



SCHACKER REALTY

50,000 sq. ft. of Industrial/R&D Space For Lease

70 Marcus Dr, Melville



Specifications:

Building Size: 80,000 sq. ft.
Lot Size: 6.00 Acres
Ceiling Height: 16.0'
Loading: 13 Dock(s), 1 Drive-in(s)
Power: 4,000 amps
A/C: Full A/C
Parking: 2:1000
Sewers: Yes

Pricing and Timing:

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

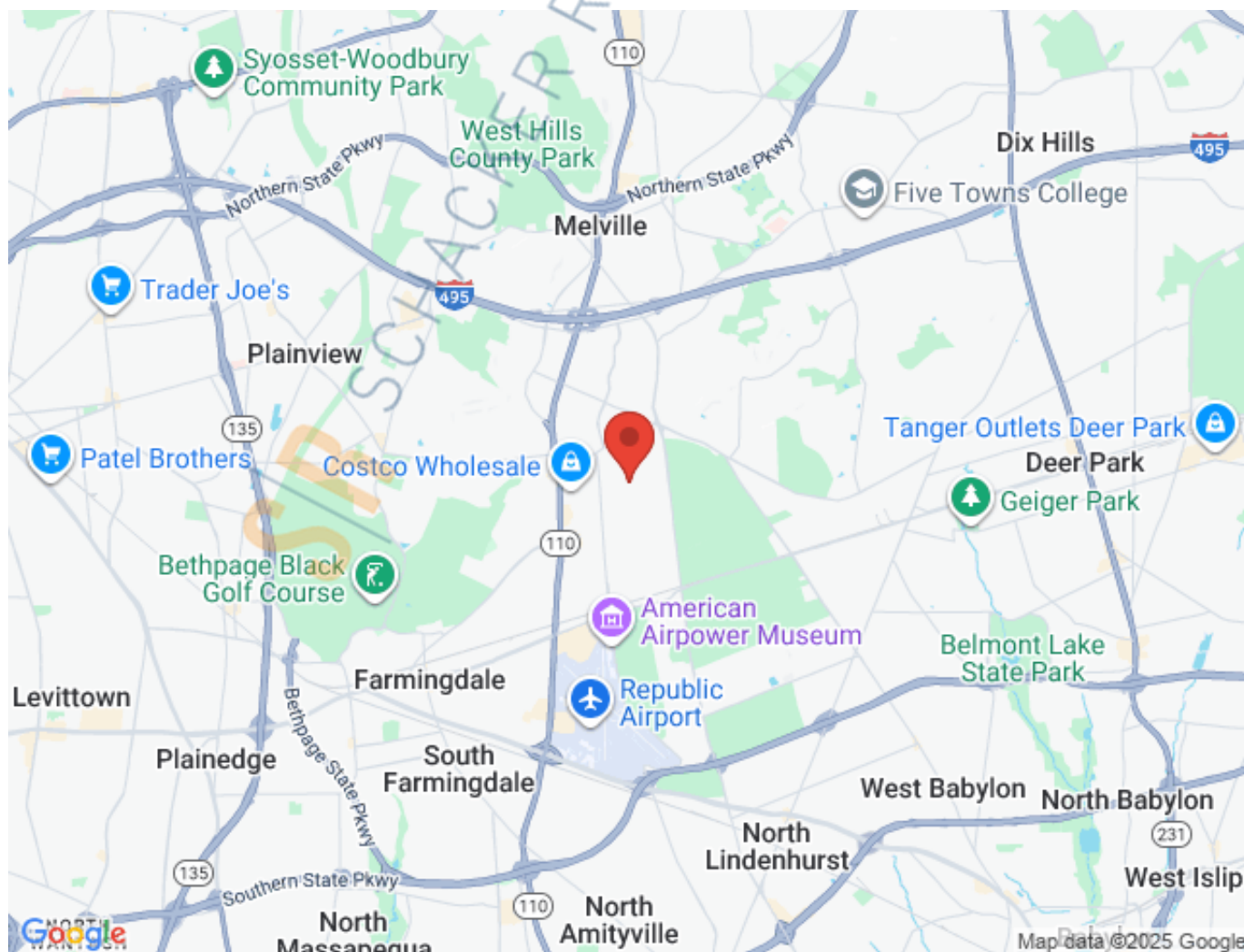
50,000 sf flex and warehouse space • Ideal for R&D, Warehouse and Distribution • Solar Panel Energy System • Can be combined for up to 80,000 sf

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.

