

# Our Site for the Symposium



New York Center for Innovation  
401 N. Middletown Rd.,  
Pearl River NY



November 2015 Pfizer pharmaceutical manufacturer, research & development group announced they would sell for reuse 207 acres, or ~ half their 550 acres of land, along with 15 large buildings.

IRG, a National Real Estate Investment & development group, is handling the property it is calling the  
**'NEW YORK CENTER FOR INNOVATION'**

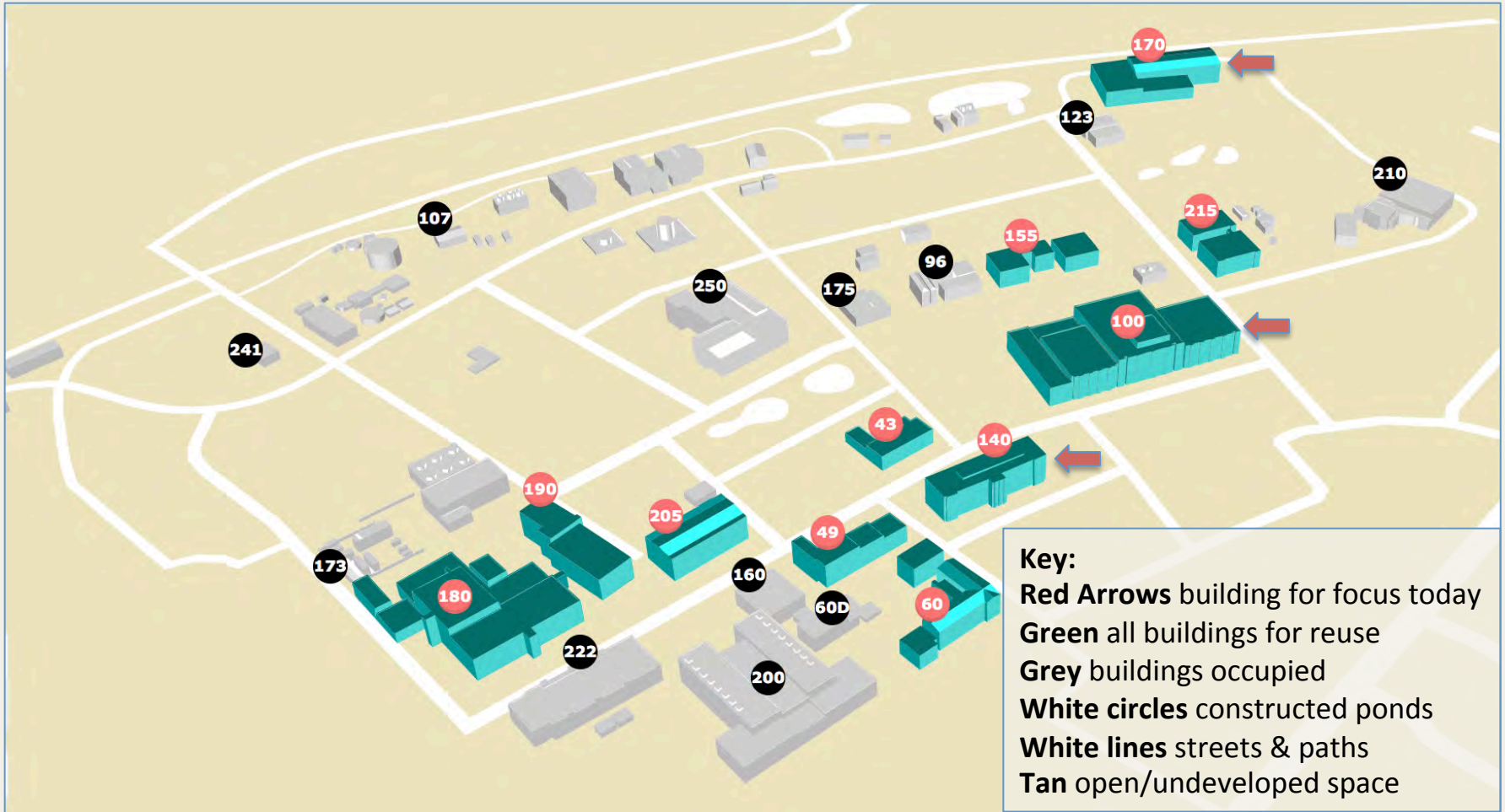
**The focus is on 'Adaptive Reuse' - Research & Development, office, retail, industrial & commercial**

