

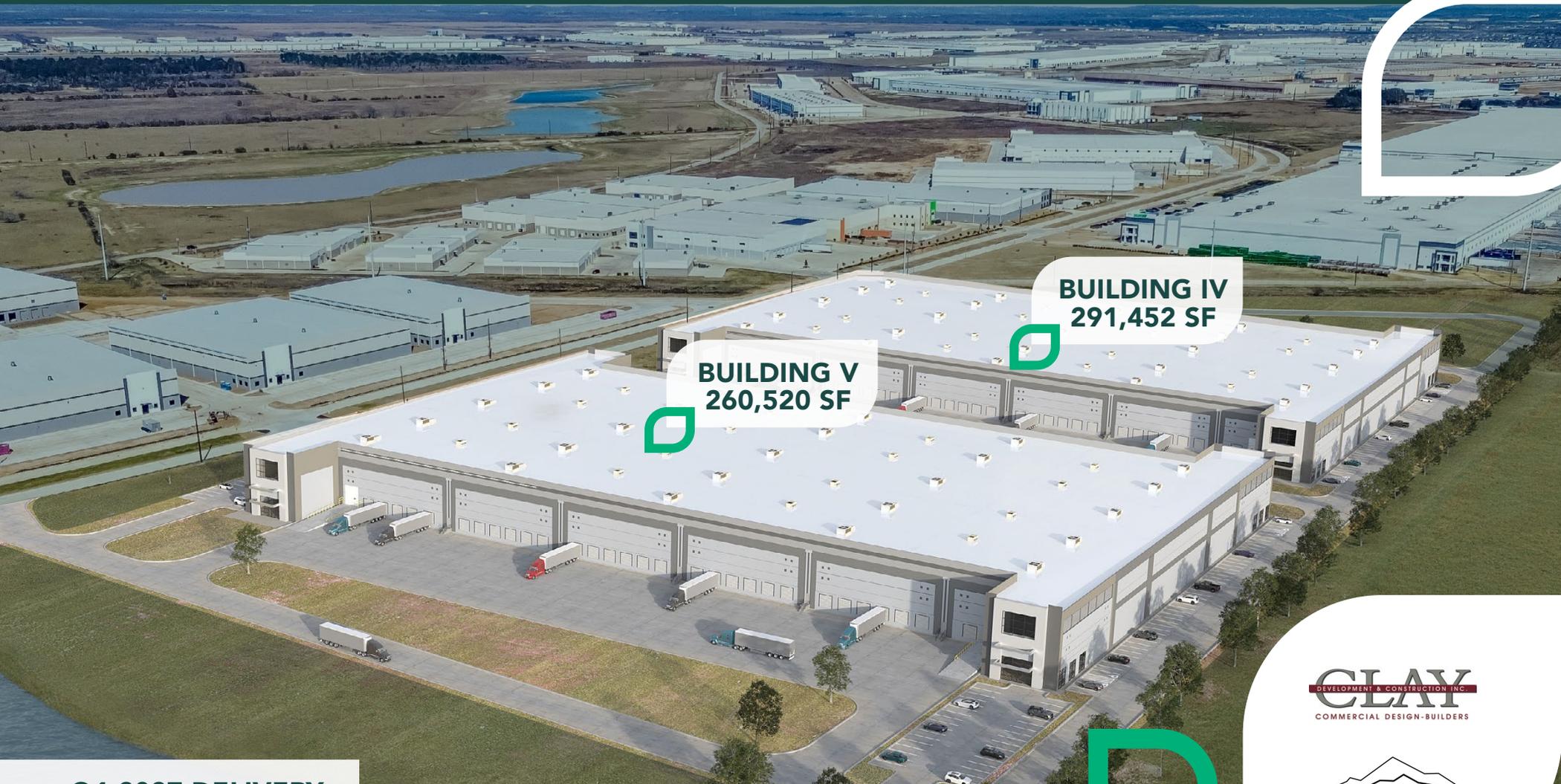


# TWINWOOD

DISTRIBUTION CENTER IV & V

## TWO CROSS DOCK DISTRIBUTION BUILDINGS

551,972 SF TOTAL | AVAILABLE FOR LEASE OR SALE



**BUILDING V**  
260,520 SF

**BUILDING IV**  
291,452 SF

**Q1 2027 DELIVERY**

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**CLAY**  
DEVELOPMENT & CONSTRUCTION INC.  
COMMERCIAL DESIGN-BUILDERS

