



SCHACKER REALTY

80,000 sq. ft. of Industrial/R&D Space For Lease

Minimum Division 30,000 sq. ft.

70 Marcus Dr, Melville



Specifications:

Building Size: 80,000 sq. ft.
Lot Size: 6.00 Acres
Ceiling Height: 16.0'
Loading: 20 Dock(s), 1 Drive-in(s)
Power: 4,000 amps
A/C: Full A/C
Parking: 156
Sewers: Yes

Pricing and Timing:

Occupancy: Q2 2026
Lease Price: \$17.50/sq. ft. NNN

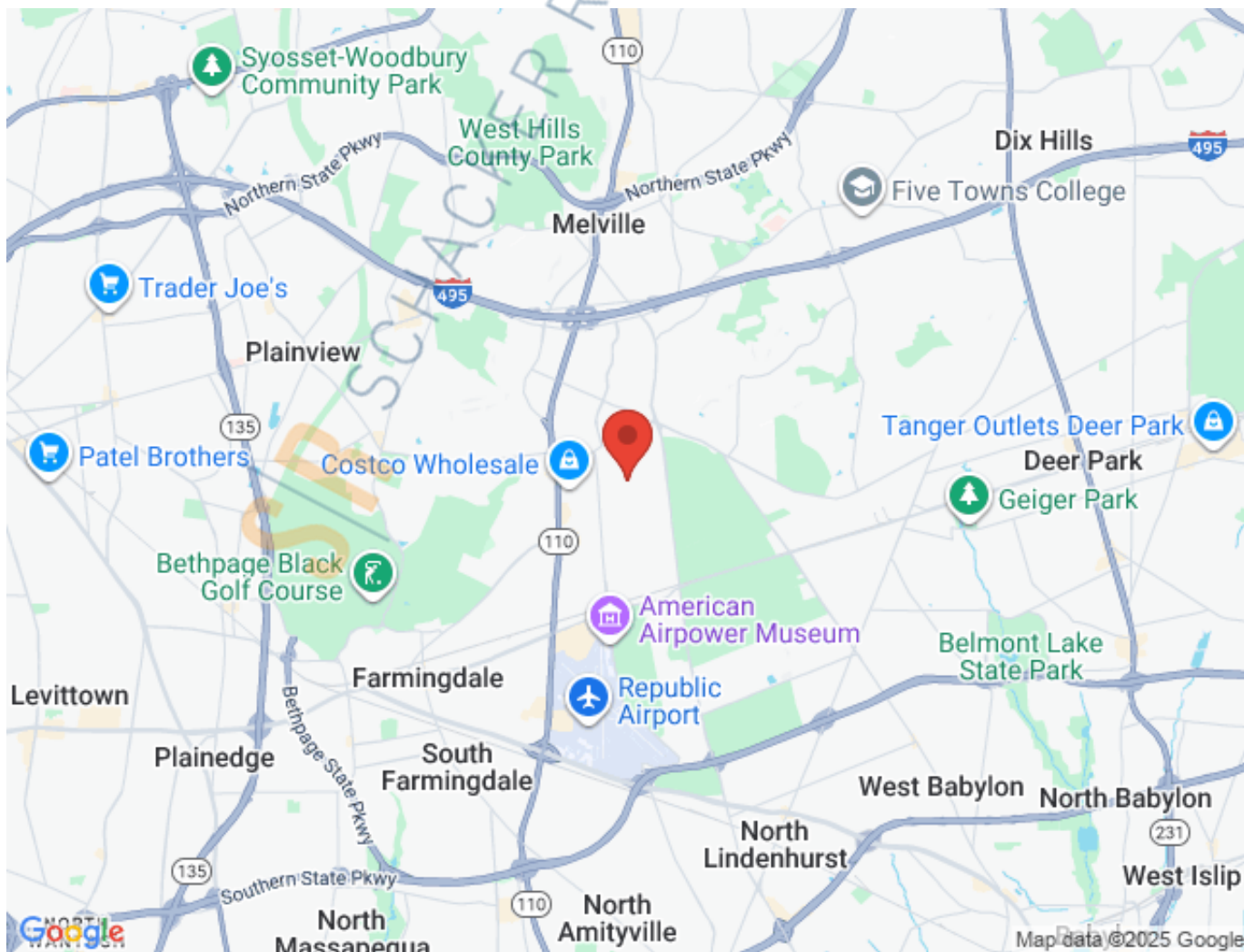
80,000 sf flex and warehouse space • Ideal for R&D, Warehouse and Distribution • Solar Panel Energy System • Divisible to 30,000 sf

For more information please contact: Schacker Realty 631-293-3700 info@schackerrealty.com

All information is subject to errors, omissions, modification, and withdrawal.

