

MOVE-IN READY

AVAILABILITY 350,000-737,632 SF OF INDUSTRIAL SPACE AVAILABLE

The Uplands Twinwood Distribution Center

2062 Woods Road, Brookshire, TX 77423

BUILDING SPECIFICATIONS

350,000-737,632 SF available for lease

Cross dock configuration

2,800 SF spec office

1,008 SF spec shipping/receiving office

36' clear height

ESFR Sprinkler System

Existing Warehouse LED lighting to an average of 30 FC, 3' AFF on 15' whips

5000 amps of power

(135) 9' x 12' dock high doors

4 drive-in ramps with 14' x 16' overhead doors

(58) 40,000 lb levelers

56' x 53' column spacing with 70' speed bays

185' truck court

288 employee parks - expandable to 426

(90) 55' trailer parks - expandable to 179

ADDITIONAL INFORMATION

- Willing to match new build incentives
- Can accommodate $\pm 1,000$ additional car parks or ± 230 additional trailer parks
- ± 7.8 acres available





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LOCATION HIGHLIGHTS

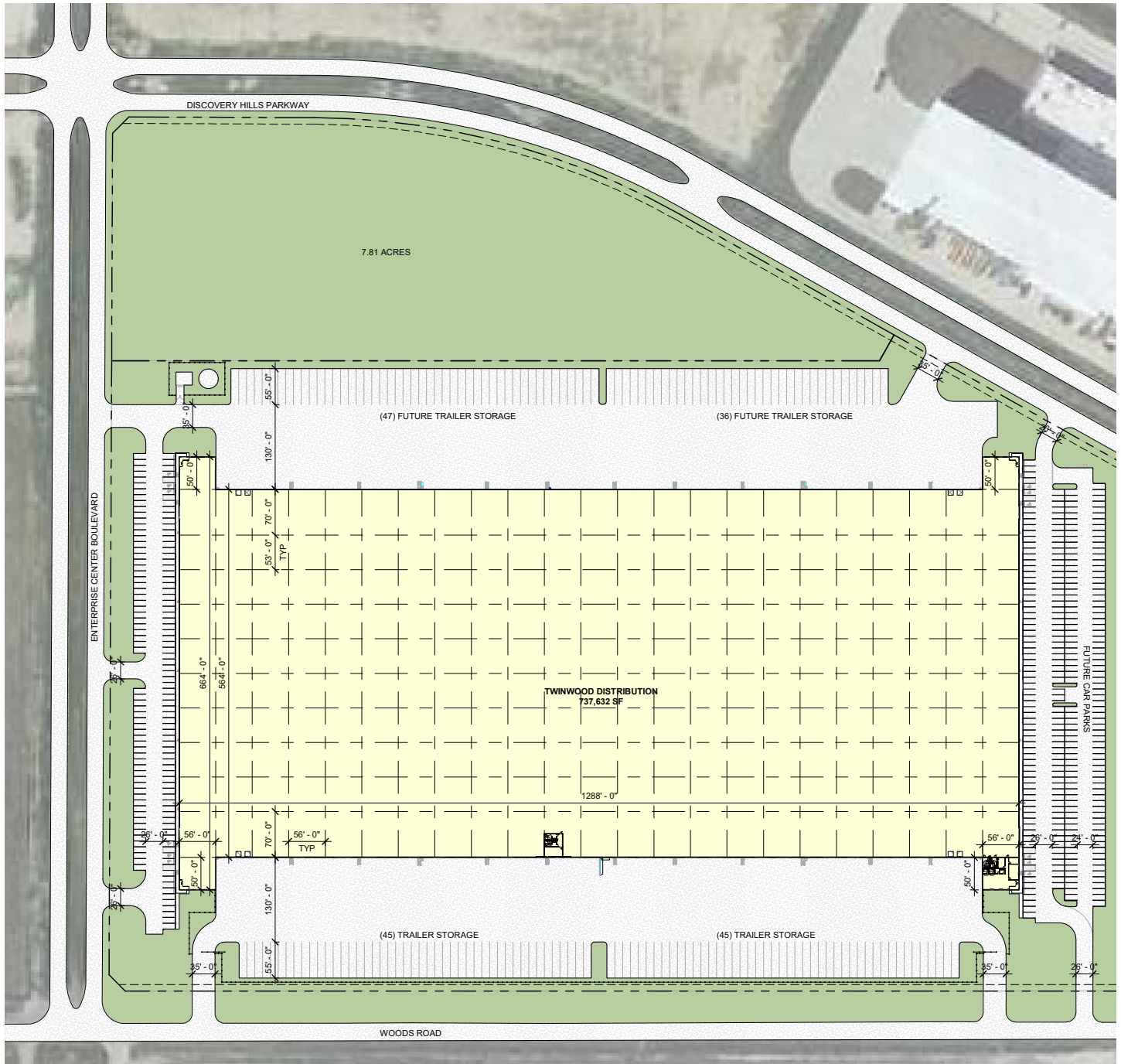
- 40 minutes west of Downtown Houston, ideally balances metro access and connectivity to the greater Texas triangle without city congestion.
- Corporate neighbors include: Costco, Amazon, Domino's, Goya, and Igloo

