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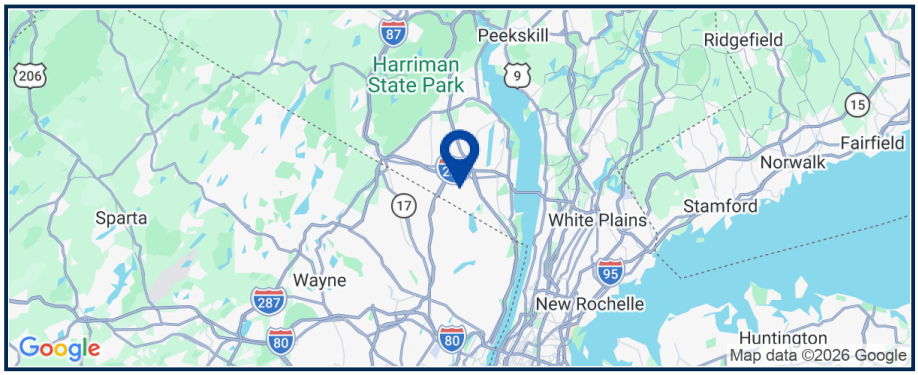
FOR LEASE

205 Draper Way, Pearl River NY 10965



Hudson Valley iCampus – Building 170

401 N Middletown Rd, Building 170 is part of the Hudson Valley iCampus, a 2-million-square-foot, mixed-use, multi-tenanted property situated on 207 acres in Pearl River, New York. This campus is strategically located within 24 miles of Manhattan, offering convenient access to major highways, train stations, and the Mario M. Cuomo Bridge. Building 155, along with other facilities on the campus, offers flexible space options suitable for office, laboratory, and GMP manufacturing uses. The campus is equipped with modern infrastructure, including a central utility plant with dual-feed power, steam, and chilled water systems, ensuring reliable services for its tenants.



Property Details

Total Sq. Ft.	63,197
Clear Height	22'–54'

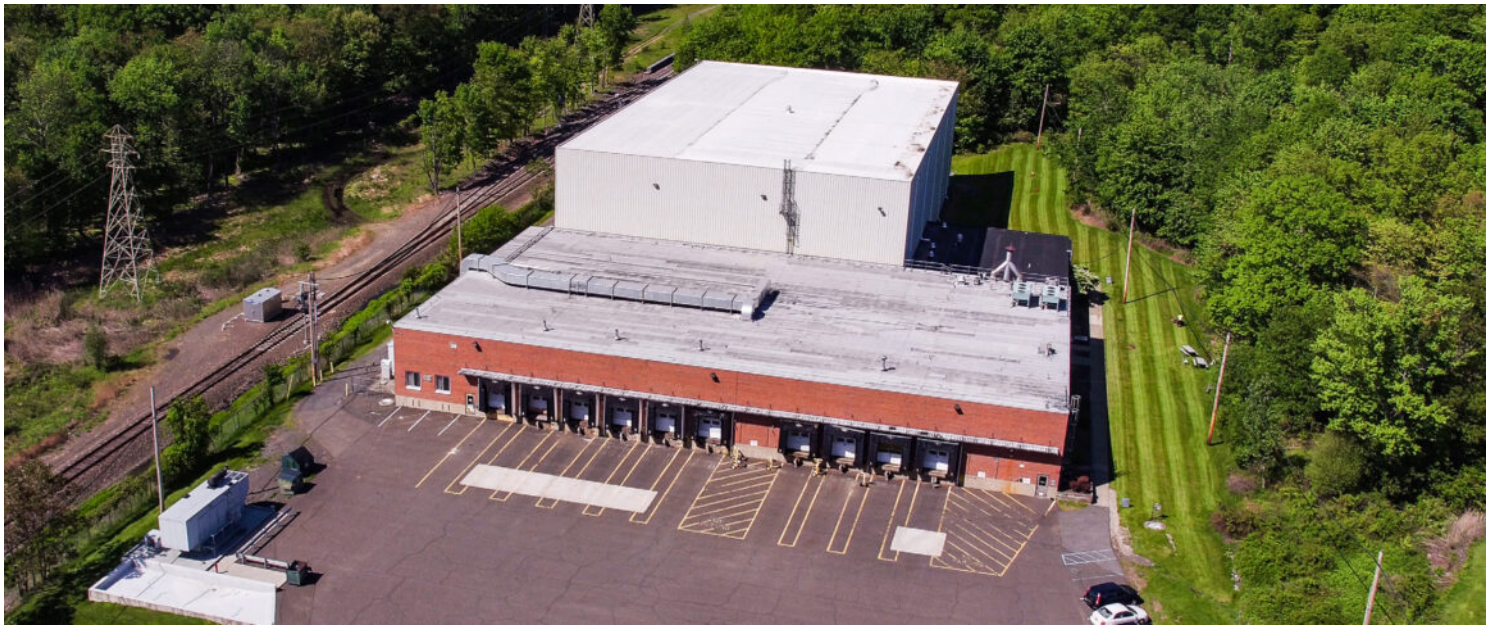
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