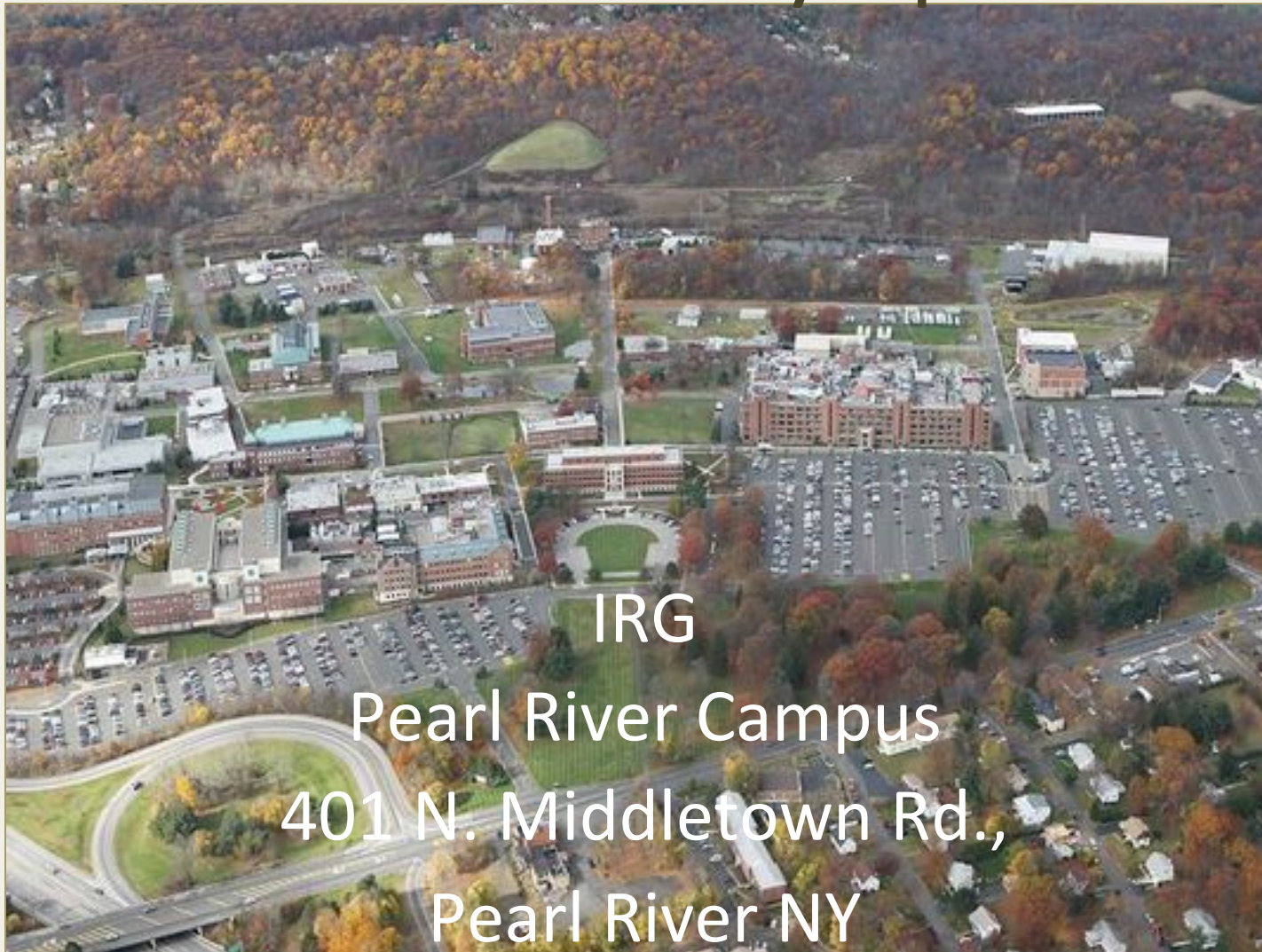


Our Site for the Symposium



IRG

Pearl River Campus
401 N. Middletown Rd.,
Pearl River NY

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Pfizer: Pharmaceutical manufacturer, research & development group