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Site Plan

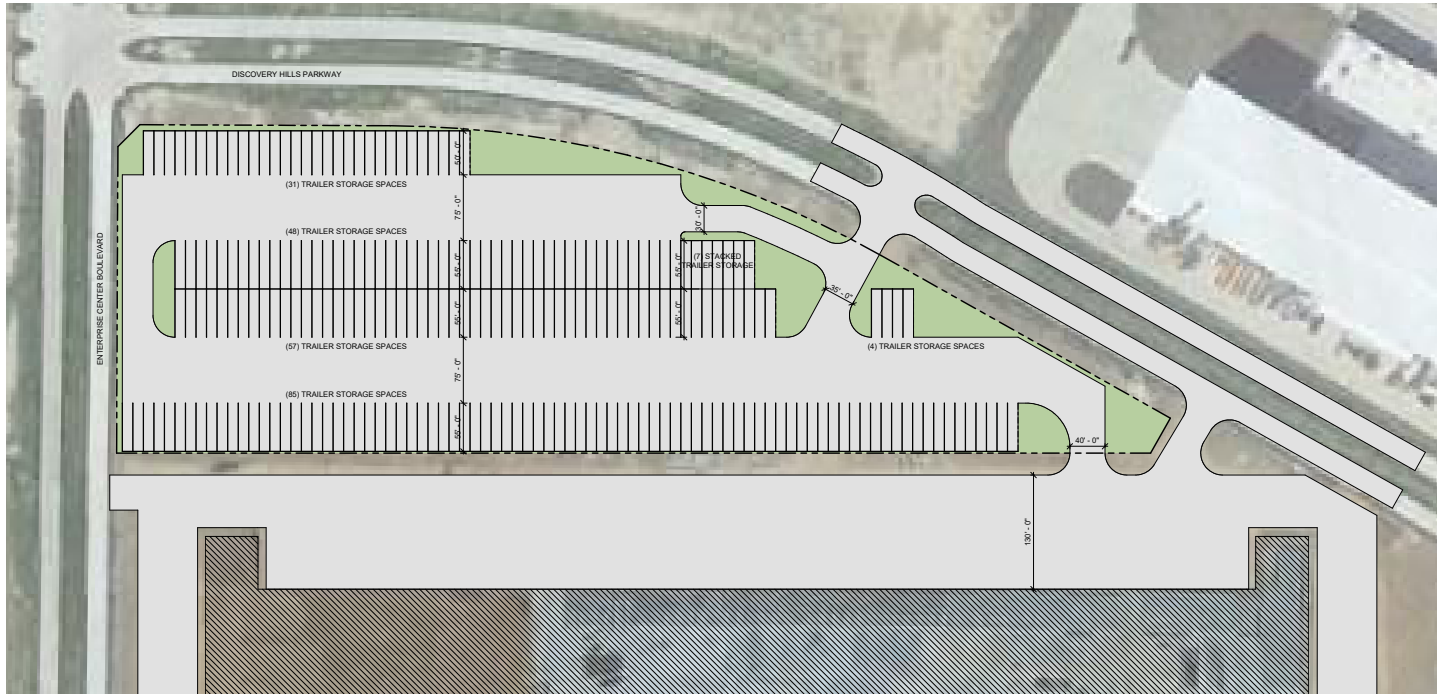


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Trailer Storage



Vehicle Parking

