

CLAY ROAD

BUSINESS
PARK





PROPERTY HIGHLIGHTS

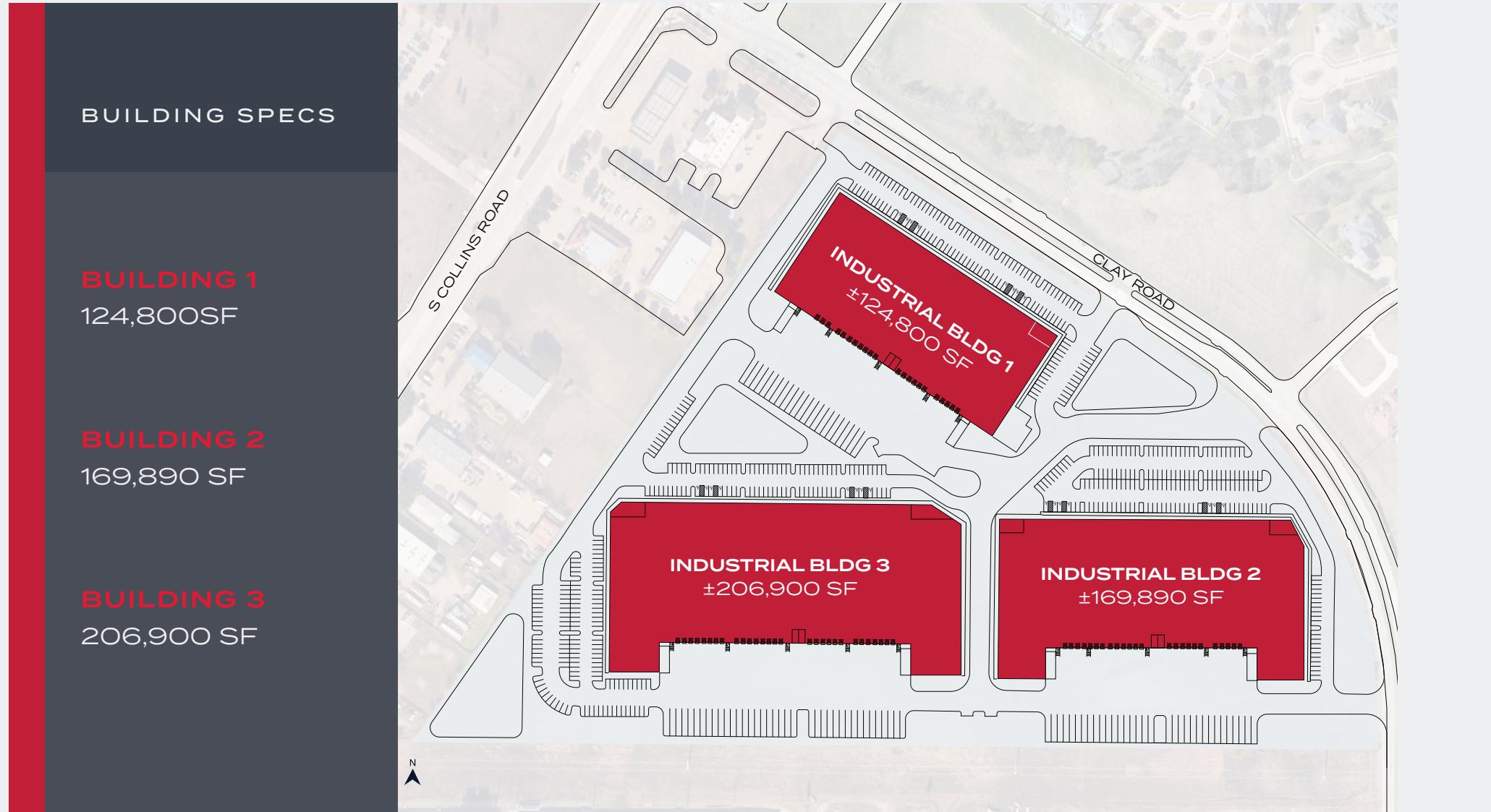
Welcome to Clay Road Business Park, a master planned facility consisting of three class A industrial buildings totaling 501,590 SF in Sunnyvale, TX. Surrounded by amenities and significant corporate neighbors, Clay Road Business Park offers an incredible industrial opportunity.