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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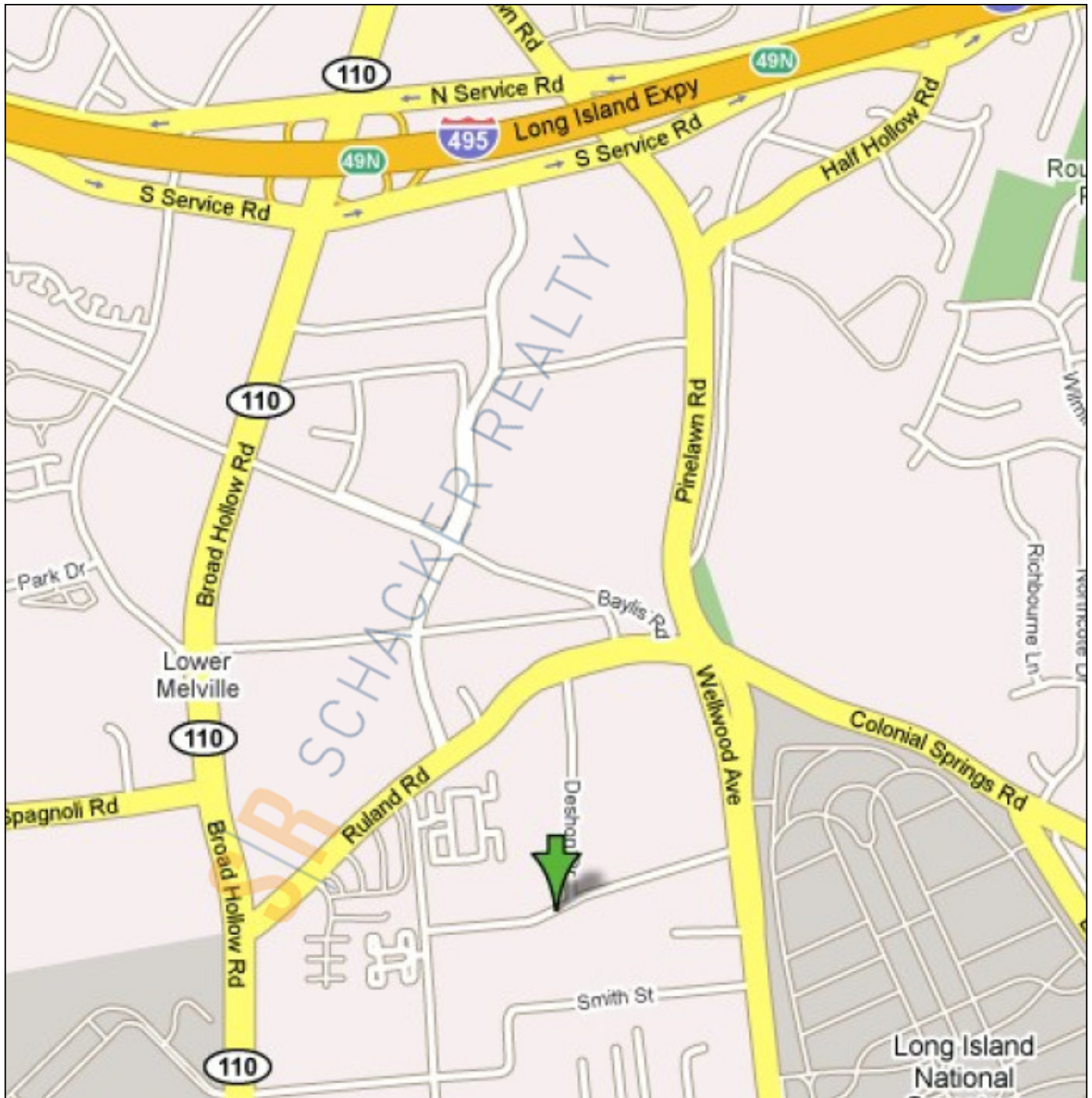


