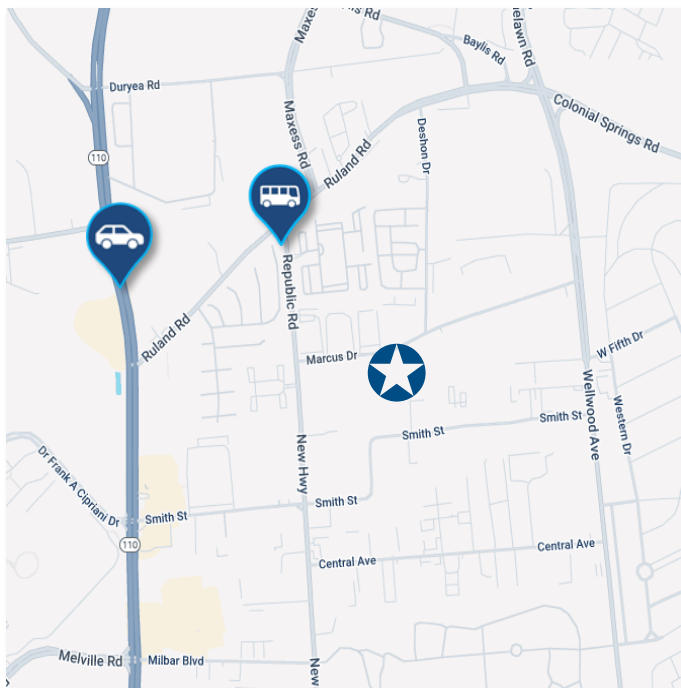


70 MARCUS DRIVE

MELVILLE, NEW YORK

80,000 SF
DIVISIBLE

PRIME WAREHOUSE / FULLY RENOVATED 2026



SPACE AVAILABLE

80,000 SF
DIVISIBLE TO 25,000 SF

OCCUPANCY

Immediate

LOCATION

Close Proximity to Route 110, Southern State Parkway, & I495 Long Island Expressway

Easy Access to Public Transportation Suffolk County Transit Bus #12

PROPERTY HIGHLIGHTS

- + New Roof (2026)
- + New Parking lots with 156 Spaces (2026)
- + New Landscaping (2026)
- + Build-to-Suit Office
- + New RTU/GFU (2026)
- + 16' Clear Ceiling Height
- + 20 Loading Docks
- + 4,000 AMPs Electric
- + Zoned I-1 Light Industry



