

# SUNNYVALE CROSSING



328

For Lease or Sale  
**182,369 SF** Available

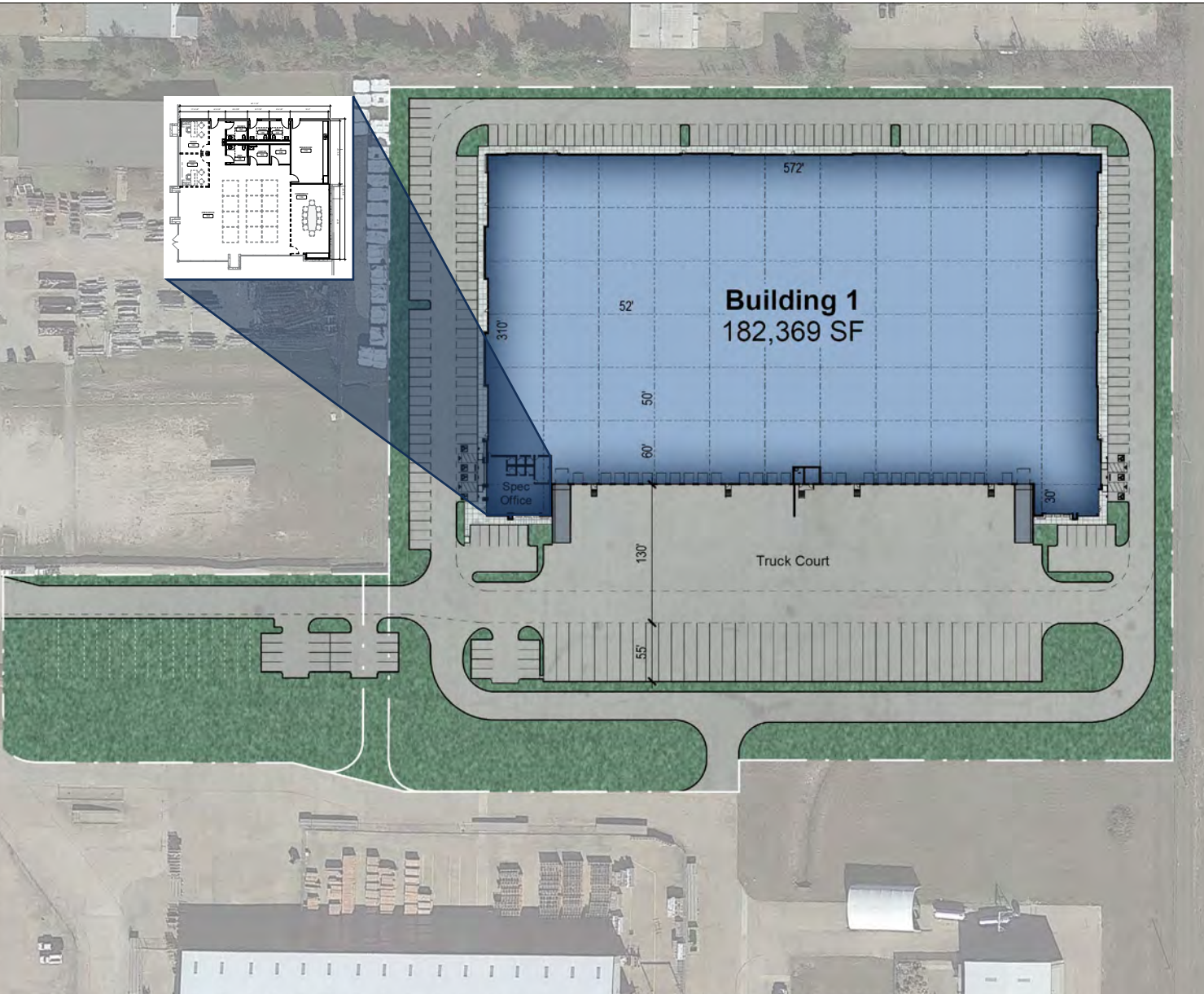
328 Clay Rd. Sunnyvale, Texas

















Scan or click  
to view video



# PROPERTY HIGHLIGHTS



## BUILDING INFORMATION

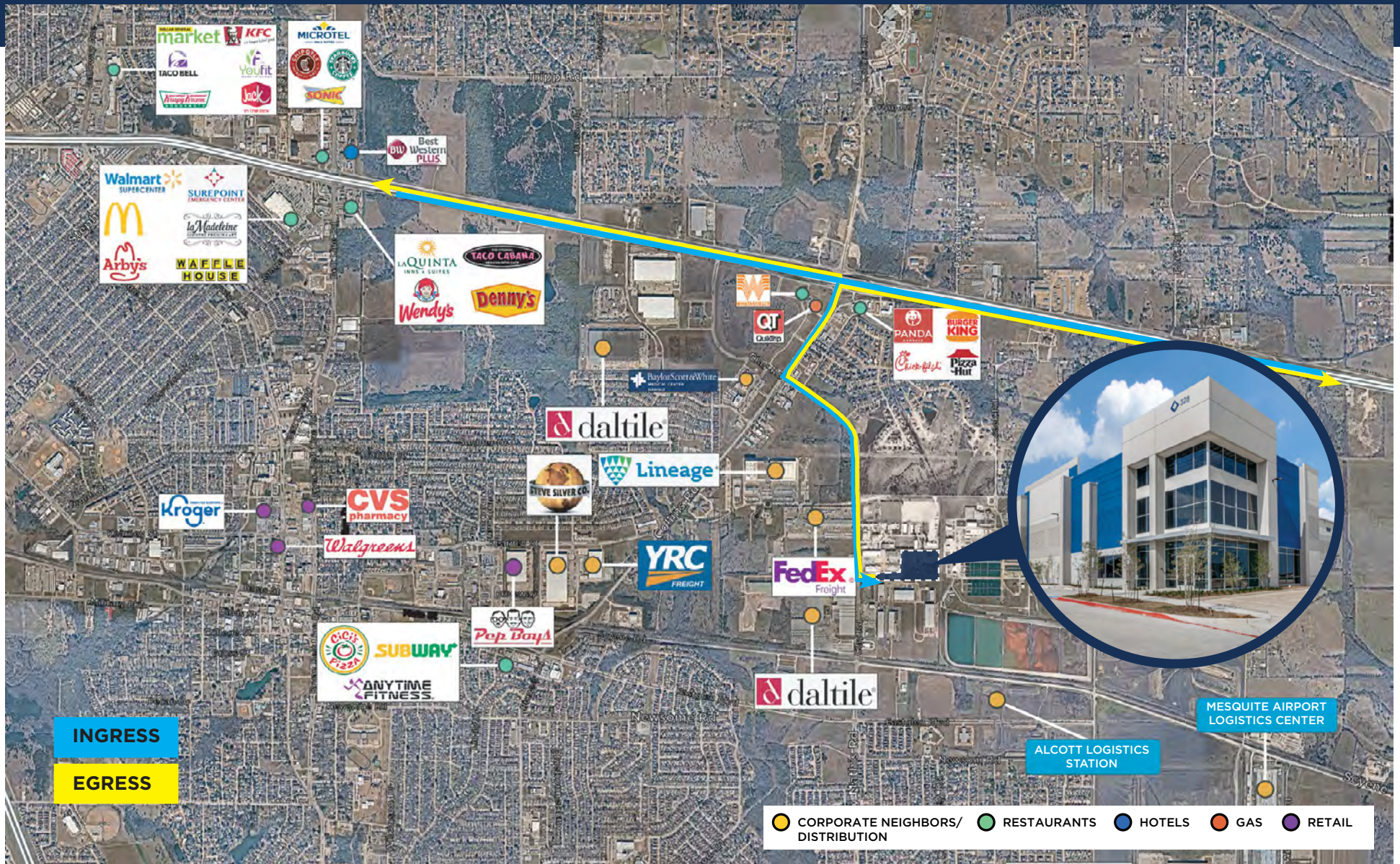
	<b>Building Size:</b>	182,369 SF
	<b>Spec Office:</b>	3,189 RSF
	<b>Clear Height:</b>	36'
	<b>Building Depth:</b>	310'
	<b>Column Spacing:</b>	52' x 50', 60' Speed Bays
	<b>Dock Doors:</b>	26
	<b>Drive-in Doors:</b>	185'
	<b>Truck Courts:</b>	2
	<b>Auto Parking:</b>	211
	<b>Trailer Parking:</b>	39
	<b>Future Trailer Storage:</b>	16
	<b>Configuration:</b>	Front Load
	<b>Tax Exemption:</b>	Triple Freeport Tax Exemption Available
	<b>Security:</b>	Building Fully Fenced and Secured