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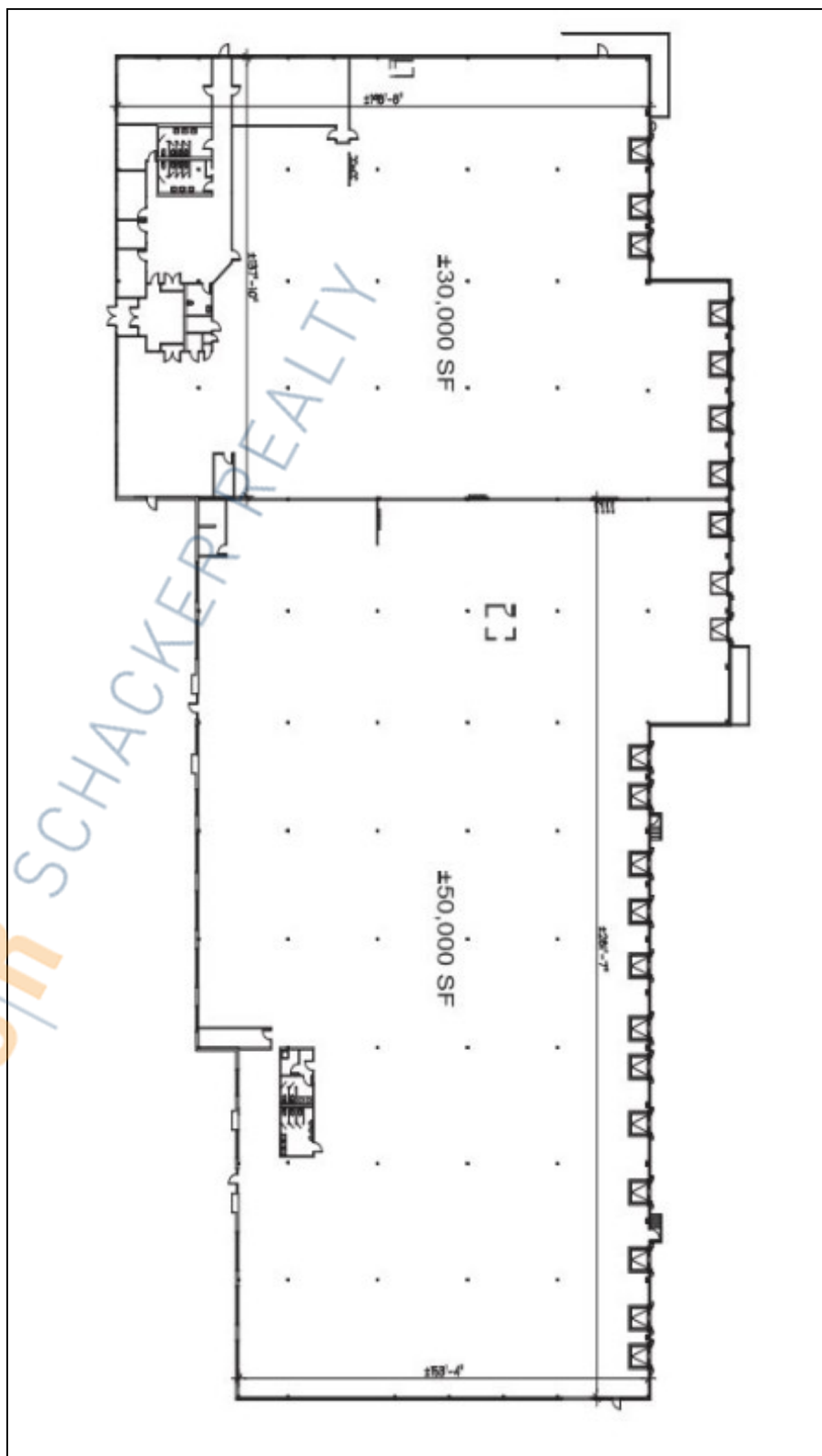


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