

FOR SALE

CLAY ROAD AT ASTON DRIVE SUNNYVALE, TEXAS 75182



New, excellent quality multi-tenant office/warehouse building with 10,235 SF in complete shell condition located in one of North Texas' most popular business locations. Divisible in increments of 1,285 SF. Great accessibility to Highway 80, I-635 and I-20.

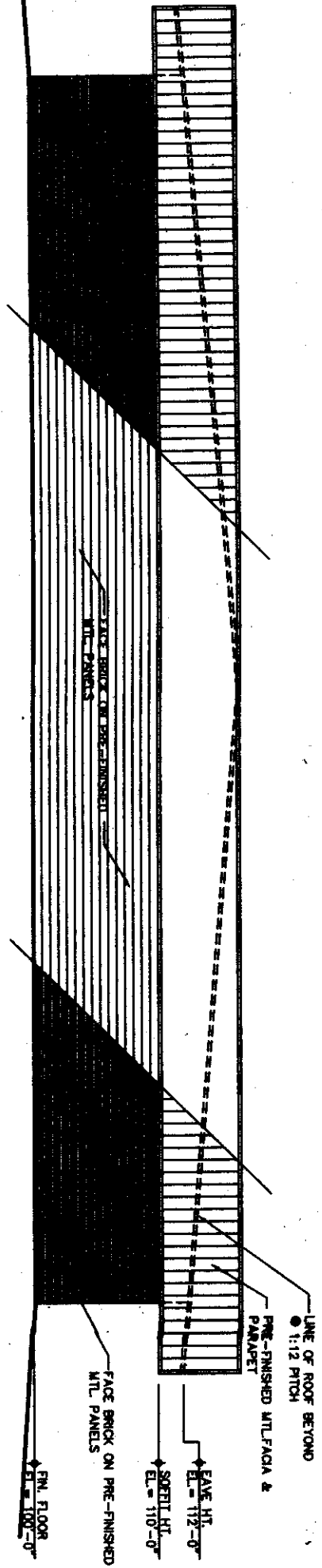
- **Approximately 25,000 SF of Land; more land available at additional cost**
- **Approximately 14'-16' clear height**
- **Ample concrete parking and truck approaches**
- **First Phase of possible three building development or build –to-suit**
- **Mapsco 50-V**