Measurements may be estimates and information shown should not be relied upon without independent verification.

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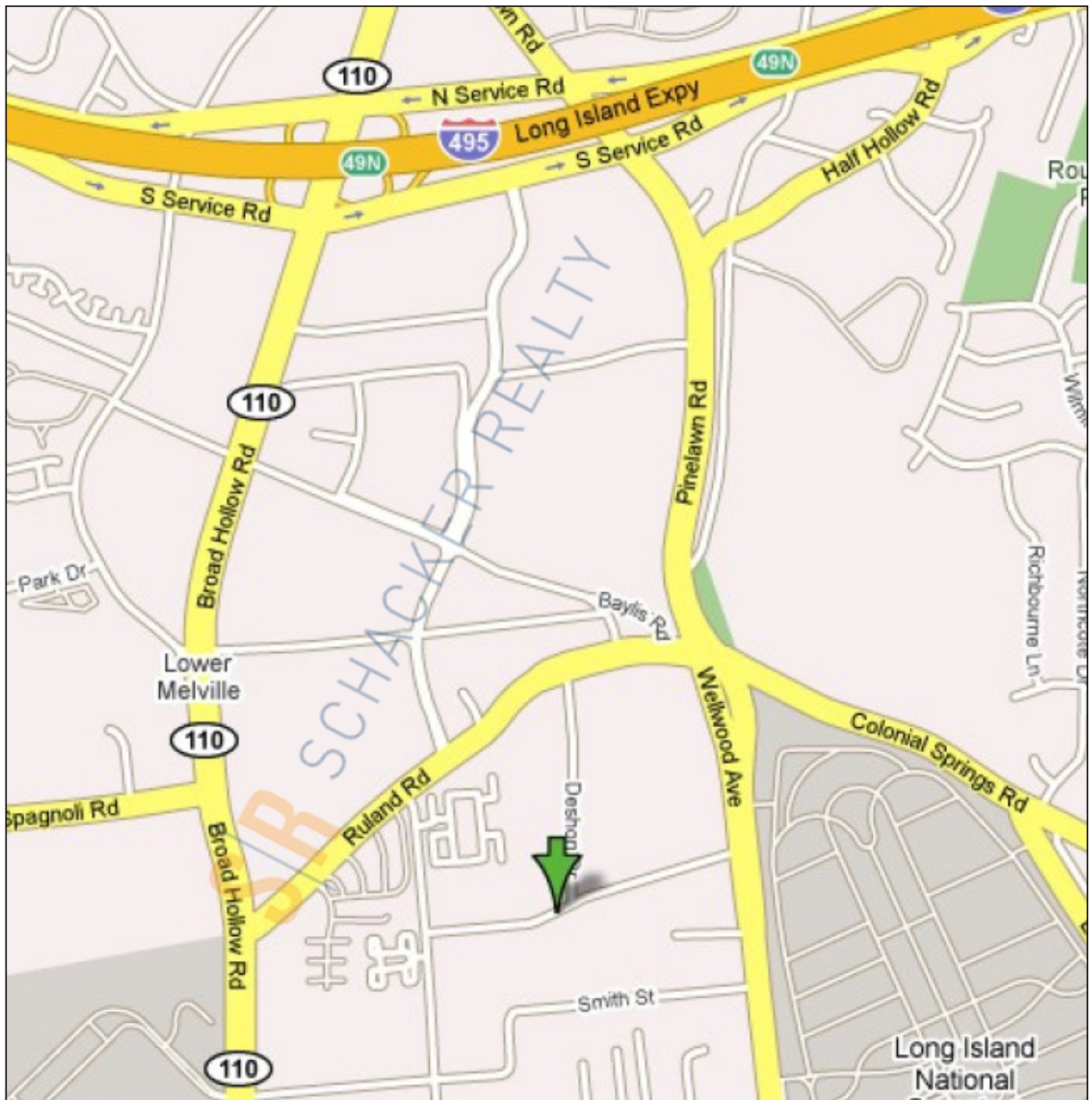
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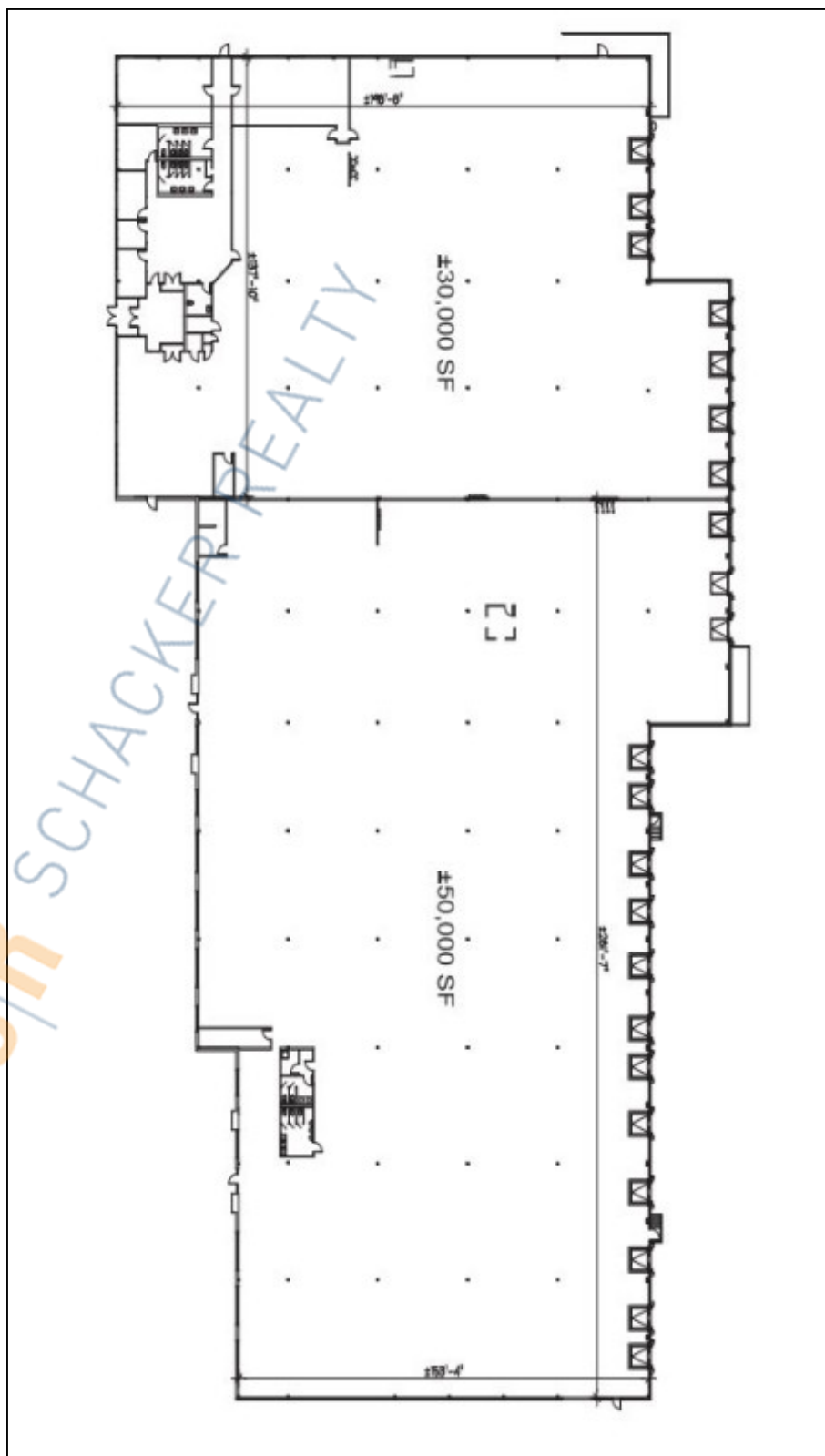


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