



**TOUHEY ASSOCIATES**

# 1 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 an 8 building Industrial Park centrally located off Route 155 in Guilderland. This park is in a great location close to all major highways and routes.

<b>BUILDING SIZE:</b>	<b>44,000 SF</b>
<b>SPACE AVAILABLE:</b>	<b>13,725 SF</b>
<b>CEILING HEIGHT:</b>	<b>18' Warehouse</b>
<b>SPRINKLER:</b>	<b>Yes</b>
<b>HEAT:</b>	<b>Natural Gas</b>
<b>ELECTRIC SERVICE:</b>	<b>400 Amp, 208V, 3 Phase</b>
<b>ROOF:</b>	<b>Rubber</b>
<b>DOCKS:</b>	<b>2 8x8</b>
<b>CONSTRUCTION:</b>	<b>Steel</b>

## **TOUHEY ASSOCIATES**

2 Pine West Plaza  
Washington Avenue Ext.  
Albany, NY 12205

Phone: 518-438-3521

Fax: 518-452-0600

[TouheyAssociates.com](http://TouheyAssociates.com)

[info@TouheyAssociates.com](mailto:info@TouheyAssociates.com)



