

## ***Former Swingline Building - 15,000 Sq. Ft. For Lease***

**Manufacturing/Flex Space**

### **Property Features**

- ❖ 15k Sq. Ft. Ground floor
- ❖ Fireproof & sprinklered
- ❖ Approx. 14' Ceiling Height
- ❖ New windows
- ❖ Heavy power well distributed
- ❖ 250 lb. floor loads
- ❖ Staging area
- ❖ Direct loading docks
- ❖ Tennis club on roof
- ❖ At Queens Boulevard
- ❖ Office conversion possible
- ❖ Immediate occupancy

### **Location**

**Near 59<sup>th</sup> Street Bridge & LIE**

### **Transportation**

**#7, E, M, R subways**

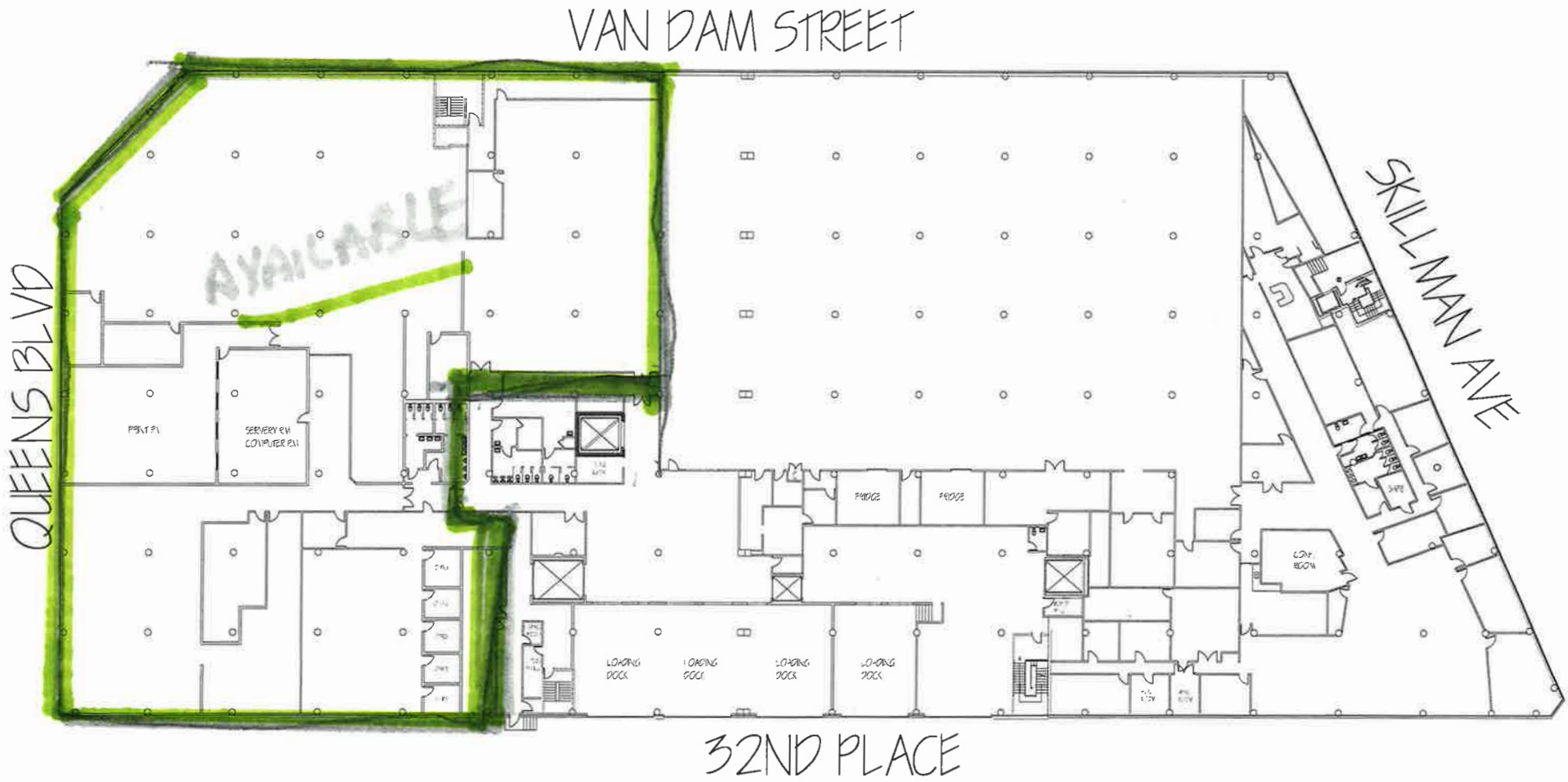
**Proximity to Q32, Q39, Q60 bus lines**



***For Further Information and Inspection, Please Contact Exclusive Agent:***

**Larry Smith – Exclusive Broker 718-392-5959 Ext 1224 - Cell 917-658-5327**

**3333 New Hyde Park Road, Suite 307, New Hyde Park, NY 11042 • (718) 392-5959 [www.s-z.com](http://www.s-z.com)**



Approx 15000 \$  
HEAT (INCLUDED)  
A/C