PARK FEATURES

- ✓ Master planned class A business park
- ✓ Convenient access to US-80
- ✓ Ample nearby amenities
- ✓ Significant corporate neighbors
- ✓ Robust labor pool



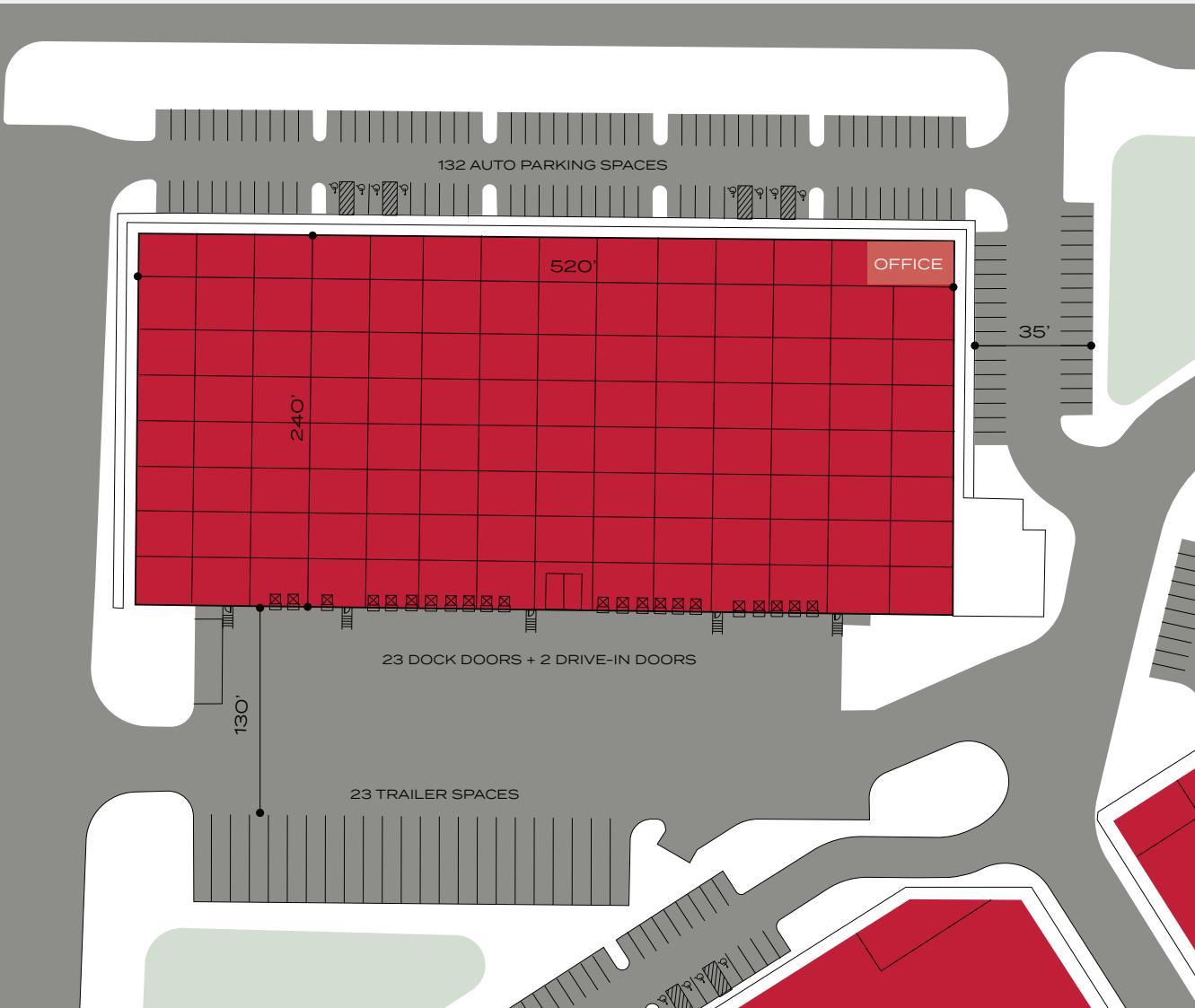
SITE PLAN



BUILDING 1

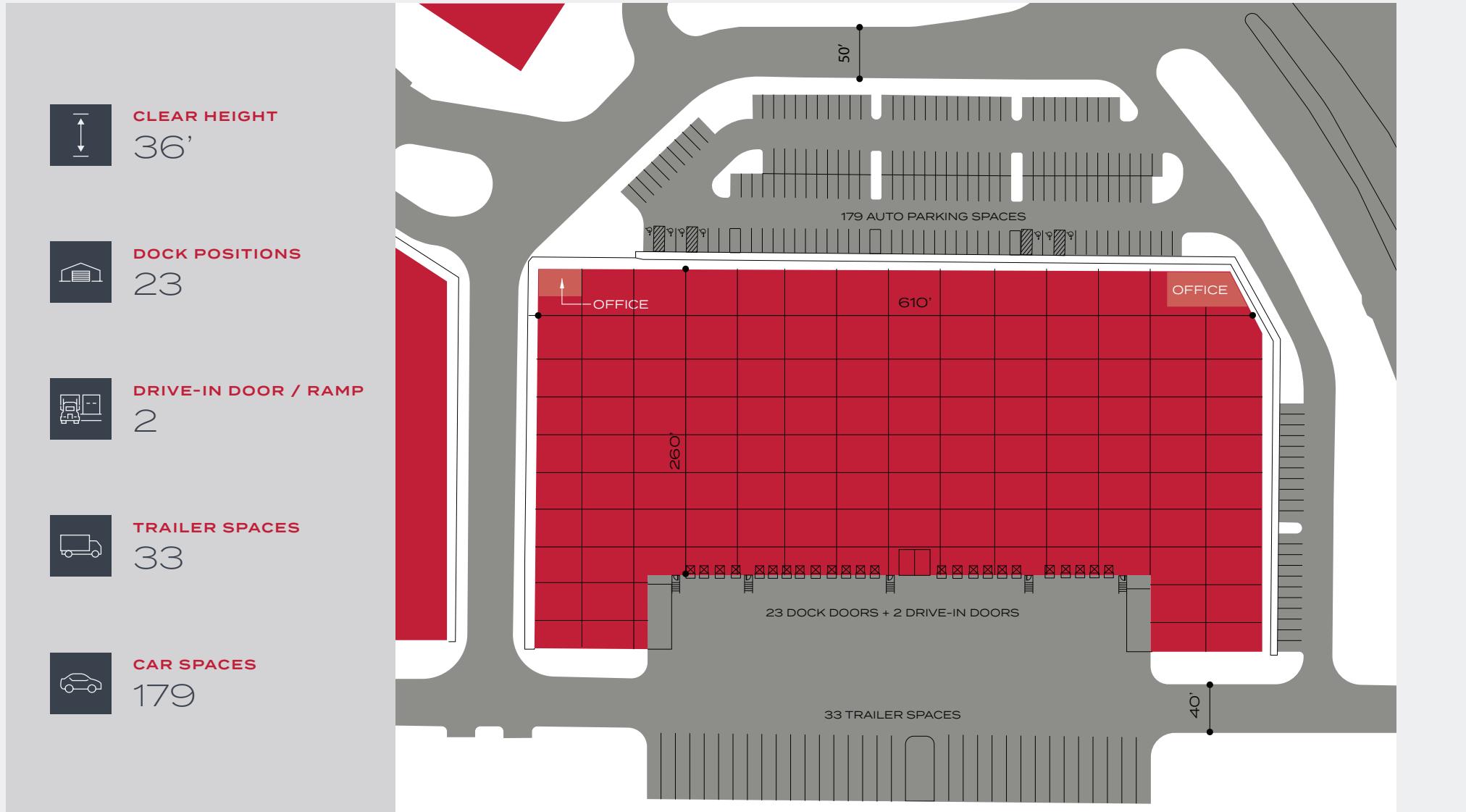
124,800 SF

	CLEAR HEIGHT 32'
	DOCK POSITIONS 23
	DRIVE-IN DOOR / RAMP 2
	TRAILER SPACES 23
	CAR SPACES 132