# Our Focus for the Symposium

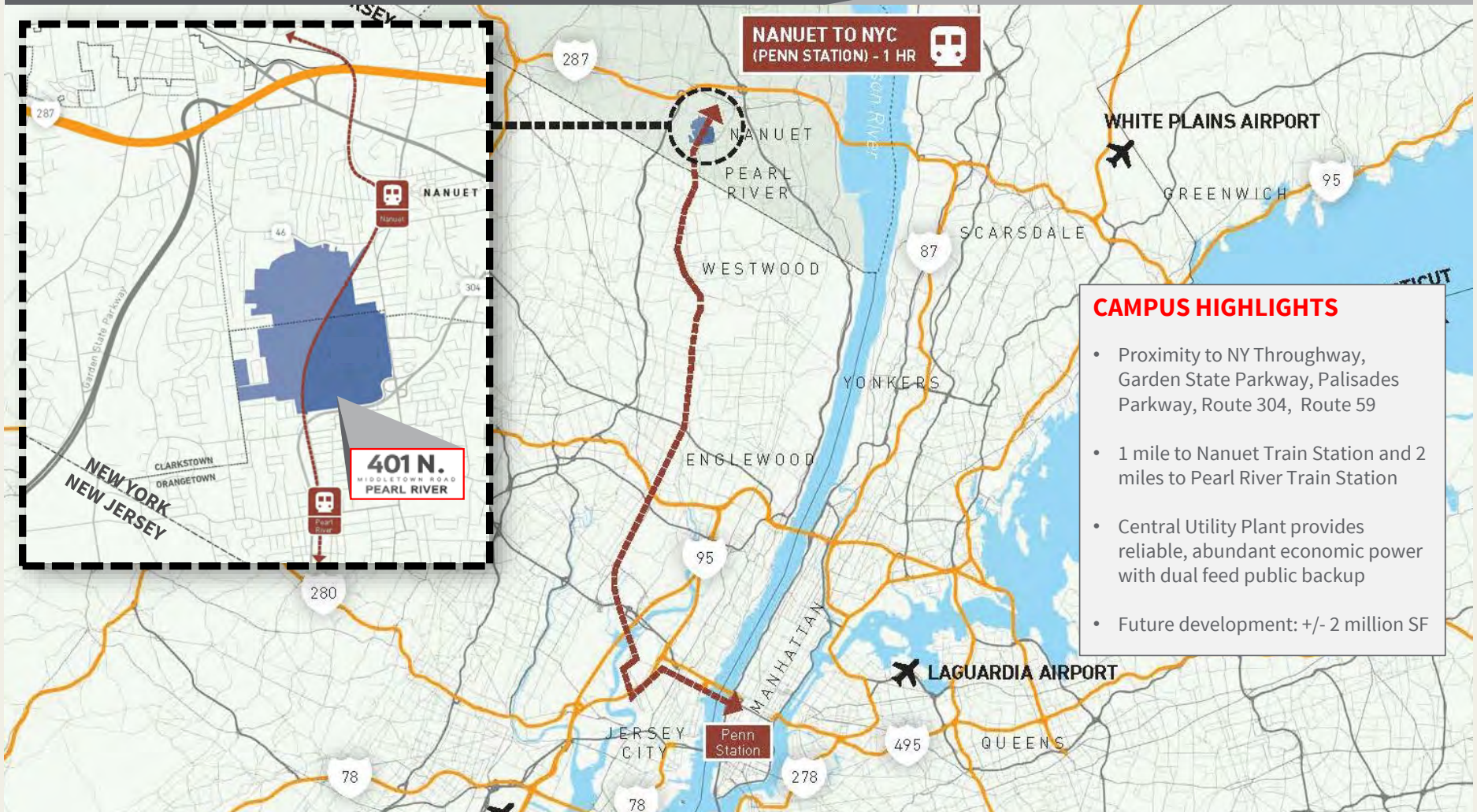


Buildings 140, 100, 170, adjacent parking areas and tree buffer

# Site Map



# Regional Map



Contact Exclusive Broker



