

TWINWOOD COMMERCE CENTER



FOR SALE OR LEASE

43,680 SF FREESTANDING DISTRIBUTION BUILDING
IN FEDERAL OPPORTUNITY ZONE



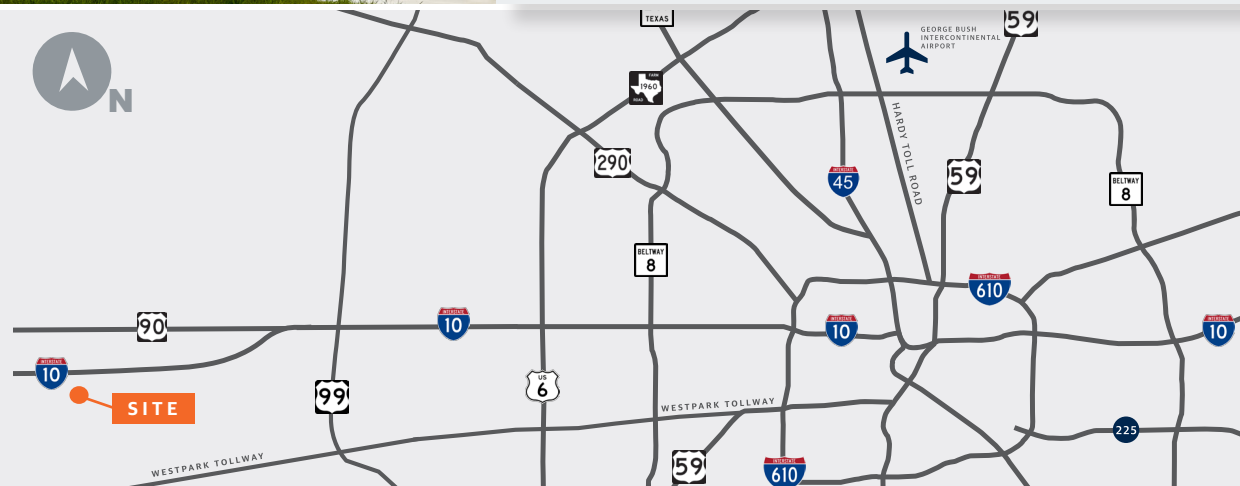
2706 Twinwood Business Drive East, Brookshire, TX 77423

BUILDING DETAILS

- 43,680 SF Freestanding Dock High Concrete Tiltwall Building (Shell Complete)
- 32' Clear Height
- Office (and Mezzanine if desired) Built To Suit (Not Included in Shell Sales Price)
- ESFR Sprinkler System
- 60' Speed Bay; 50'x52' Column Spacing
- 3 Phase 480 volt 600 Amp Electrical Service

PROPERTY DETAILS

- Convenient access to I-10 (1.7 miles) and Hwy 90
- LOCATED IN FEDERAL OPPORTUNITY ZONE WITH SIGNIFICANT TAX BENEFITS
- Local & State Incentives Available
- Waller County Property Tax Rate: 2.667 for 2024
- Outside 100 & 500 Year Flood Plains
- Regional Master Detention
- Within The Uplands at Twinwood, a 14,000 Acre Master Planned Multi-Use Deed Restricted Park



**CONTACT
INFORMATION**

INSITE

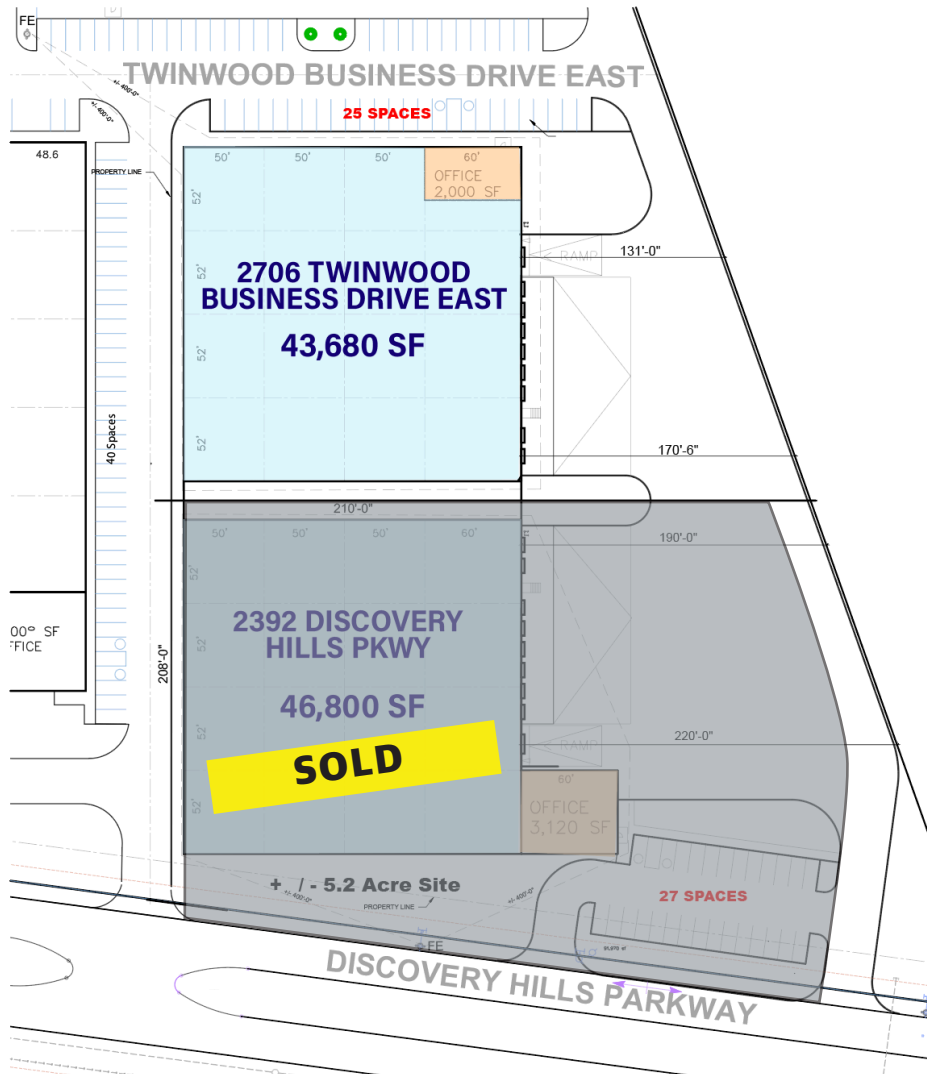
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urban
Companies

