



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:** Negotiable

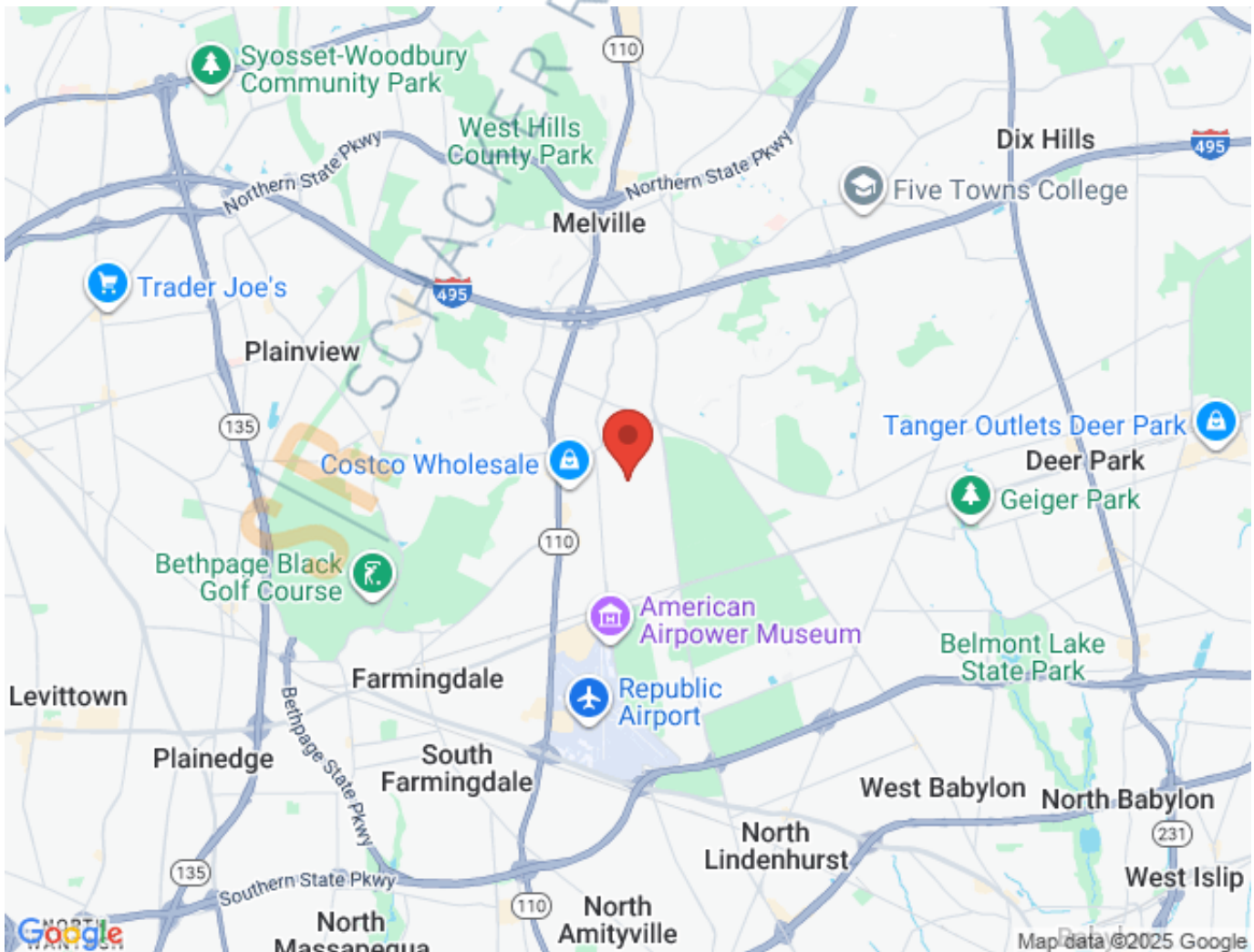
80,000 sf flex and warehouse space • Ideal for R&D, Warehouse and Distribution • Solar Panel Energy System • Divisible to 30,000 sf

**For more information please contact:** Schacker Realty 631-293-3700 [info@schackerrealty.com](mailto: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.

