



IEQT | EXETER



The Uplands Twinwood Distribution Center

Brookshire, Texas

Building Size: 737,632 SF | Building Availability: 737,632 SF

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Building Specifications

- Industrial space available
- 737,632 SF total building size
- 337,632 SF available size
- 350,000–737,632 SF available

Brookshire, Texas

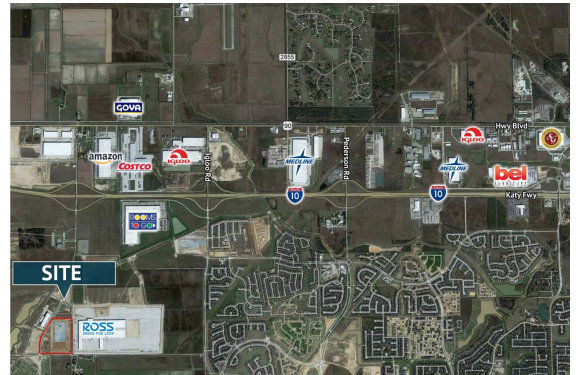
- Cross dock configuration
- 2,800 SF spec office

Building Size: 737,632 SF | 737,632 SF of Industrial Space Available

- 36' clear height
- ESFR Sprinkler System
- LED lights in warehouse on 30' avg FC whips
- 2500 amps of power – an additional 2500 amps to be delivered Q1 2024
- (135) 9' x 10' 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
- Approximately 288 employee parks – expandable to approximately 426
- (90) 55' trailer parks – expandable to 179
- Willing to match new build incentives

Additional Information

- Located just off I-10 in the Katy submarket, allowing distribution to both Houston and San Antonio
- Can accommodate +/-1,000 additional car parks or +/-230 additional trailer parks
- +/-7.8 acres available



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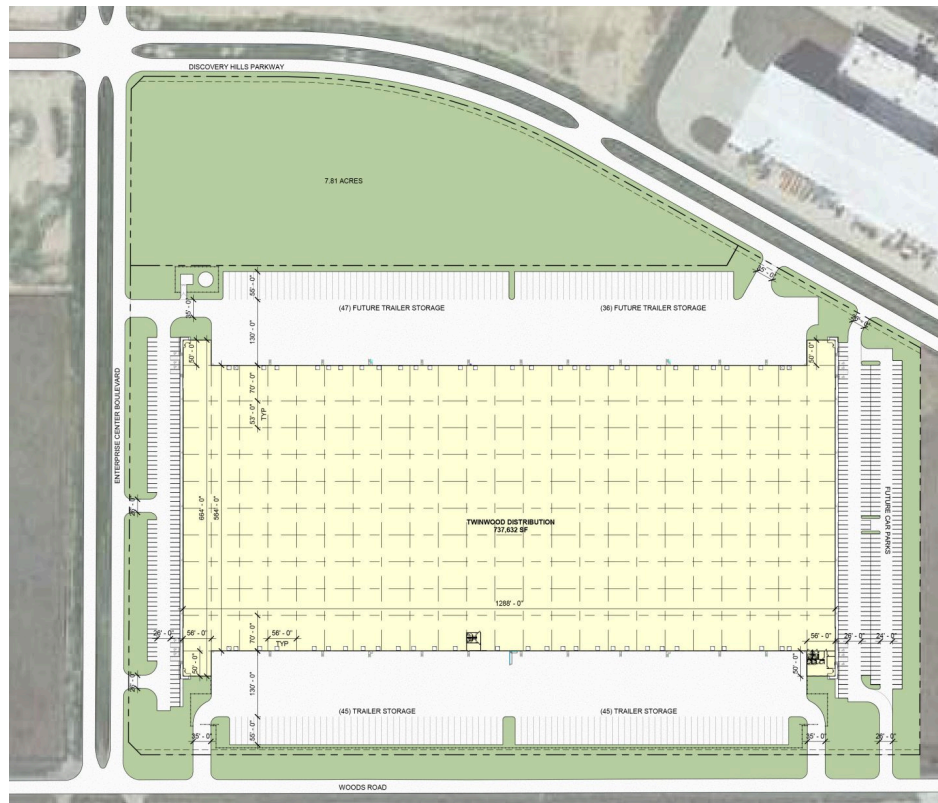
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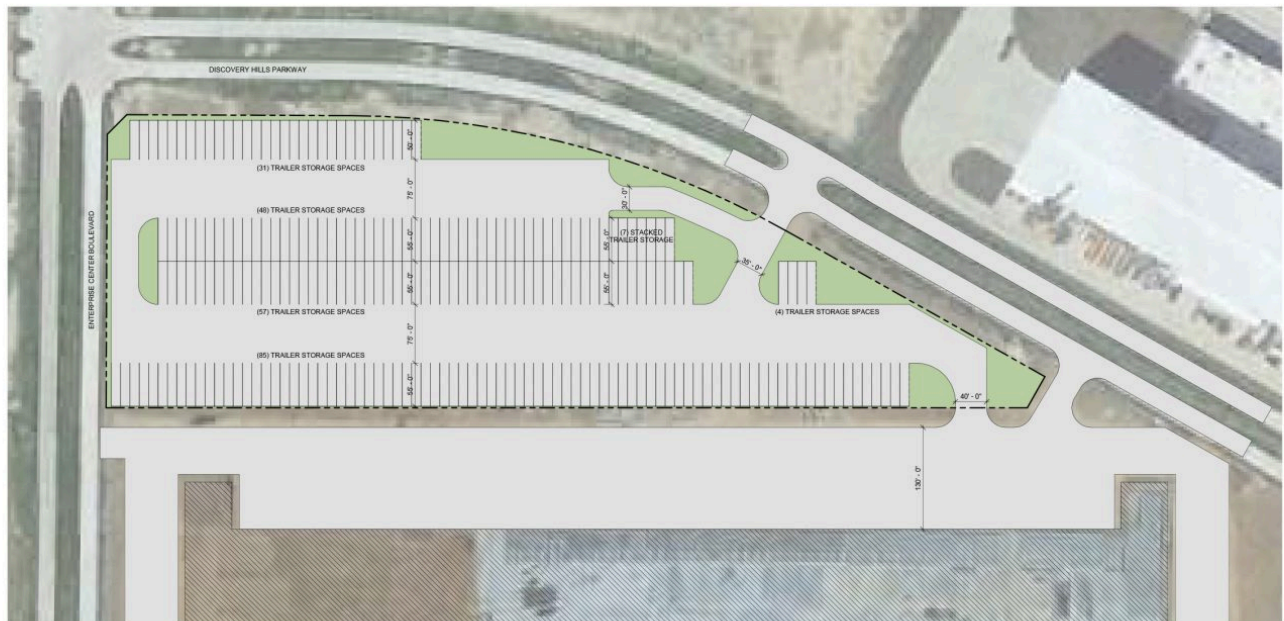
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Trailer Storage: option for 232 additional spaces on 7.81 acres

