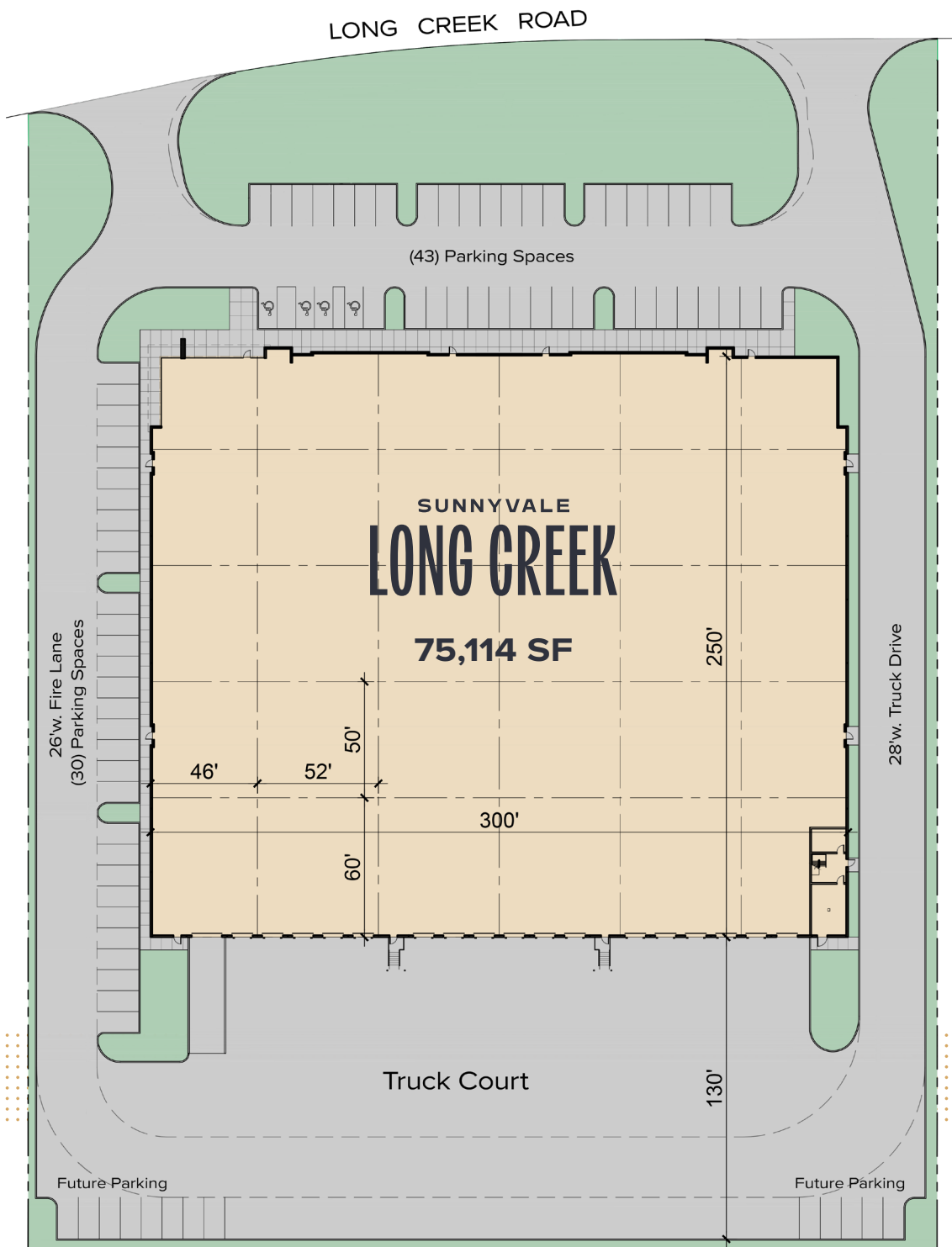


SUNNYVALE
LONG CREEK



For Sale or Lease
37,572 to 75,114 SF

410 LONG CREEK ROAD, SUNNYVALE, TEXAS 75128



PROPERTY HIGHLIGHTS

- For Sale or Lease
- 75,114 SF (Divisible to 37,500 SF)
- 4,500 SF Office
- 4.51 Acres
- 250' Building Depth
- 50' x 52' Typical Column Spacing
- 60' x 52' Loading Bay
- 32' Clear Height
- 17 Dock High Doors (9'x10')
- 1 Dock High Door (12'x14')
- 1 Ramped Door
- 130' Truck Court
- 73 Car Parks (expandable)
- ESFR Sprinkler System (K17 head, 52 PSI)
- Slab 6" 4000 PSI Concrete
- Ability to Fence & Secure Property
- 225-kVA, 1500 Amp Tap Can for Expansion of Service
- Q2 2027 Est. Completion Date
- **Ownership will Demise, Sell as Condo**

LOCATION & INGRESS/EGRESS



SUNNYVALE
LONG CREEK



BRETT LEWIS, SIOR

972.934.4018

blewis@lee-associates.com

TAYLOR STELL

214.558.1969

tstell@lee-associates.com