



MOVE-IN READY



384,608 SF OF INDUSTRIAL SPACE AVAILABLE

The Uplands Twinwood Distribution Center

2062 Woods Road, Brookshire, TX 77423

BUILDING SPECIFICATIONS

- 384,608 SF available for lease
- Cross dock configuration
- 2,800 SF spec office
- 36' clear height
- ESFR Sprinkler System
- Existing Warehouse LED lighting to an average of 30 FC, 3' AFF on 15' whips
- 2,500 amps of power
- (4) 24' HVLS fans
- (70) 9' x 10' dock high doors
- (2) drive-in ramps with 14' x 16' overhead doors
- (31) 40,000 lb. mechanical pit levelers with (31) dock seals
- 56' x 53' column spacing with 70' speed bays
- 185' truck court
- (140) existing employee parks
- (79) existing trailer parks

ADDITIONAL INFORMATION

- Willing to match new build incentives
- +/- 210 trailer parks on 7.8 acres permitted & available to be paved





384,608 SF OF INDUSTRIAL SPACE AVAILABLE

The Uplands Twinwood Distribution Center

2062 Woods Road, Brookshire, TX 77423



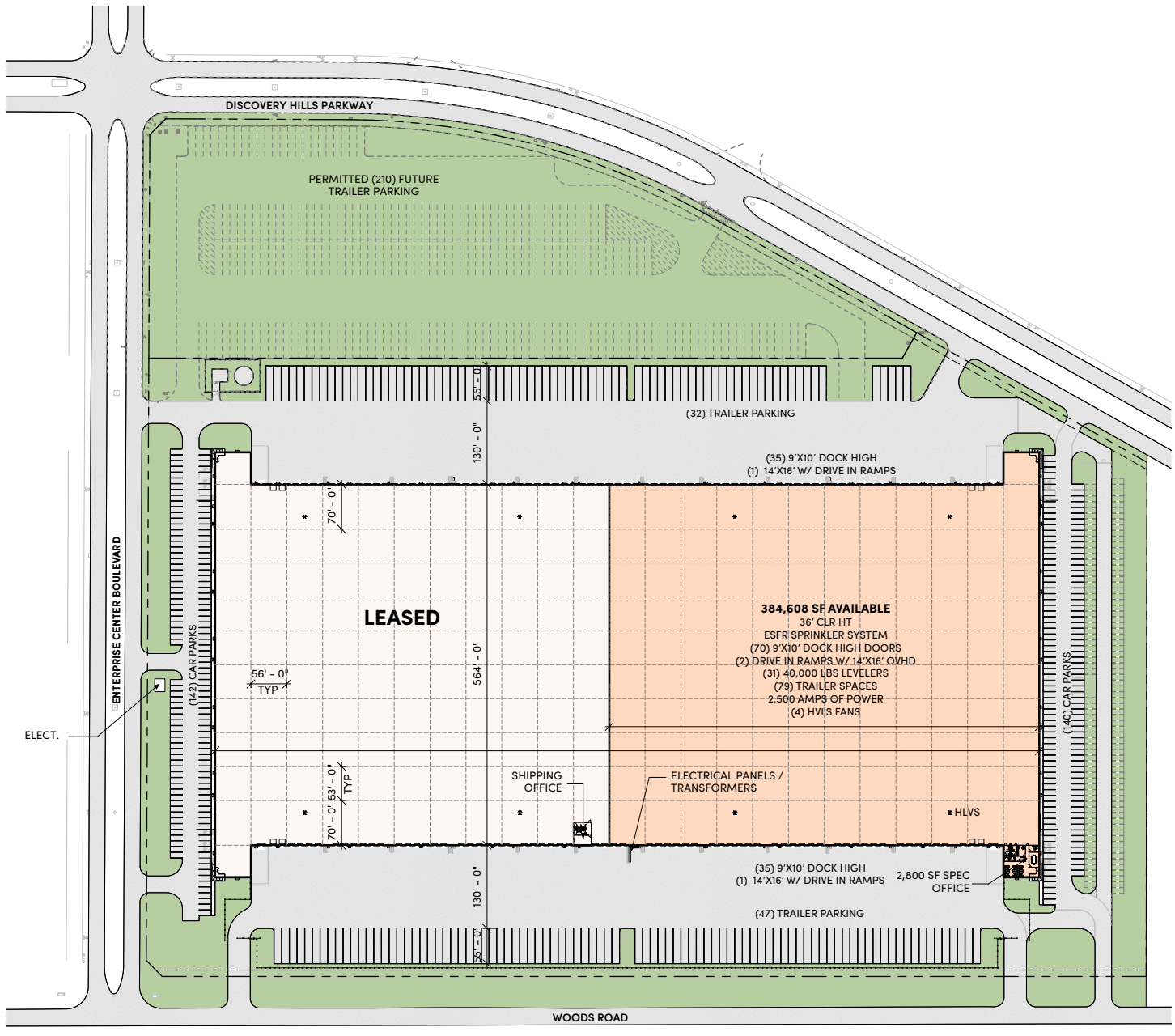
LOCATION HIGHLIGHTS

- 40 minutes west of Downtown Houston, ideally balances metro access and connectivity to the greater Texas triangle without city congestion.
- Corporate neighbors include: Costco, Amazon, Domino's, Goya, and Igloo