For More Information Contact

Jerry Soper, CCIM
(214) 361-8717

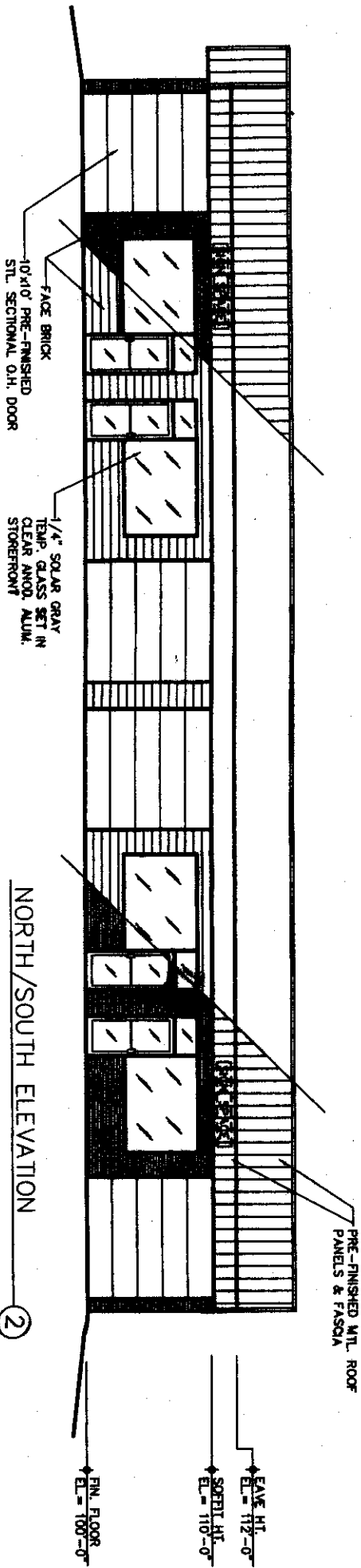
POINT PROPERTIES COMPANY

Post Office Box 803009, Dallas, Texas 75380-3009



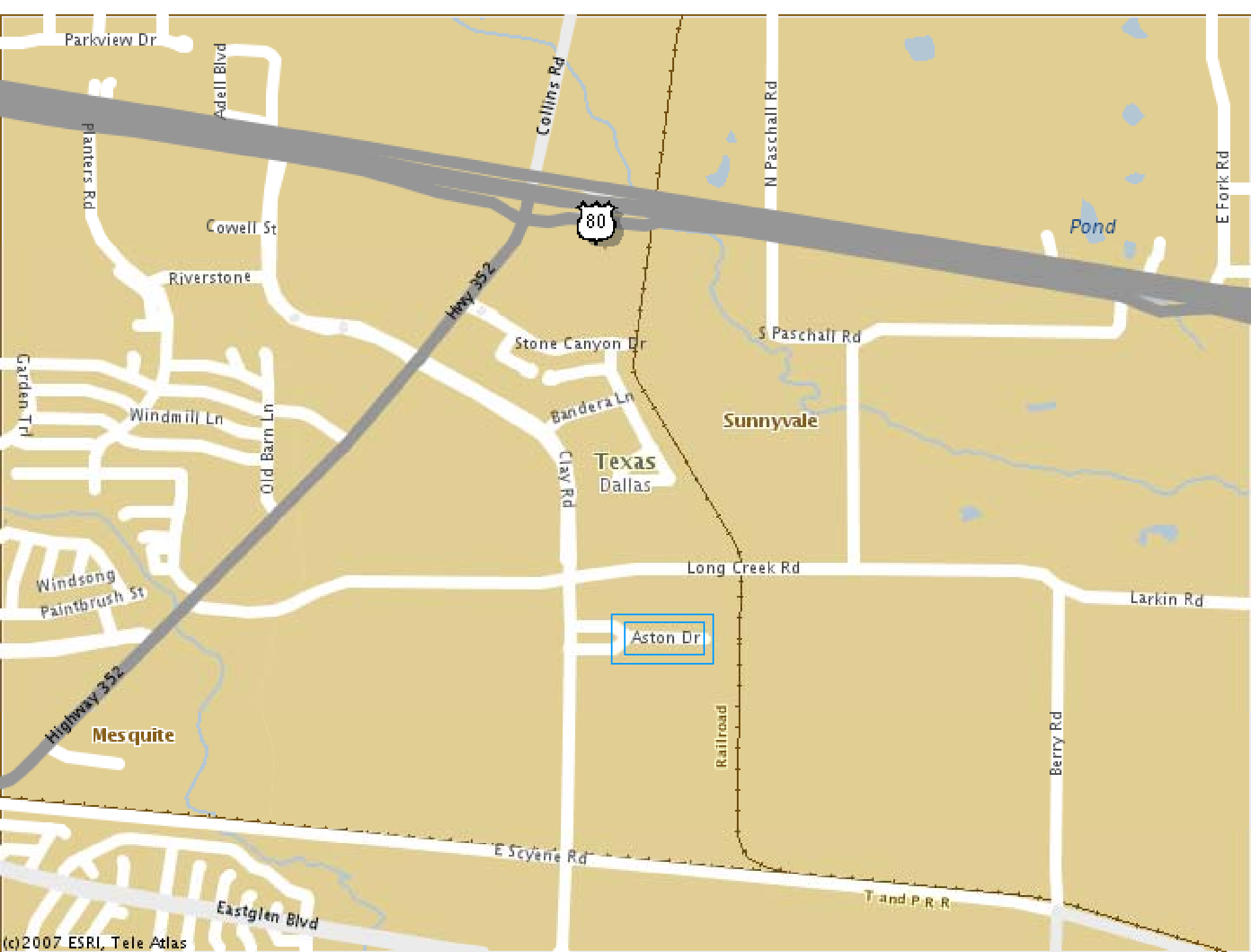
EAST/WEST ELEVATION

①



NORTH/SOUTH ELEVATION

②



80

Highway 352

Texas
Dallas

Aston Dr

Pond

Railroad

T and P.R.R.