



NOVARTIS SITE SUFFERN



LOCATION

The Novartis site includes 162 acres of land on the Suffern-Montebello border. It sits on Old Mill Road and Route 59 in Suffern and Hemion Rd in Montebello just off the NY Thruway. Once the site of a large Swiss Pharmaceutical firm and Suffern's largest taxpayer, the 125 acres of the site holds a 585,000 square foot building with labs, office space, a manufacturing area and warehouse space, the remaining 38 acres are vacant land. Next door is the recently sold 58 acre Quarry site once run by Tilcon Corp. The purchaser plans to build a 500,000 sq. ft. industrial space. 1/3 of the space will be green space.

CURRENTLY

In 2014 Novartis announced it would be closing the Suffern facility, and finally closed its doors as a research facility in early Sept. 2017. it sold for \$18 million dollars to RS Old Mill, and then resold almost immediately to a Suffern Partners LLC, a Manhattan based developer for \$30 million. The project site was NOT be considered for residential use but rather for commercial and/or industrial use to provide jobs and tax income but not new pressure on schools. Novartis accounted for 10% of Suffern's tax rolls. The facility has tenants but is largely unoccupied.

HISTORY

The Suffern Novartis site was part of a larger pharmaceutical research and manufacturing company. At one time 525 employees worked at the property manufacturing tablets, capsules, vials and inhalation products. In 2014 Novartis announced they would close 20 sites including the Suffern one due to loss of the patent on manufacturing a blood-pressure drug Diovan. This was a prime seller for the Suffern site.



Source: Andrei Merkulov - Fotolia.com

Light Industry

When Amazon was looking for a site for a second headquarters Rockland County submitted a bid. 238 sites applied and Rockland was not a site that was ultimately considered strongly. Future uses should consider its unique location, footprint and proximity to the quarry site.

SUFFERN PARTNERS LLC/OLD NOVARTIS SITE

