



EQT | EXETER

MOVE-IN READY



The Uplands Twinwood Distribution Center

2062 Woods Road Brookshire, TX 77423

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

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

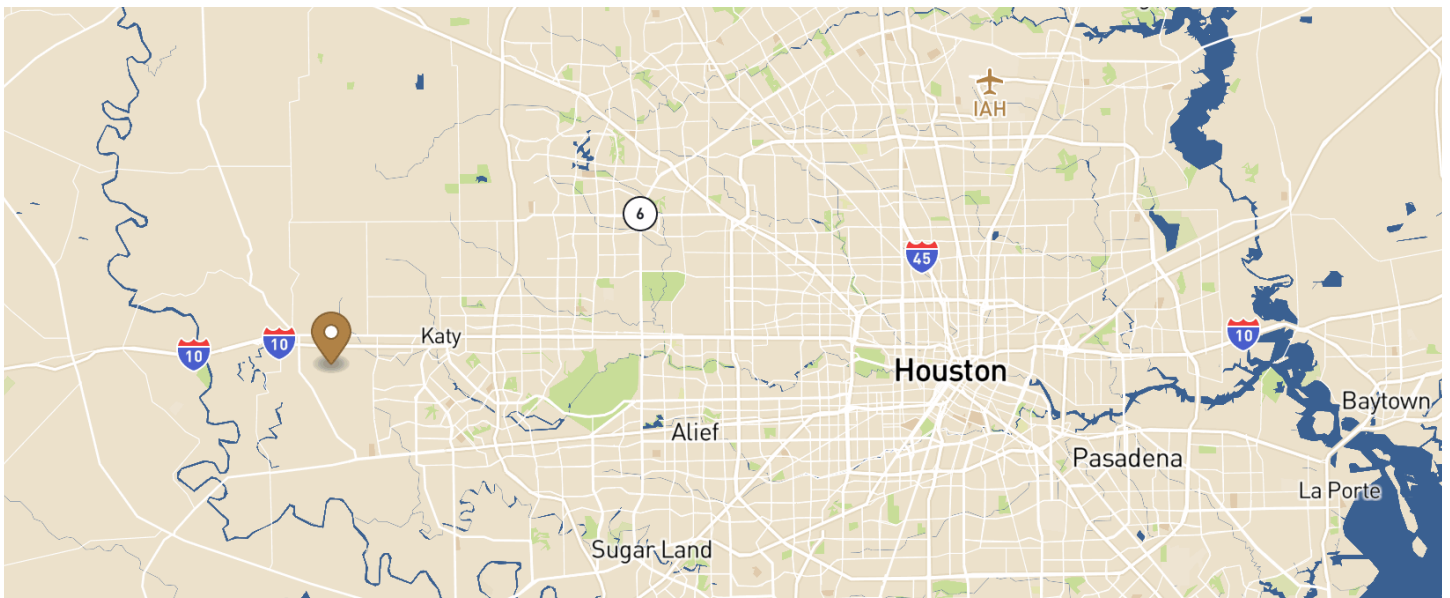
Building Specifications

- 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
- 5,000 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
- 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 $\pm 1,000$ additional car parks or ± 230 additional trailer parks
- ± 7.8 acres available