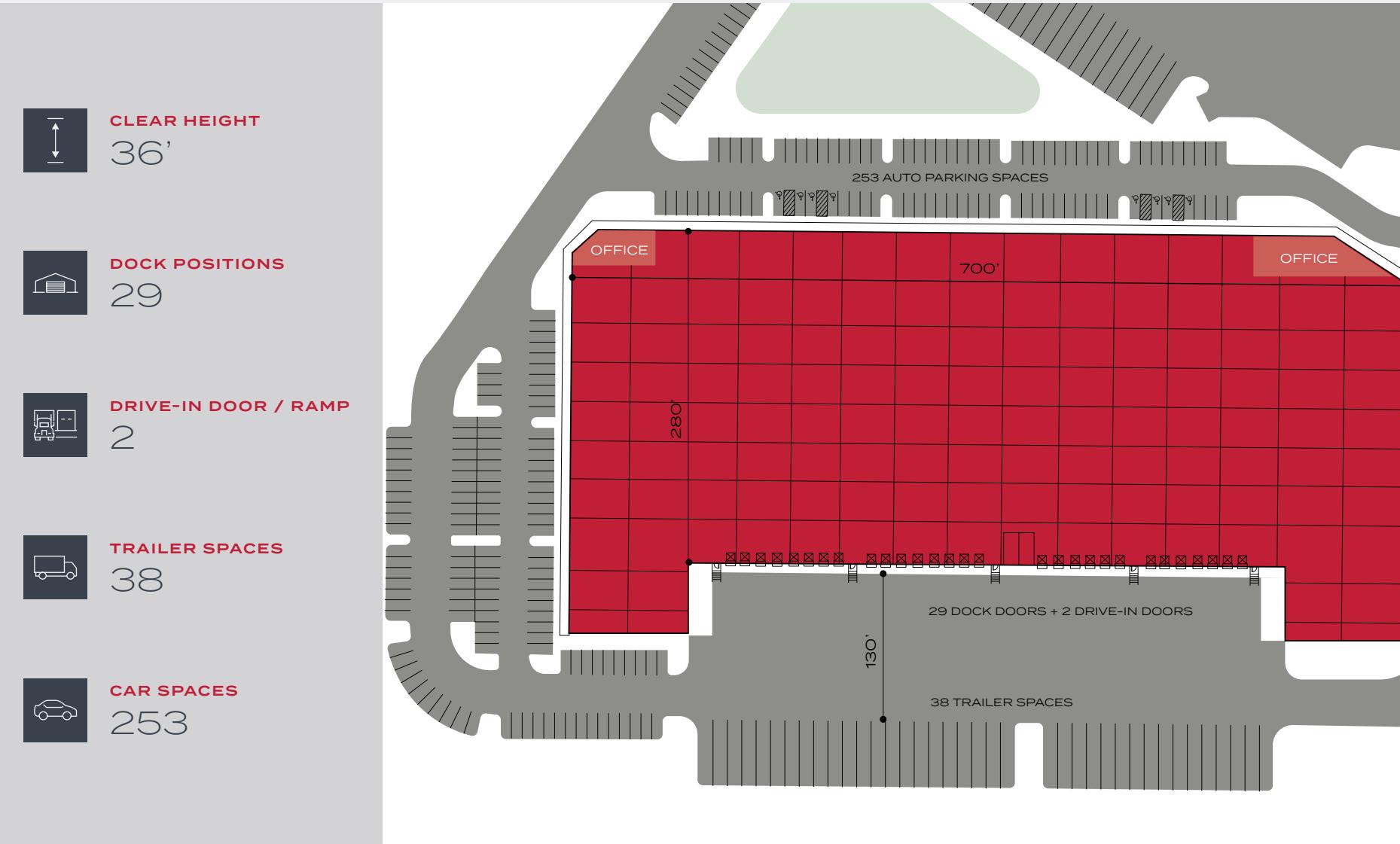
BUILDING 2

169,890 SF



BUILDING 3

206,900 SF



CORPORATE NEIGHBORS AND ACCESS MAP





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