**KBCADVISORS**

# DEVELOPMENT OVERVIEW



# PROPERTY FEATURES

TWINWOOD DC IV

**291,452 SF**  
SF BUILDING

**CROSS-DOCK**  
CONFIGURATION

**36'**  
CLEAR  
HEIGHT

**ESFR**  
SPRINKLER  
SYSTEM

**420' x 676'**  
BUILDING  
DIMENSIONS

**50' x 52'**  
COLUMN SPACING

**60'**  
SPEED BAYS

**130'**  
TRUCK COURT

**225'**  
SHARED TRUCK COURT

**(63) 9' x 10'**  
DOCK HIGH DOORS

**(4) 14' x 16'**  
DRIVE IN DOORS

**148**  
AUTO PARKING  
SPACES

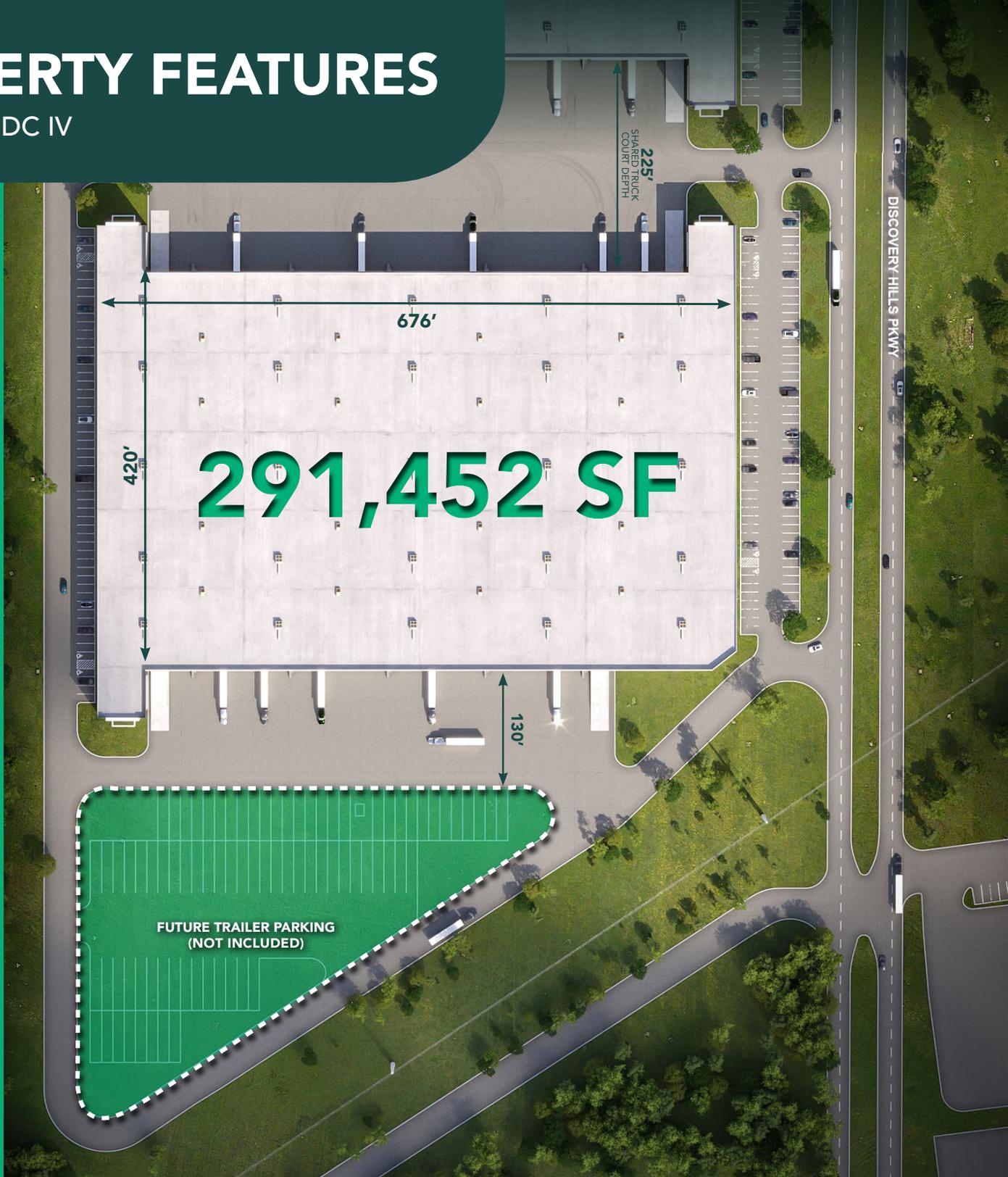
**2,000 AMP**  
TRANSFORMER

**7"**  
SLAB THICKNESS

**CAULKED**  
CONTROL JOINTS

**60 MIL**  
TPO ROOF

**PAINTED**  
COLUMNS



# PROPERTY FEATURES

TWINWOOD DC V

**260,520 SF**  
SF BUILDING

**CROSS-DOCK**  
CONFIGURATION

**36'**  
CLEAR  
HEIGHT

**ESFR**  
SPRINKLER  
SYSTEM

**370' x 676'**  
BUILDING  
DIMENSIONS

**50' x 52'**  
COLUMN SPACING

**60'**  
SPEED BAYS

**117'**  
TRUCK COURT

**225'**  
SHARED TRUCK COURT

**(69) 9' x 10'**  
DOCK HIGH DOORS

**(4) 14' x 16'**  
DRIVE IN DOORS

**186**  
AUTO PARKING  
SPACES

**2,000 AMP**  
TRANSFORMER

**7"**  
SLAB THICKNESS

**CAULKED**  
CONTROL JOINTS

**60 MIL**  
TPO ROOF

**PAINTED**  
COLUMNS



# PROPERTY ADVANTAGES

INGRESS ←  
EGRESS →

**MULTIPLE** INGRESS AND EGRESS  
NODES TO I-10

**REGIONAL CONNECTIVITY** IN ONE  
OF THE FASTEST GROWING SUBURBS  
OF HOUSTON

**LOCATED IN AN OPPORTUNITY ZONE**  
AND WITHIN **FTZ #84** SERVICE AREA



**I-10**

2.5 MILES, 7 MIN



**STATE HWY 99**

11.0 MILES, 15 MIN



**BELTWAY 8**

23.9 MILES, 27 MIN



**CBD**

36.5 MILES, 41 MIN



# SURROUNDING NEIGHBORS



- |               |                                  |                             |                        |                                  |                           |                                 |                         |
