

2550 9th Avenue, Watervliet, NY



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. This building is located minutes off Exit 8 of I-787.

BUILDING SIZE:	108,200 SF
SPACE AVAILABLE:	85,000 +/- SF
CEILING HEIGHT:	23'-25'
COLUMN	20'x40' 40'x40'
HVAC	Throughout
SPRINKLER:	Dry System
NATURAL GAS:	Yes
ELECTRIC SERVICE:	4,000 AMP, 480V, 3 Phase
OVERHEAD DOORS:	(4) drive-on dock levelers (1) 12'x16' door at grade (1) 10'x12' door at grade (1) 8'x10' door at grade

**TOUHEY
ASSOCIATES**

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Vacant Warehouse
29,800 SF

Vacant Warehouse
34,800 SF

20,400SF Vacant Warehouse
1,200SF +/- Office Space with
contractor sales counter

Grade Level Door

Dock area with
4 Dock Doors

Parking Area