TWINWOOD COMMERCE CENTER

SITE PLAN & BUILDING SPECIFICATIONS



2706 Twinwood Business Drive East Brookshire, TX 77423

- 43,680 SF Total on +/- 2.22 Acres
- Office To Suit (Plan Shows Proposed Office Area)
- 32' Clear Height
- Truck Court Depths from 131' to 170'
- LED Lighting in Warehouse
- 3 Phase 480 Volt 600 Amp Electrical Service
- 8 Dock High Side Load Truck Doors
- 1 Ramped 12'x 16' Truck Door
- ESFR Sprinkler System
- 60' Speed Bay; 50' x 52' Column Spacing

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43,680 SF FREESTANDING TILTWALL DISTRIBUTION BUILDING - SHELL COMPLETE



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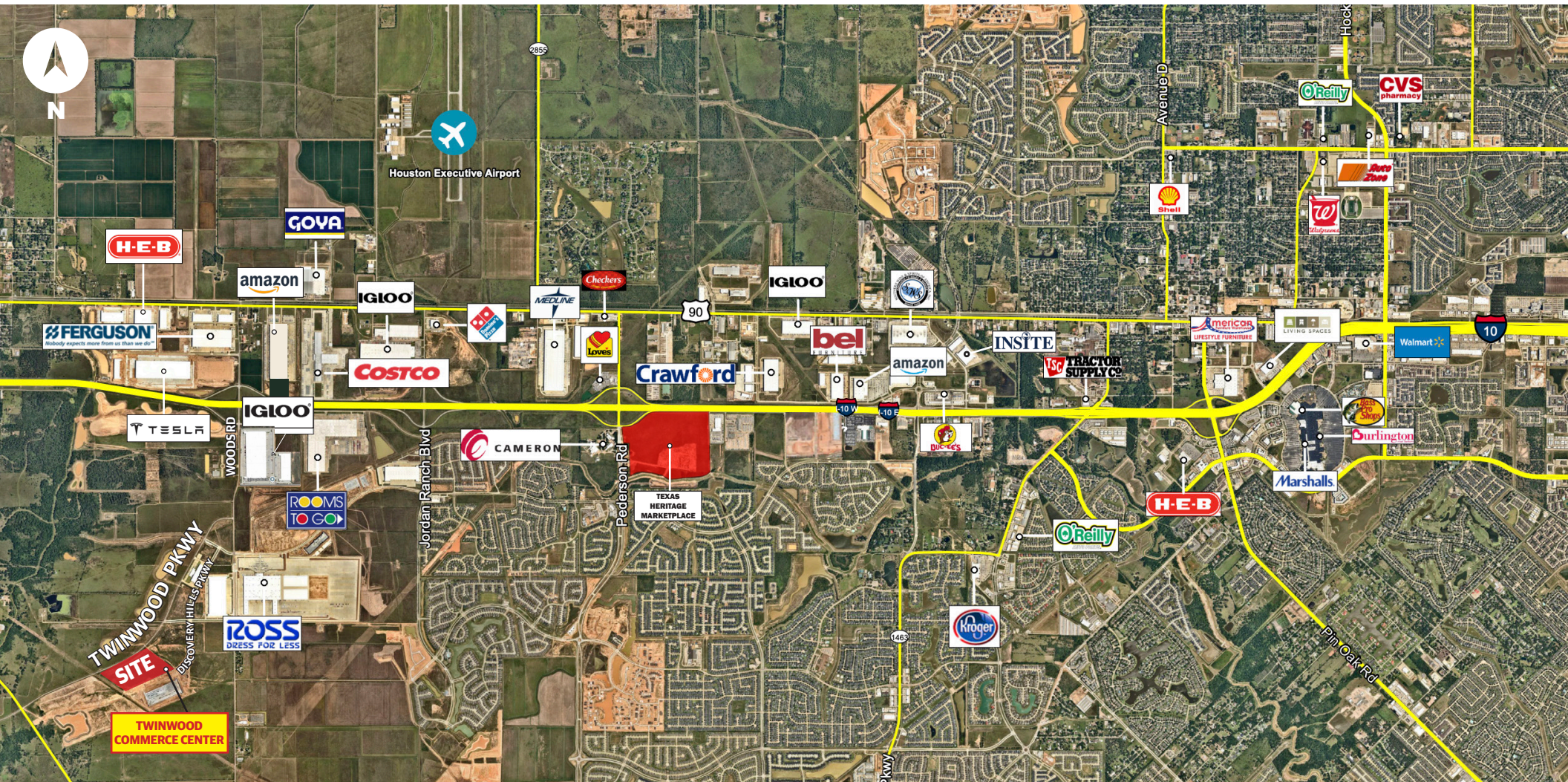
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BUSINESS NEIGHBORS

INSITE
Commercial Real Estate



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