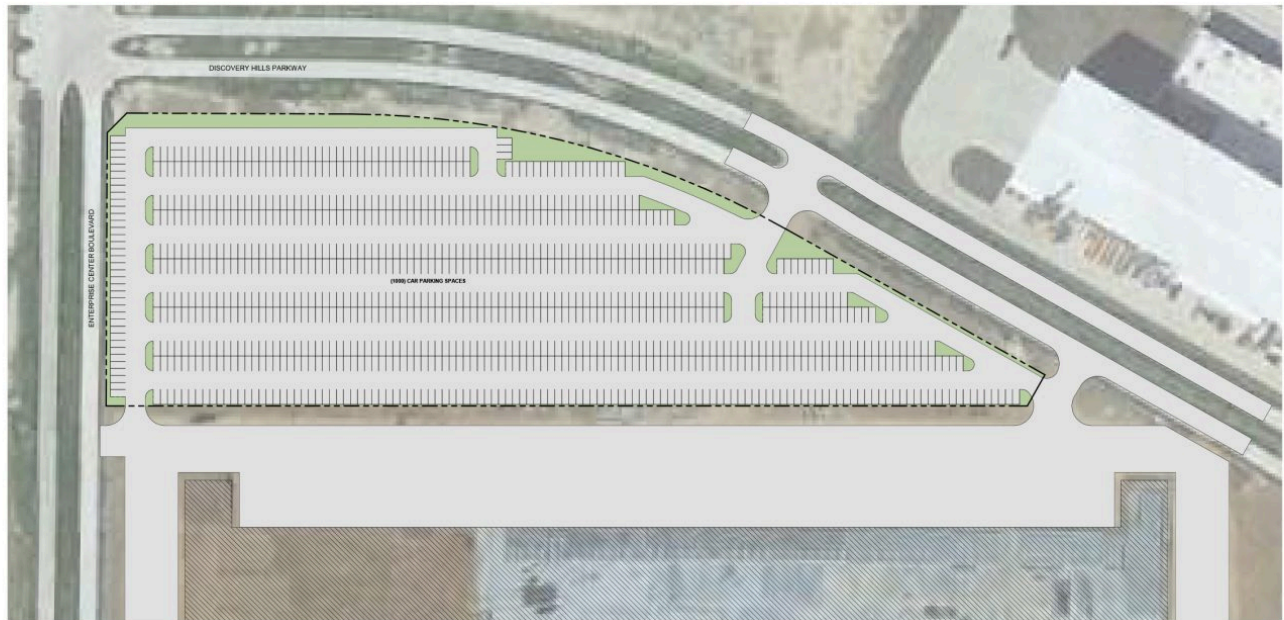


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Vehicle Parking: option for 1,000 additional spaces on 7.81 acres



Location



Population

WITHIN 10 MILES

Total Population

257,063

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Total Labor Force	66,929
Unemployment Rate	8.20%
Median Household Income	121,930
Warehouse Employees	714
High School Education Or Higher	62.58%