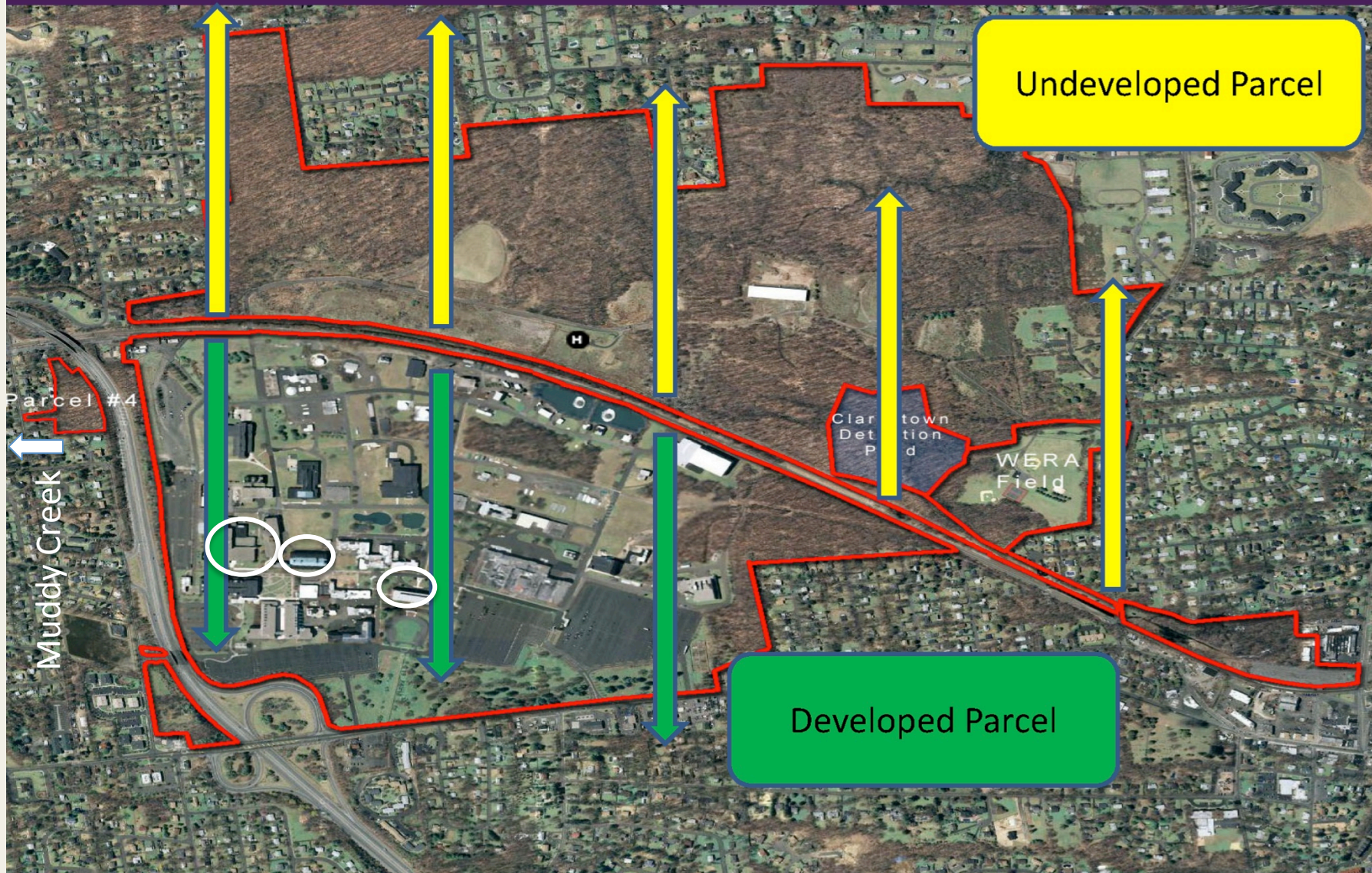
November 2015 announced plan to
sell off 207 acres of their 550 acres of
land along with 15 buildings for reuse



California based IRG, a National Real Estate
Investment & development group, is handling
the transitional pieces of the property.

