
- 17 | Columbia University
- 18 | Yale University
- 19 | Rockland Community College
- 20 | Dominican College
- 21 | New York University
- 22 | Westchester Community College



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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





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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.

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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