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**STREAM**

300 U.S. HIGHWAY 80 | SUNNYVALE, TEXAS 75182

# SUNNYVALE WEST

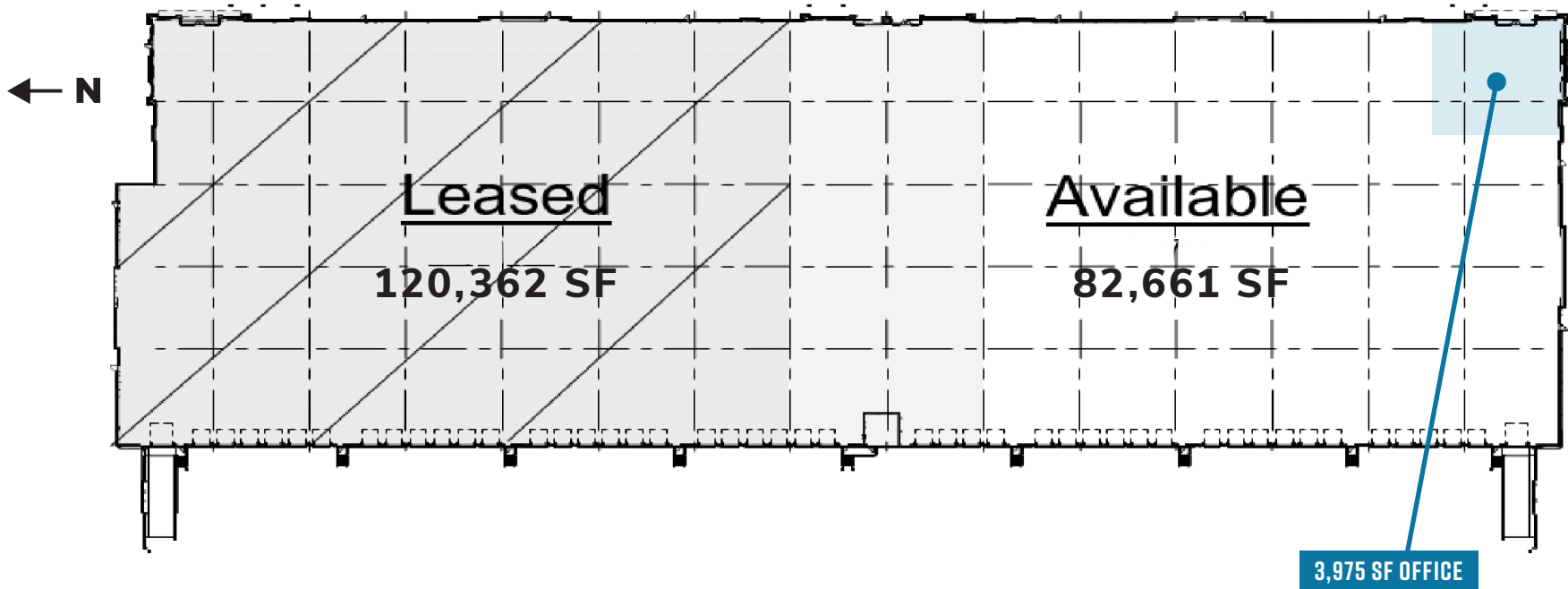
**BUSINESS CENTER**

82,661 SF with Spec Office Available for Lease

**RIDLEY CULP**  
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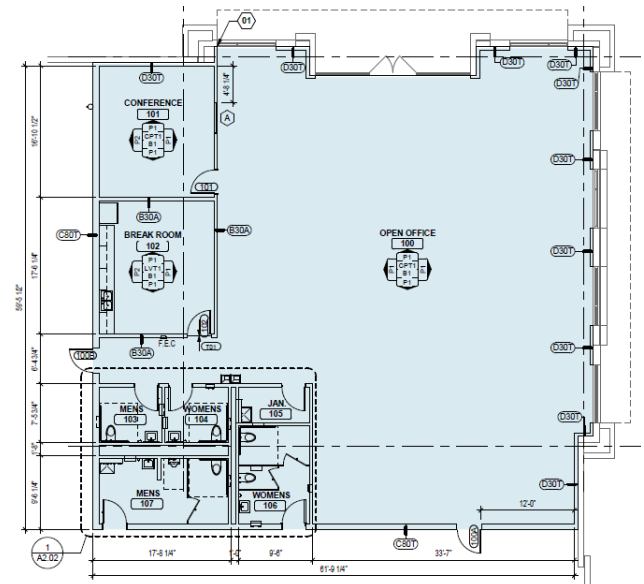


# SUNNYVALE WEST

## BUSINESS CENTER

### BUILDING FEATURES

- 82,661 SF Available
- Rear Load Configuration
- 3,975 SF Spec Office
- 52'w x 50'd Column Spacing
- 60' Speed Bays
- 260' Deep
- 36' Clear Height
- 18 (9'x10') Dock Doors
- 5 Dock Levelers Installed
- 1 (10'x12') Ramp
- 130' Truck Court
- +/- 110 Auto Parks
- LED Lighting Throughout on Motion Sensors
- ESFR Fire Sprinklers
- 2023 Construction
- Highway Frontage
- Whitebox Condition & Painted Columns
- Additional 18 Dock Levelers Stored in Warehouse



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- ## LOCATION HIGHLIGHTS
- Triple Freeport Inventory tax incentive
  - Direct access and frontage to Hwy. 80
  - Close proximity to I-635, I-30, and I-20
  - Strong labor & transportation infrastructure



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