

8 Charles Park



Touhey Associates is a family owned company with over 35 years of experience in real estate acquisition, development and property management. We own and manage over 1 million square feet of office and warehouse space throughout the Capital Region. Charles Park is our 8 building Industrial Park located off Route 155 in Guilderland. This park is in a great location close to all major highways and routes.

SIZE: Warehouse: 24,000 SF (200' x 120')

Office: 3,024 SF

Total: 27,024 SF

CEILING HEIGHT: 18' 2" Clear (Warehouse)

CLEAR SPAN: 40'

SITE SIZE: 4 Acres approximately

SPRINKLER: Wet System

ELECTRIC SERVICE: 400 Amp, 3 Phase

HEAT: Natural Gas

AIR CONDITIONING: Yes, Office Area
Entire warehouse Climate Control Capable!

OVERHEAD DOORS: 1 Grade Level: 14' x 14'
1 Grade Level: 9' x 10'
2 Dock Level: 9' x 10'
1 Dock Level: 8' x 8'

TOUHEY ASSOCIATES

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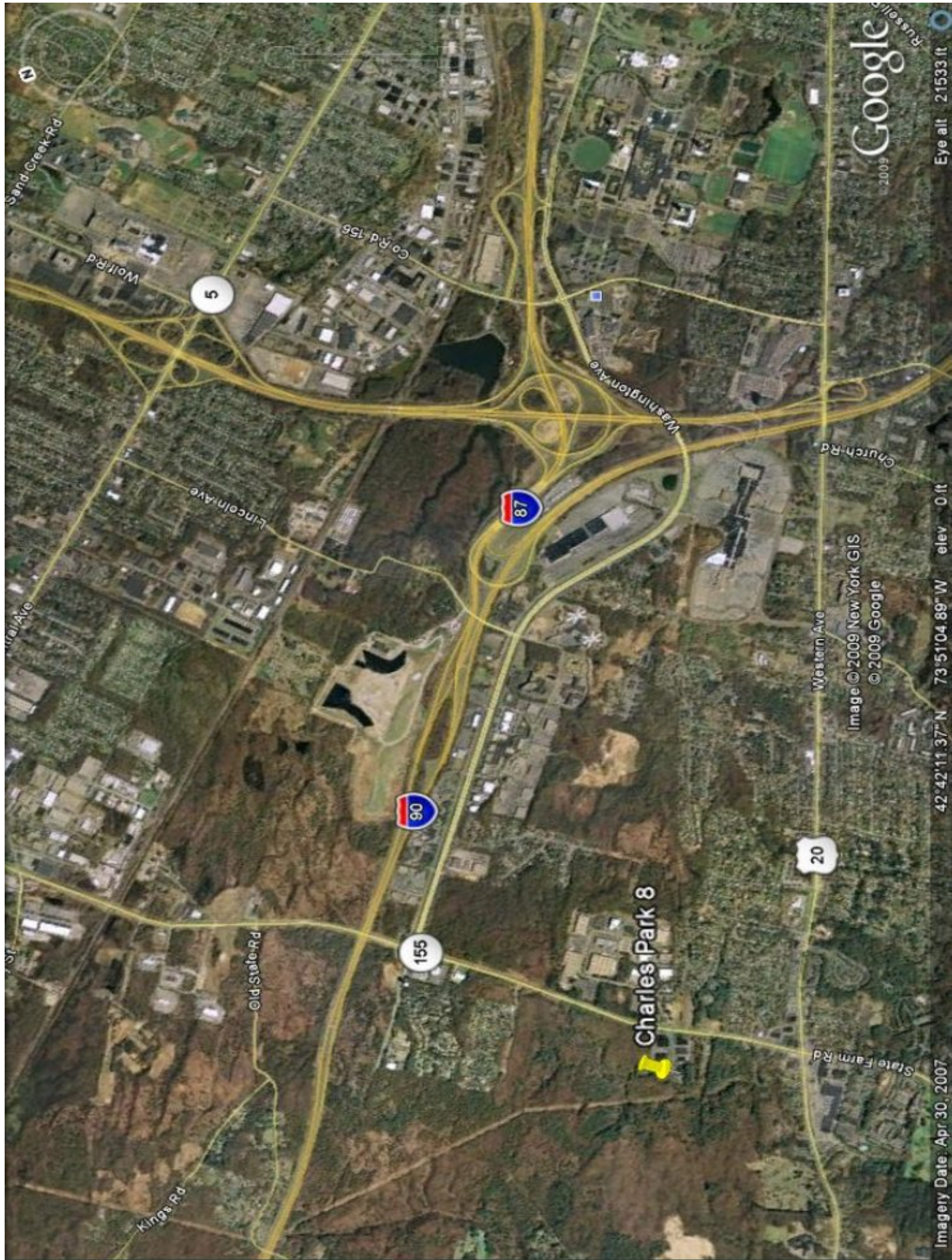
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Imagery Date: Apr 30, 2007

42°42'11.81" N 73°53'10.73" W elev 0 ft

Eye alt 635 ft



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Eye alt 21533 ft

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42°42'11.37" N 73°51'04.89" W elev 0 ft

Imagery Date: Apr 30, 2007

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5

155

90

87

20

Sand Creek Rd

Wolf Rd

Co Rd 156

Washington Ave

Church Rd

Lincoln Ave

Tall Ave

Western Ave

Old State Rd

Kings Rd

State Farm Rd