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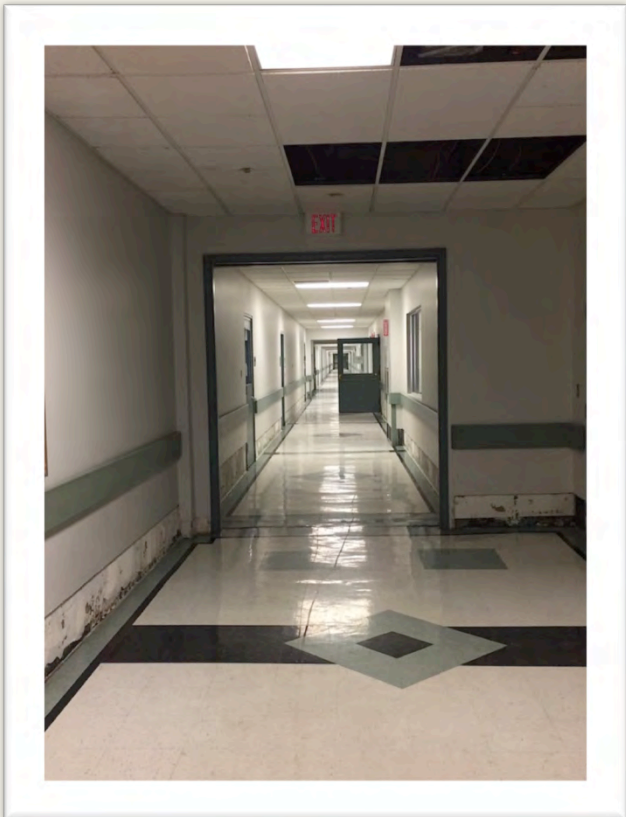
[www.pearlriverproject.com](http://www.pearlriverproject.com)

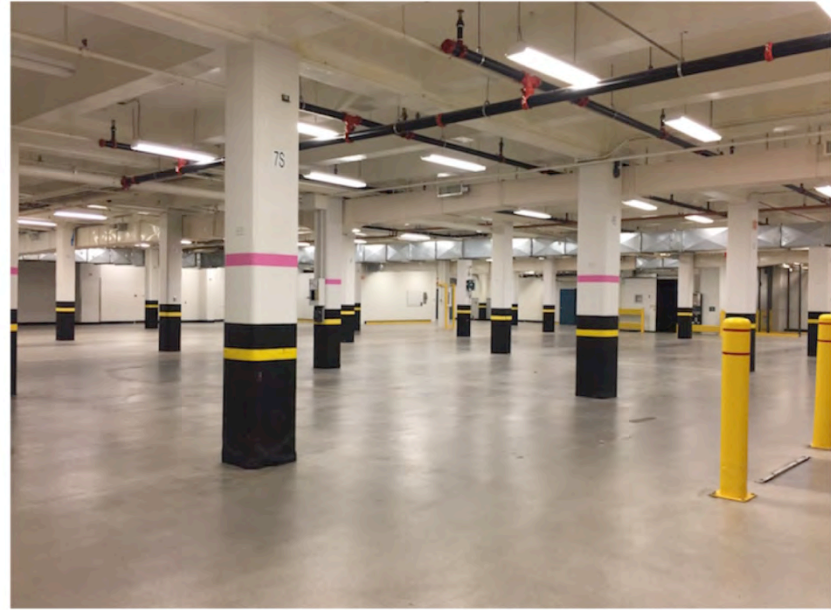
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# Building 100