Simone Leasing Contacts

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Rob Carinci

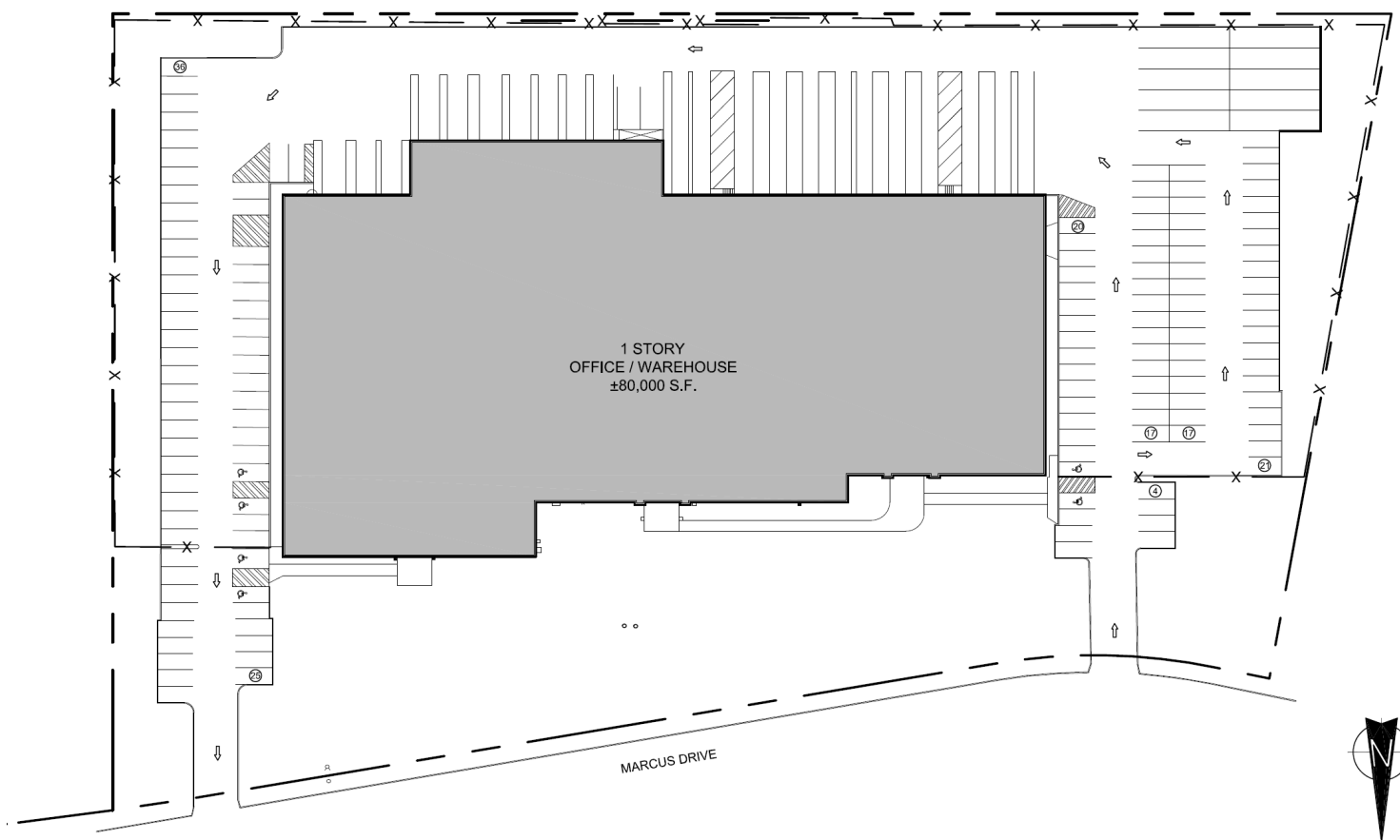
✉ rcarinci@simdev.com

📞 718-215-3059

SITE PLAN | Q2 2026 OCCUPANCY

WAREHOUSE SPACE AVAILABLE: 80,000 SF

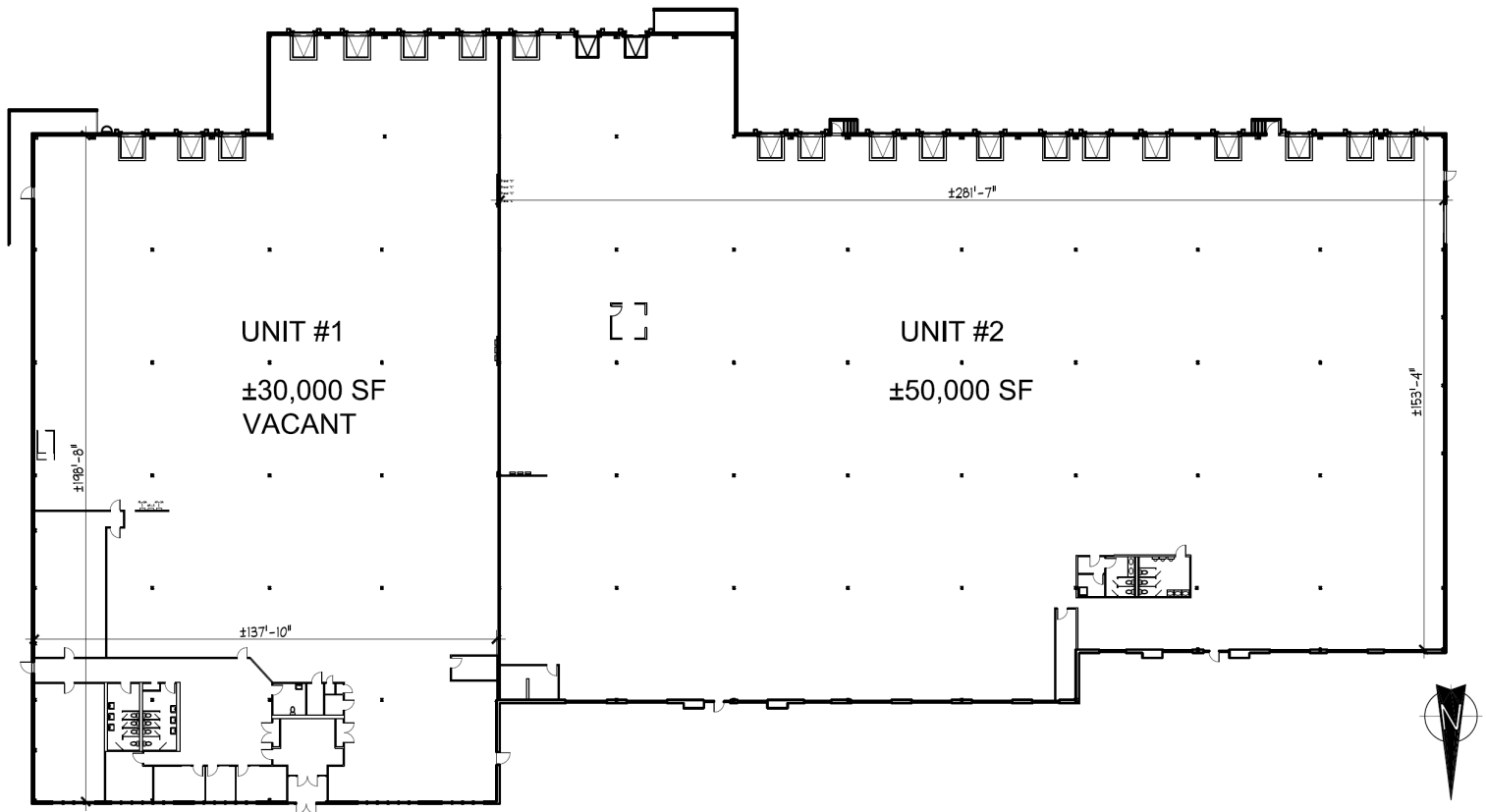
DIVISIBLE TO 25,000 SF



PROPOSED DIVISION PLAN | Q2 2026 OCCUPANCY

WAREHOUSE SPACE AVAILABLE: 80,000 SF

DIVISIBLE TO 25,000 SF



PROPOSED DIVISION PLAN | Q2 2026 OCCUPANCY

WAREHOUSE SPACE AVAILABLE: 80,000 SF

DIVISIBLE TO 25,000 SF