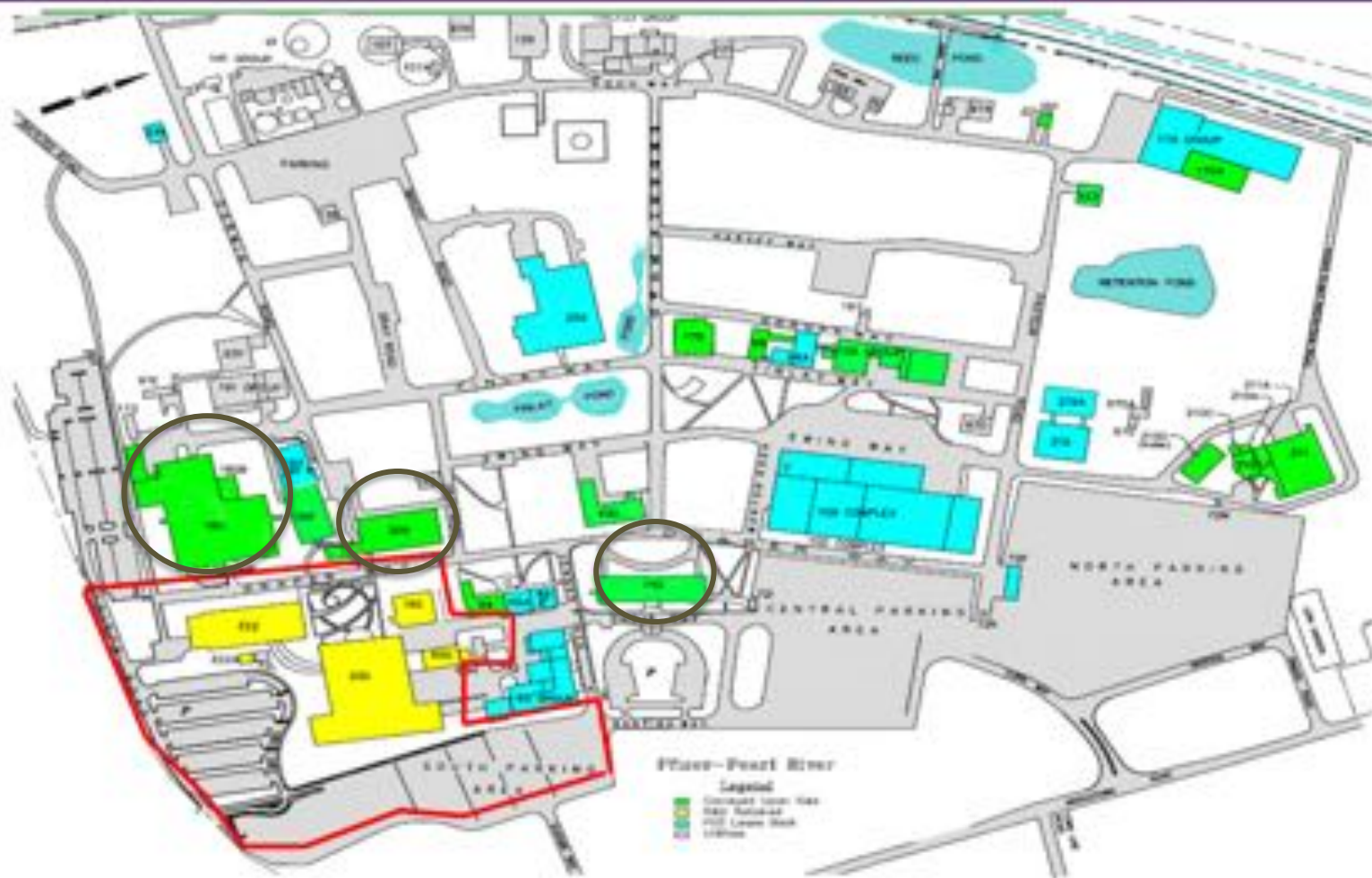
**Their focus: Adaptive Reuse – retail, office,
industrial & commercial**