- Largest Industrial building space in Rockland - 857,572 sq ft.
- Prior use: manufacturing Centrum vitamins – space includes warehouse, labs, cold storage, offices
- Six floors: bottom is open warehouse style







# Building 140



- @ 105,806 sq ft. EIGHT of these would fit in Building 100
- Main entrance to the 'campus' with reception area
- 4 floors of mainly office space and meeting areas
- Includes a bank on 1<sup>st</sup> floor with steel walk in vault on 2<sup>nd</sup> floor



# Building 170

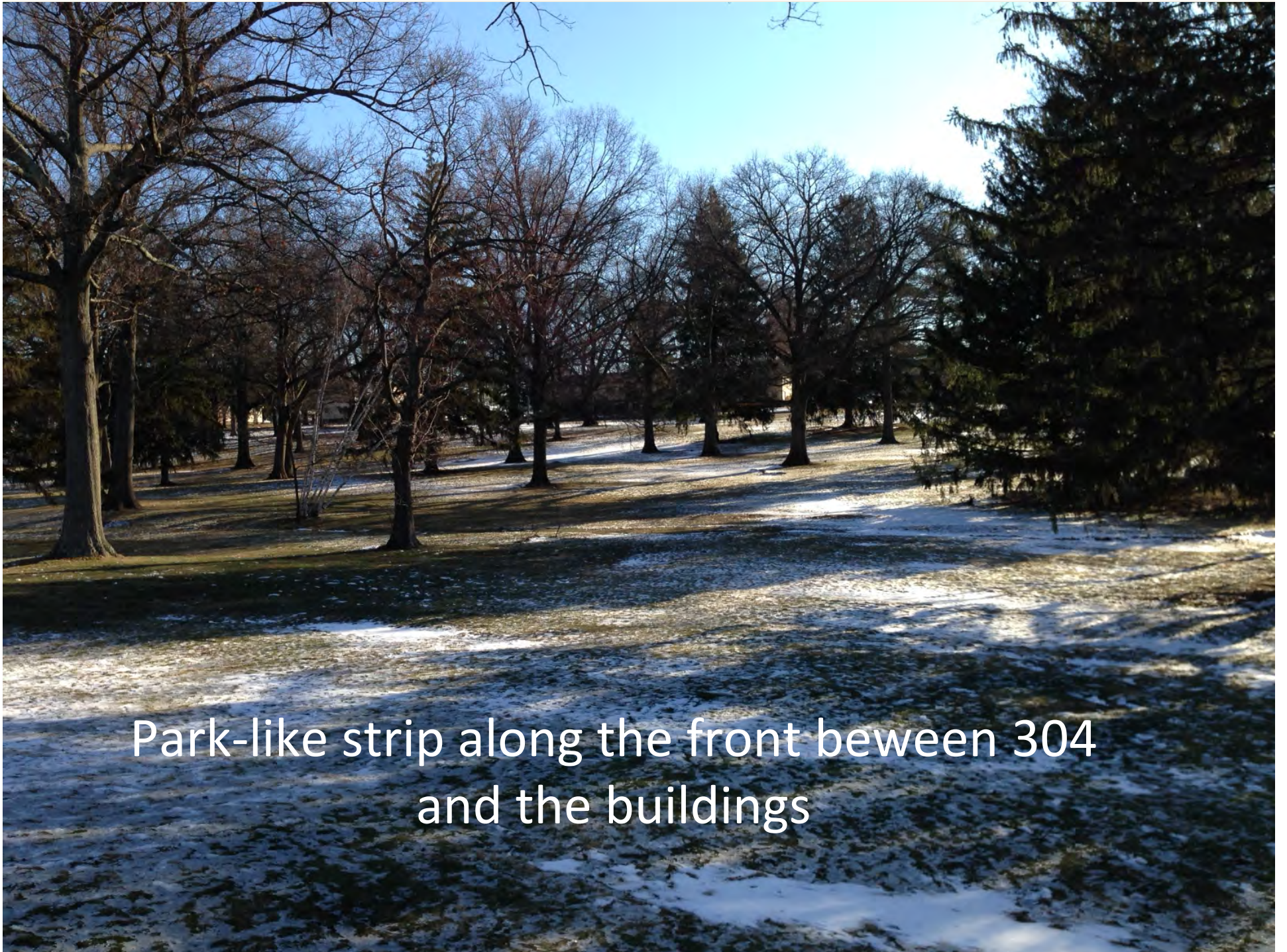


- 57,197 sq ft. available –warehouse & laboratory
- Close to the train line - closest stop Nanuet
- Back has loading dock with 10 receiving doors



Pathways in a park like atmosphere around the grounds behind the buildings.





Park-like strip along the front between 304  
and the buildings

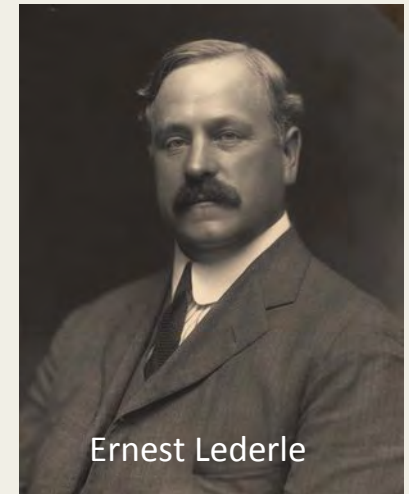
# Great facility for research, internships & workplace experience



Image from Urban Electric Power

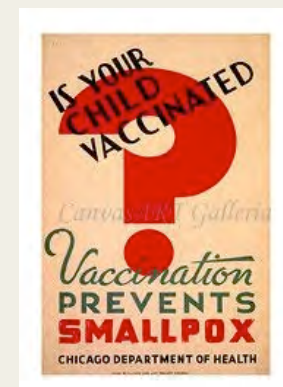
# Building on site legacy

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 19<sup>th</sup> 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





# The wider setting & a few observations



# Summary of the Site Redevelopment Goal

IRG 's goal is to see future uses of the property focus on science, technology & education.

## **Some possible uses include:**

- Office and meeting space
- Pharmaceutical research/manufacturing
- Research and Development
- Education, linking to Rockland's colleges
- Specialty start ups like Blue Apron, unique bakeries, locally sourced foods
