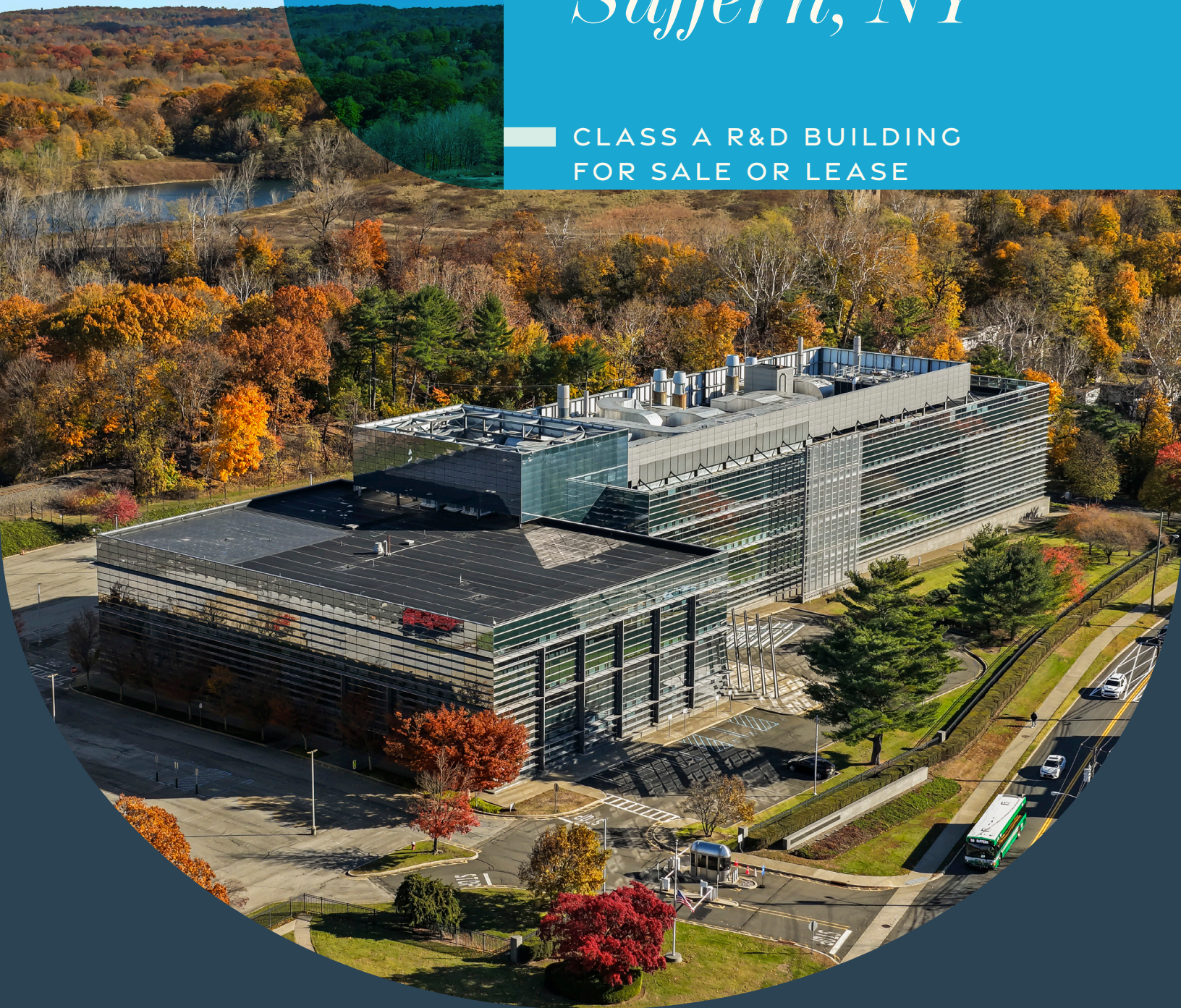


1 Avon Place *Suffern, NY*

CLASS A R&D BUILDING
FOR SALE OR LEASE





Property Overview



235,000 RSF
3 FLOORS + LOWER LEVEL



15.5' SLAB TO SLAB



GLASS ATRIUM LOBBY



565 PARKING SPACES



SUFFERN STATION
LESS THAN 0.5 MILES AWAY



CROSSROADS OF I-287, THE NY THRUWAY AND ROUTE 17



AT A GLANCE

1 Avon Place is a 235,000 SF headquarters-style R&D building nestled at the crossroads of I-287, I-87, and Route 17. Located just steps from the village of Suffern's downtown lined with restaurants, cafes, boutiques.

Only 30 minutes away from New York City, 1 Avon Place boasts three floors of flexible layout space with existing lab infrastructure.

City access,
suburban
charm

75K SF
FLOORPLATES

2005
YEAR BUILT

24/7
GATED SECURITY

3
COVERED LOADING DOCKS

9.95
ACRES TOTAL LAND AREA



Make it your own

FLEXIBLE LAYOUT TO
ACCOMMODATE USERS ACROSS
MULTIPLE INDUSTRIES INCLUDING
BIOTECH, LAB AND LIFE SCIENCES



OVERALL SPECS

DI water in lab areas
Compressed air, vacuum and
water in lab areas
Natural gas to bench top
34 Fume Hoods
Gas Detection System

FIRST FLOOR

Clinical testing center
Pilot plant
Product testing lab

SECOND FLOOR

Color lab
Executive offices
Product development lab
Cafeteria
Coffee bar

THIRD FLOOR

Microbiology lab
Analytical lab

BASEMENT

Technical service operations
Glass washing rooms
Fitness center
4,000 total amps with 750 kW
Emergency Generator
Dual 900-ton chillers; 1,800 tons
total cooling capacity
Compressed air, vacuum, and
water in lab areas



AVON INNOVATION CENTER IS SITUATED AT THE CROSSROADS OF I-287, THE NY THRUWAY, AND ROUTE 17.



1 Avon Place
SUFFERN, NY

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