## LOCATION

## DISTANCE

	<b>I-20</b>	8.7 Miles
	<b>I-30</b>	7.1 Miles
	<b>US-80</b>	1.2 Miles
	<b>I-635</b>	4.8 Miles
	<b>Proximity</b>	Union Pacific Intermodal Facility
	<b>Dallas CBD</b>	15 Miles
	<b>DFW Airport</b>	33 Miles

# IN THE NEIGHBORHOOD



## Site Features



Abundant Nearby Amenities



Robust Labor Base



Proximity to FedEx

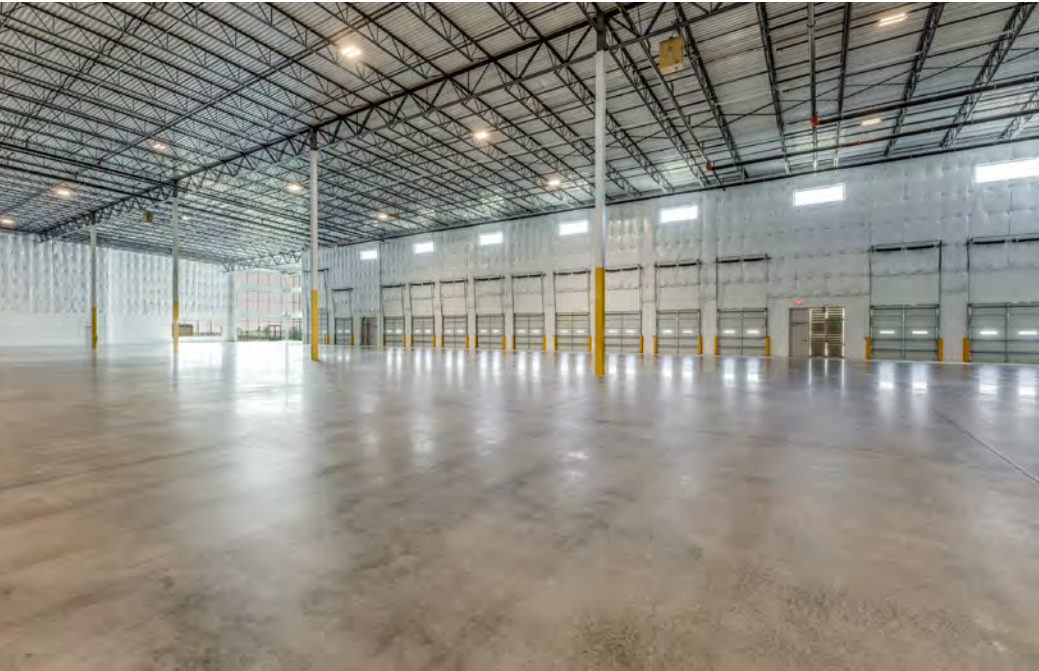
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**FOR MORE  
INFORMATION  
PLEASE CONTACT:**

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