This advertisement does not suggest that the broker has a listing or has done a transaction in this property or properties.



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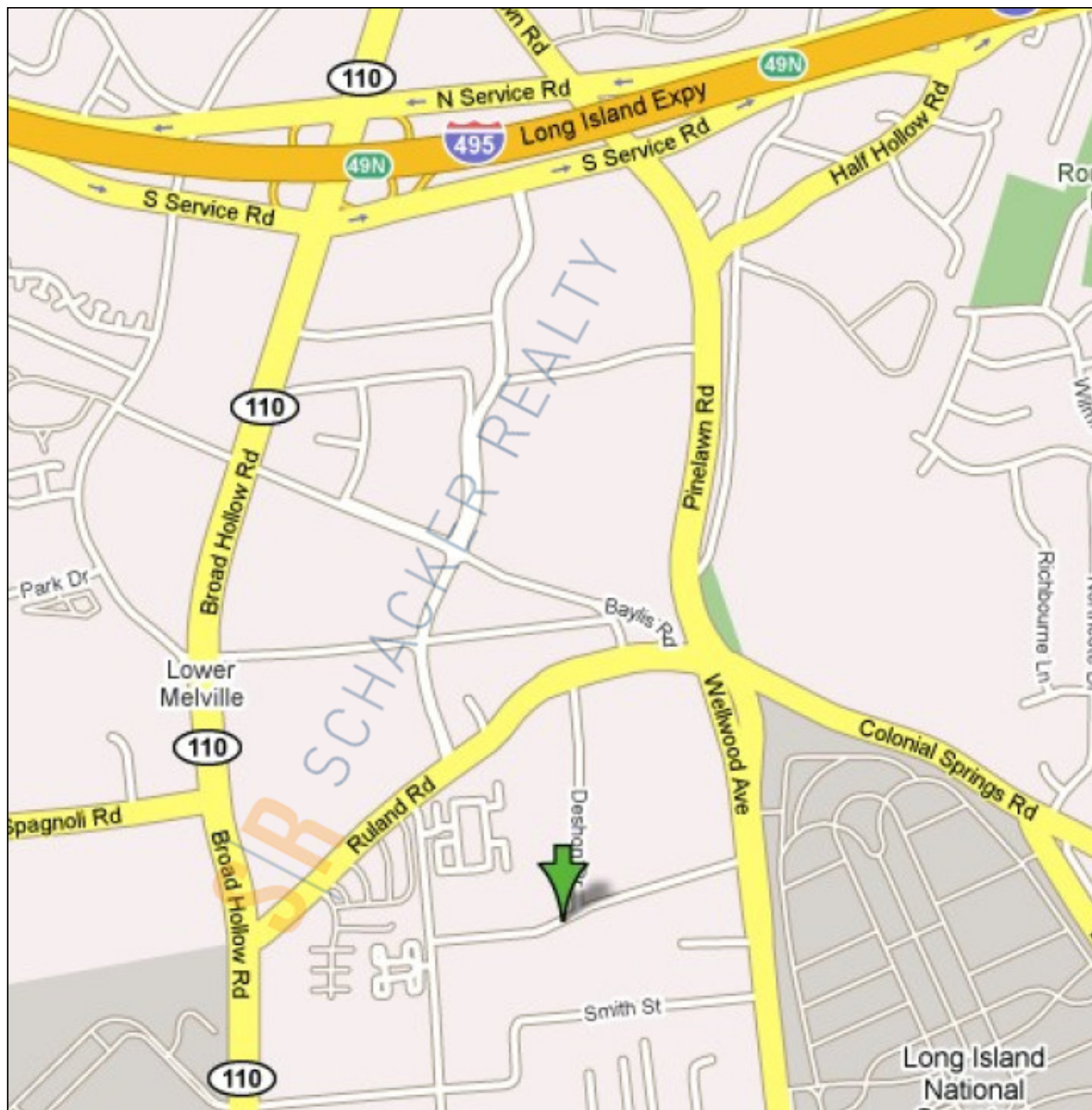
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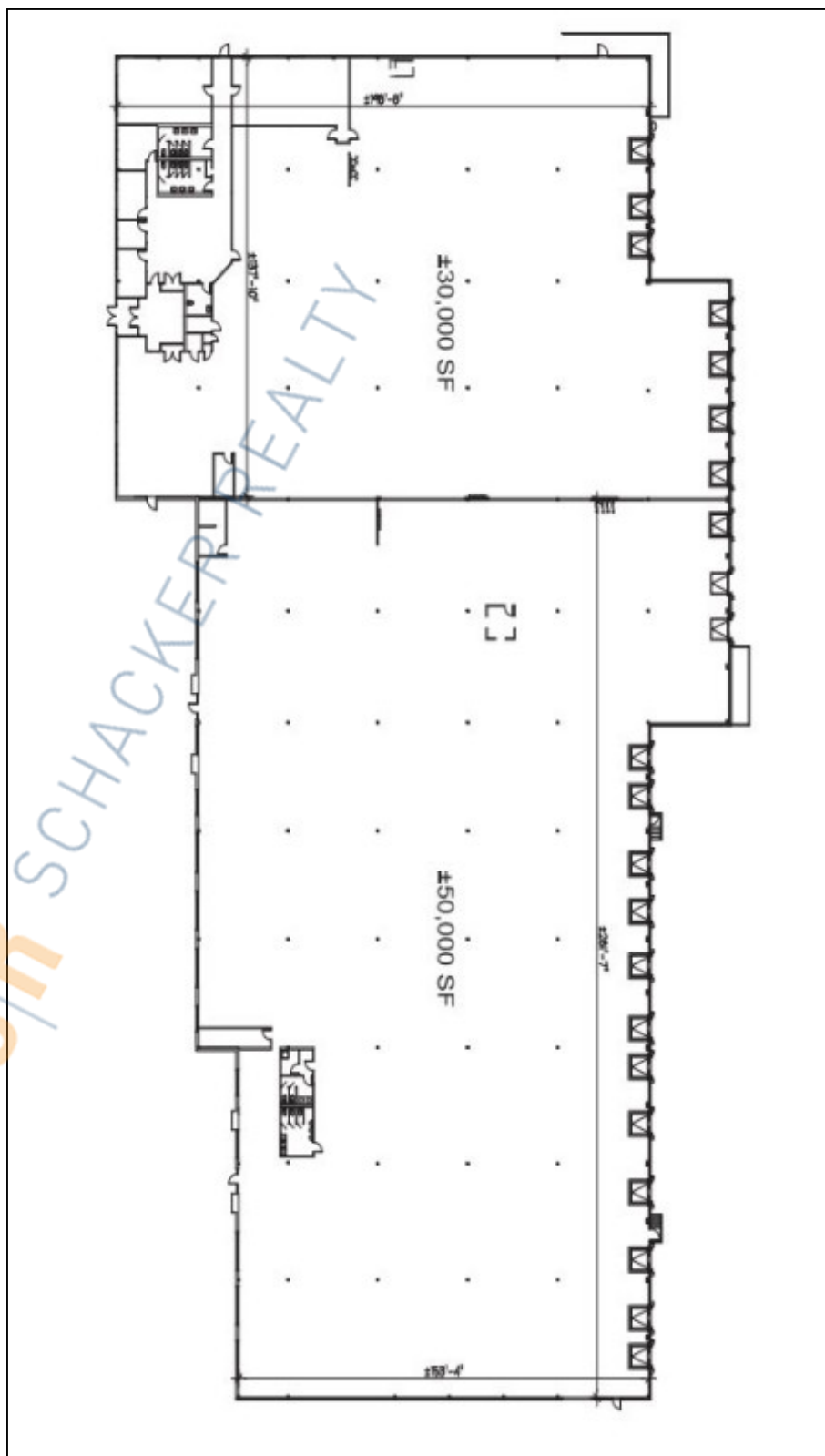


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