



**767,520 SF | CROSS DOCK DISTRIBUTION
BUILDING AVAILABLE FOR LEASE OR SALE**



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CLAY
DEVELOPMENT & CONSTRUCTION INC.
COMMERCIAL DESIGN-BUILDERS


KBCADVISORS

PROPERTY FEATURES

2193 DISCOVERY HILLS PARKWAY, BROOKSHIRE, TX 77423

SPEC OFFICE



DISCOVERY HILLS PKWY

FUTURE TRAILER PARKING (NOT INCLUDED)

1456'

767,520 SF

520'

FUTURE CAR AND/OR
OUTSIDE STORAGE AREA
(NOT INCLUDED)

WOODS RD

FUTURE TRAILER PARKING (NOT INCLUDED)

767,520 SF
SF BUILDING
DIVISIBLE TO 221,040 SF
2,600 SF OFFICE

CROSS-DOCK
CONFIGURATION

40'
CLEAR
HEIGHT

ESFR
SPRINKLER
SYSTEM

520' x 1456'
BUILDING
DIMENSIONS

50' x 52'
COLUMN
SPACING

60'
SPEED
BAYS

130'
TRUCK
COURT

(175) 9' x 10'
DOCK HIGH DOORS

(4) 14' x 16'
DRIVE IN DOORS

265
AUTO PARKING
SPACES

3,000 AMP
TRANSFORMER
W/ ABILITY TO UPGRADE TO
6,000 AMPS TOTAL

8"
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

2.3 MILES, 6 MIN



STATE HWY 99

10.8 MILES, 14 MIN



BELTWAY 8

23.7 MILES, 26 MIN



CBD

36.3 MILES, 40 MIN



TWINWOOD
DISTRIBUTION CENTER III

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 III

45 MIN

30 MIN

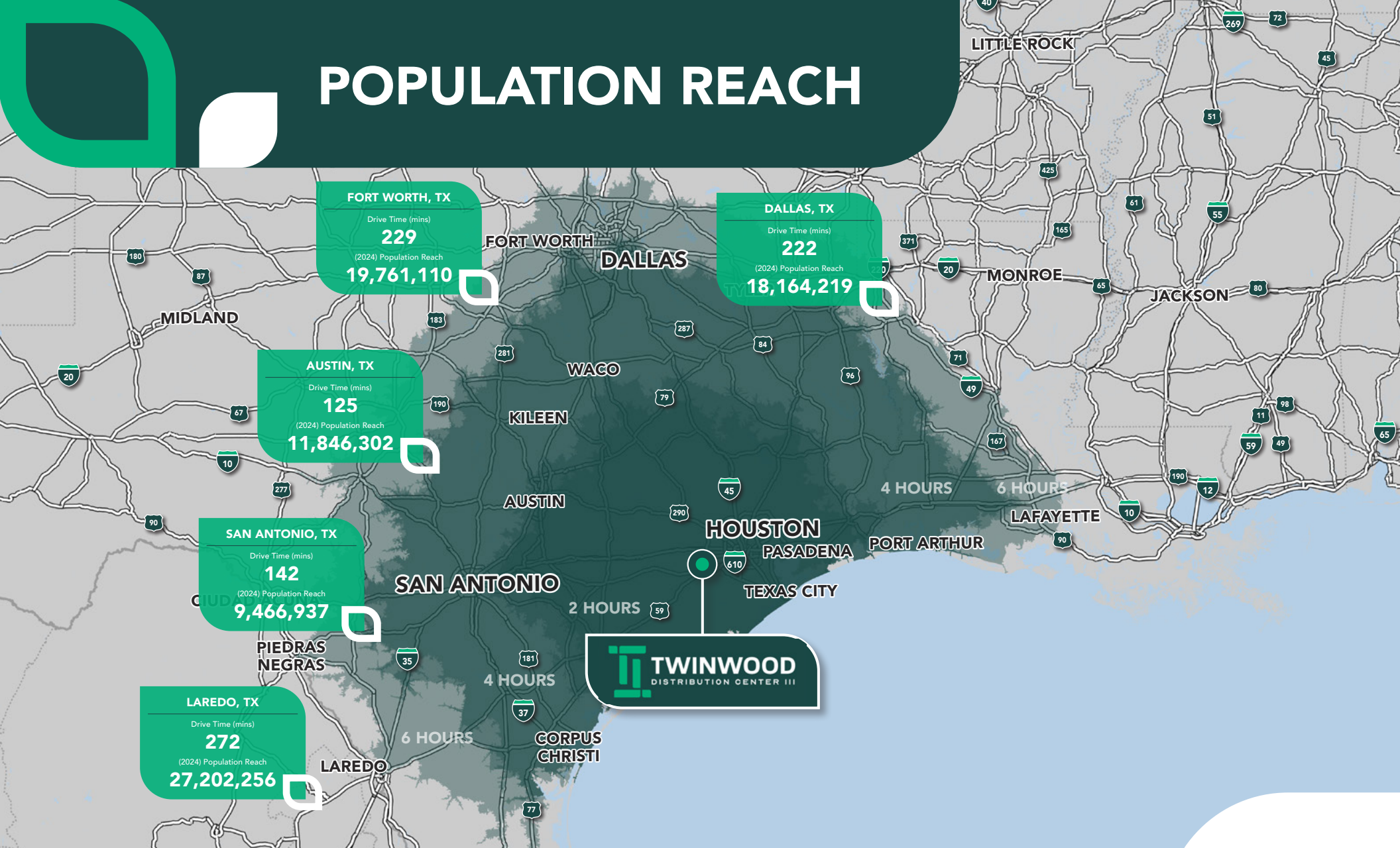
15 MIN

SPRING

SUGARLAND

MISSOURI CITY

POPULATION REACH



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