Pearl River Parcel



Disposition Schematic

Pfizer GLOBAL SUPPLY



Building 205

125,652 SF/1991



Building 180

168,825 SF/1981



Year Built: 1981
Zoning: Light Hazard Industrial
Building Size: 168,825 RSF



Building 140

Pfizer GLOBAL SUPPLY



Floor	Interior GSF
1 st	26,749 SF
2 nd	26,318 SF
3 rd	26,308 SF
4 th	26,431 SF
Total	105,806 SF

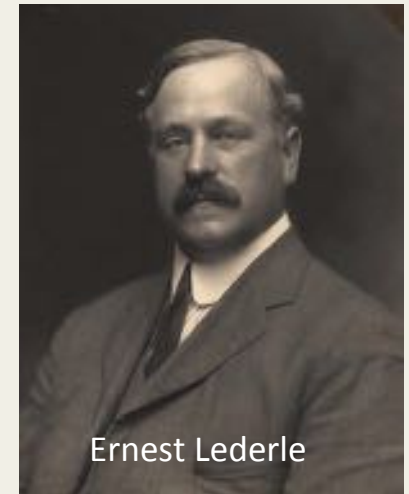
Great facility for research, internships & workplace experience



Image from Urban Electric Power

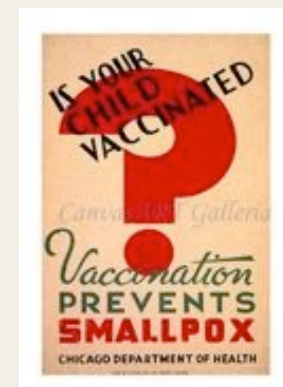
Building on site legacy

1. 1906 - Ernest Lederle established the Lederle Antitoxin Laboratories on 99 acres in Pearl River. Ernest Lederle was the Chief Chemist of the NYC Department of Health, and twice NY Health Commissioner. During his tenure he curtailed the spread of diphtheria in the late 19th century and used this new location in Rockland to produce diphtheria antitoxins and other formulas for both humans animal use.
2. 1930 became just Lederle Laboratories a division of the American Cyanamid Company, and became a leader of research, testing and manufacturing of antitoxins, vaccines, antibiotics, vitamins.
3. World War II was a major supplier of blood plasma
4. 1994 became American Home Products (AHP) ~3000 employees
5. 2002 AHP becomes Wyeth, who called it Wyeth-Lederle, then Wyeth-Ayerst.
6. 2009 sold to Pfizer



Pharmaceutical Accomplishments

1. 1906 - Diphtheria antitoxins
2. 1915 Smallpox (1 million doses/week)
3. 1941 – Typhoid Vaccine
4. 1941-45 – Largest blood plasma plant in the world
5. 1948 – First broad spectrum antibiotic – Aureomycin
6. 1954 – Polio vaccine
7. 1955 – Methotrexate to treat cancer of the blood, bone, lung, breast, head, and neck & arthritis
8. 1961 – TB Tine – tubercular skin test
9. 1971 – Minocin - antibiotic
10. 1978 – Centrum - vitamin
11. 2000 -Pevnar 7, 13 and Mylotarg – vaccines to prevent pneumococcal bacteria which leads to pneumococcal disease, the leading cause of vaccine preventable death worldwide in children under 5 yrs.
12. 2006 – Tygacil - antibiotic



Summary of Key Points

1. Pfizer will continue to own 25 acres, 3 buildings and 600 jobs. It will continue pharmaceutical manufacturing, research and development work on the site and will hold onto some undeveloped land.
2. IRG has purchased the balance of the site which will be re-imagined with a focus on science, technology, education and retain. Potential new uses of shopping, dining, meeting spaces, educational venues.
3. There are existing & commitments from businesses on this site at the moment including:
 1. Protein Sciences – developing safer & more effective vaccines
 2. Anellotech –researching sustainable bio-sourced chemicals
 3. Urban Electric Power - Manufactures rechargeable zinc-manganese dioxide batteries stationary energy storage applications. Safe, low cost alternative to Lead-Acid & Lithium-ion batteries.
 4. RCC Innovation Center - a combination technology incubator, Start-Up NY campus, Super 3D Printing SMARTT lab and a Business Innovation Mall with a group information desk.