- Hotel or meeting center
- Coffee shops and other shops
- Medical facility
- Even entry sections of level apartments or of senior housing in order to create a mixed use residential and commercial campus.

# Some Current Occupants

1. There are existing commitments from businesses on the campus at the moment including:
  1. **Protein Sciences** – vaccine development has a manufacturing site.
  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. **Nubiyota** - a biotech firm developing a microbiome therapeutics research.

Anellotech



Renewable. Clean.



URBAN ELECTRIC POWER

**NUBIYOTA**  
BETTER ECOSYSTEM, BETTER HEALTH



**Protein Sciences**  
CORPORATION

# Summary of Property Features & Your Task

1. Your task is to create a generalized plan for the site as we have restricted it.
  1. Consider Rockland County its strengths and its weaknesses
  2. Consider what is currently at the site that could be reused and revisioned to create a community hub.
  3. Consider the 3 spheres of sustainability as you plan, the SOCIAL – ECONOMIC – ENVIRONMENTAL aspects of your plan
  4. Use your mentors for feedback and suggestions
2. 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.
3. There is a commuter train that runs along the backside of the property – the two closest stops at the moment are Nanuet & Pearl River.
4. In the space you are focused on there is a large double parking lot.
5. We are focused on one main building and two ancillary buildings for the group activity, however your group can develop a wider vision for the property in terms of creating a community vision.