

## *Former Swingline Building 20,000-25,000 Sq. Ft. For Lease*

Manufacturing/Flex Space

### Property Features

- ❖ 20k-25k Sq. Ft. Third Floor
- ❖ Fireproof & sprinklered
- ❖ Approx. 14' Ceiling Height
- ❖ New windows
- ❖ Heavy power well distributed
- ❖ 250 lb. floor loads
- ❖ Staging area
- ❖ Elevator to 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 124 - 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)**