|---------------|----------------------------------|-----------------------------|------------------------|----------------------------------|---------------------------|---------------------------------|-------------------------|
| 1 COLOPLAST   | 8 PODS                           | 14 POINTSMITH               | 20 CAMILSON            | 26 FERGUSON                      | 32 US LED                 | 38 COSTCO WHOLESALE             | 44 MAN ENERGY SOLUTIONS |
| 2 TMEIC       | 9 ARMSTRONG COMPANY              | 15 COTTON LOGISTICS         | 21 SUTONG TIRE         | 27 AMERICAN WIRE GROUP           | 33 BUILDERS FIRSTSOURCE   | 39 CRAWFORD ELECTRIC            | 45 JAM'N PRODUCTS       |
| 3 ELIN ENERGY | 10 JOHNSON HEALTH TECH           | 16 TESLA                    | 22 JW FULFILLMENT INC. | 28 RTIC COOLERS                  | 34 MEDLINE                | 40 AMERICAN FURNITURE WAREHOUSE | 46 PEPERL+FUCHS         |
| 4 5 IGLOO     | 11 HEB                           | 17 NELLIS AUCTION           | 23 ROOMS TO GO         | 29 LEDGE LOUNGERS                | 35 ROSS DRESS FOR LESS    | 41 ELOGISTEK                    |                         |
| 6 PYLE USA    | 12 PROFESSIONAL PACKAGING SYSTEM | 18 SAFELITE                 | 24 WAREFOR SOLUTIONS   | 30 CENTRAL ELECTRIC DISTRIBUTORS | 36 SOUTHERN GLAZER'S WINE | 42 SLB                          |                         |
| 7 K-PACK      | 13 HC FORKLIFT                   | 19 AMERISA GLOBAL LOGISTICS | 25 WANG GLOBALNET      | 31 EMBARK TRUCKS                 | 37 GOYA FOODS OF TEXAS    | 43 SRS DISTRIBUTION INC.        |                         |

# LABOR REACH



## FORKLIFT DRIVERS

**\$19.29** Average Earnings  
(Hourly)

Drive Time	Growth in Past 5 Years	2024 Net Commuters	2024 Resident Workers
15 Min	168%	453	145
30 Min	58%	281	1,393
45 Min	27%	1,580	6,840



