

# 32-00 Skillman Avenue, Long Island City

## ***Former Swingline Building - 31,000 Sq. Ft. For Lease***

**Manufacturing/Flex Space**

**Property Features**

- ❖ 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:***

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