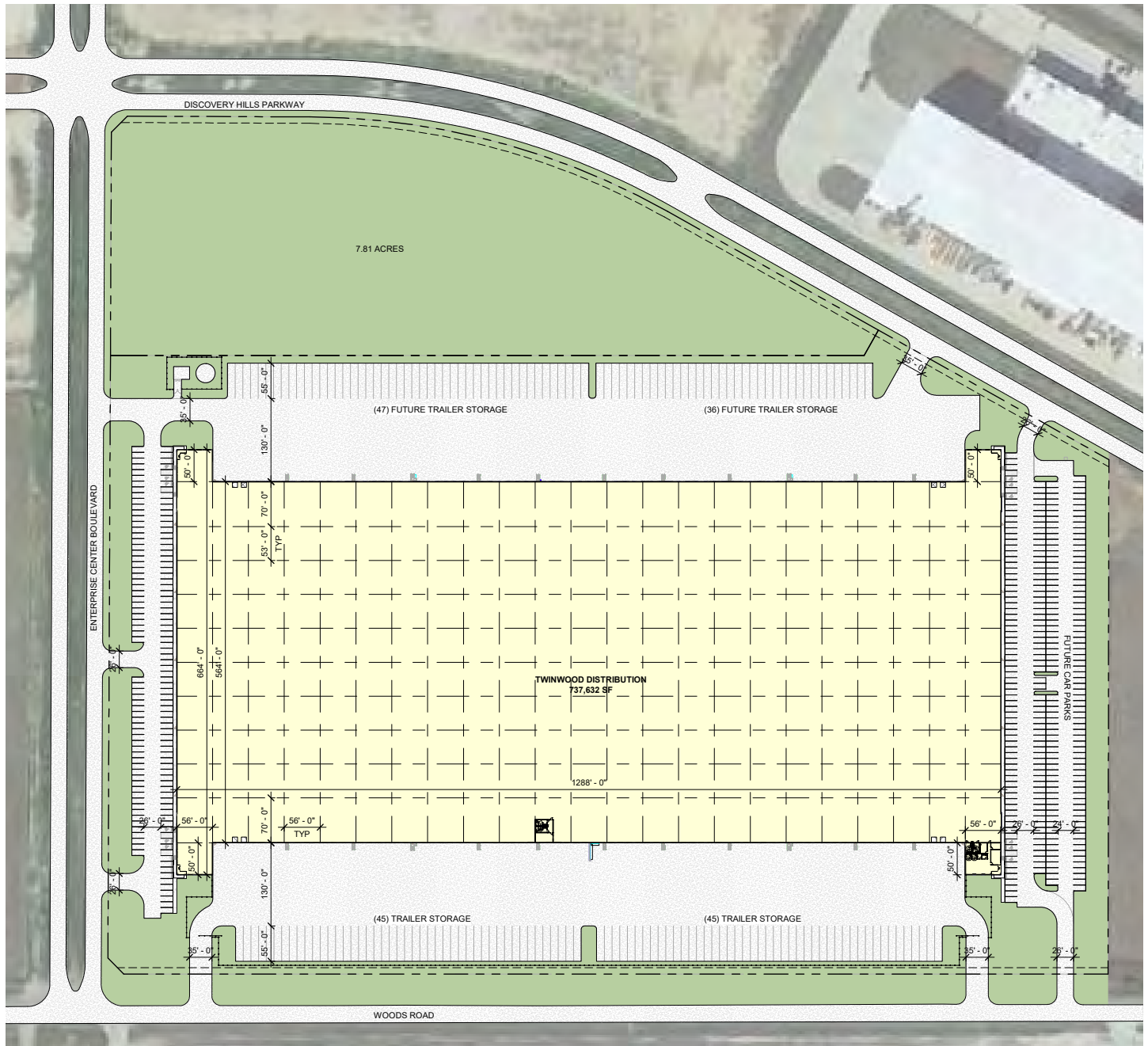


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Site Plan

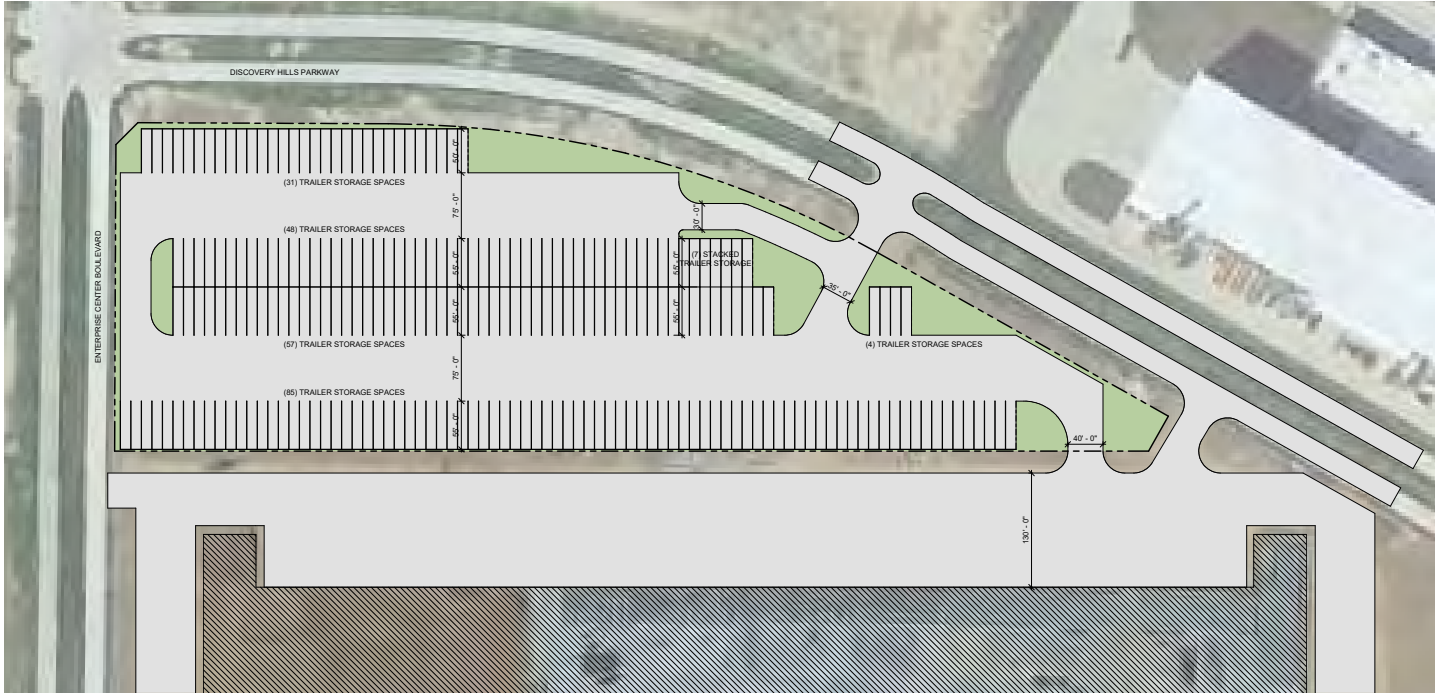


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Trailer Storage: option for 232 additional spaces on 7.81 acres



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