## WAREHOUSE WORKERS

**\$16.63** Average Earnings  
(Hourly)

Drive Time	Growth in Past 5 Years	2024 Net Commuters	2024 Resident Workers
15 Min	168%	1,259	1,011
30 Min	59%	-107	11,286
45 Min	34%	12,289	60,292



**TWINWOOD**  
DISTRIBUTION CENTER IV & V

45 MIN

30 MIN

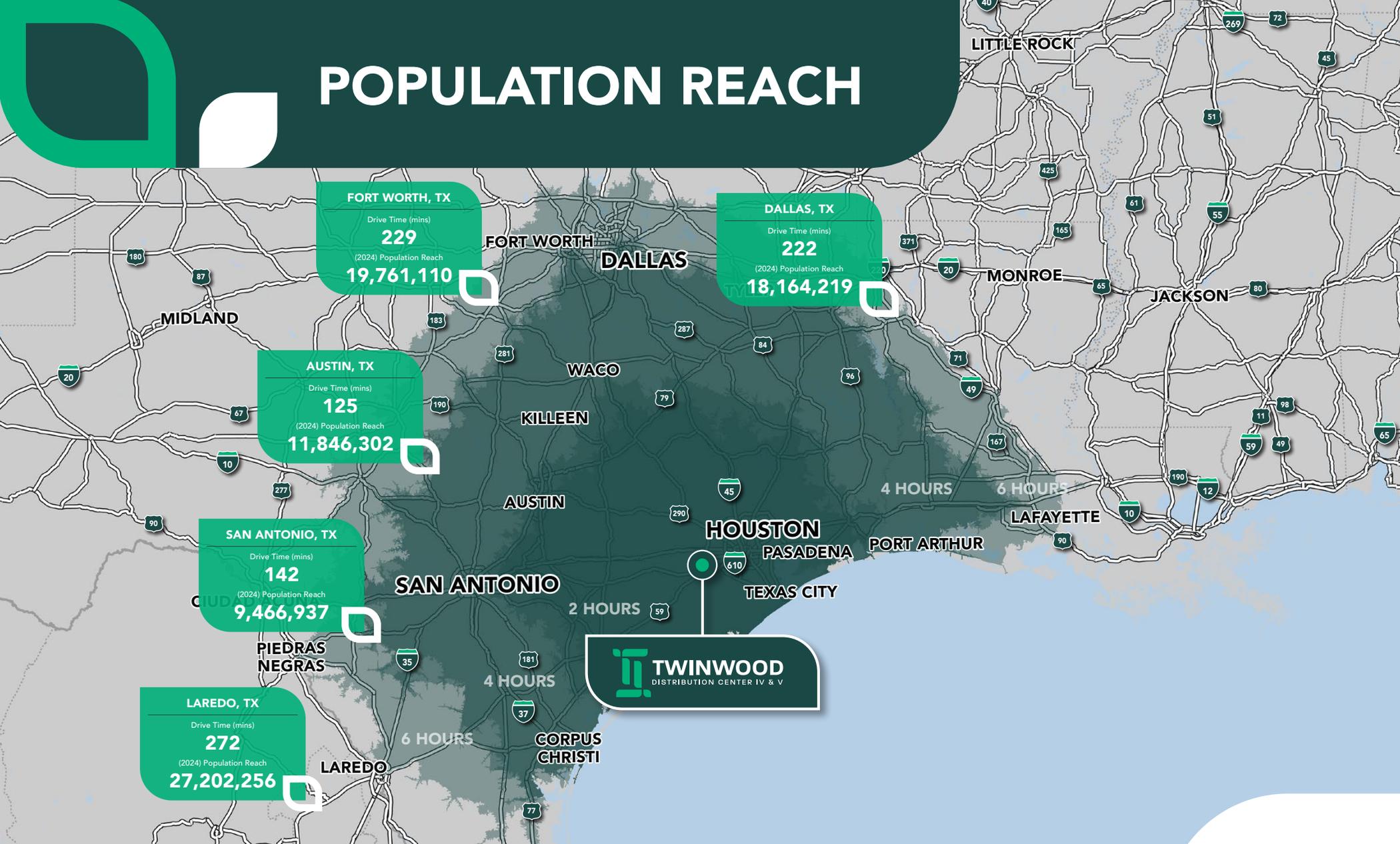
15 MIN

SPRING

SUGARLAND

MISSOURI CITY

# POPULATION REACH



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