The Uplands Twinwood Distribution Center

2062 Woods Road, Brookshire, TX 77423

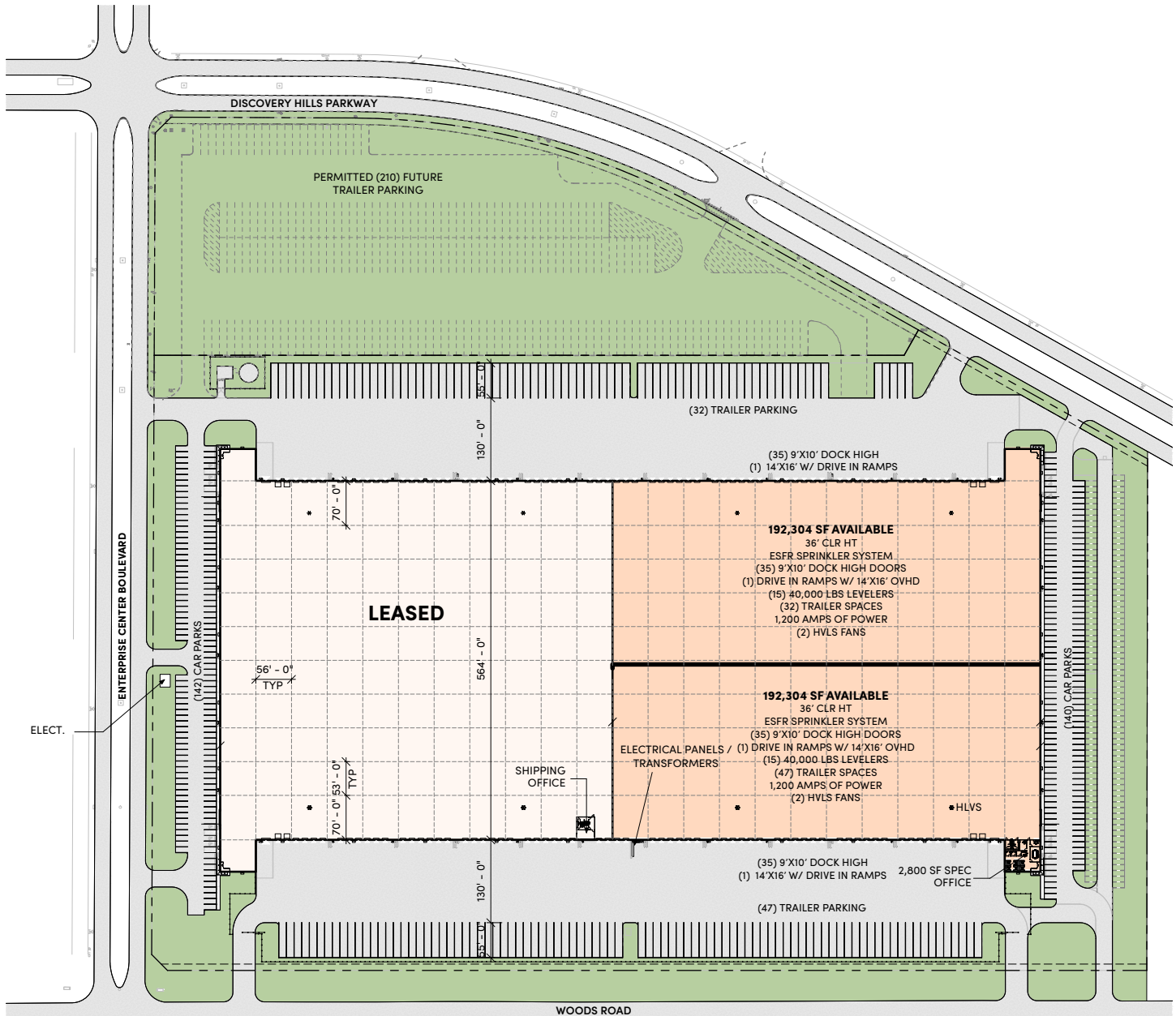
Site Plan - Option 1: 384,608 SF



The Uplands Twinwood Distribution Center

2062 Woods Road, Brookshire, TX 77423

Site Plan - Option 2: 192,304 SF of Front Loaded Space



The Uplands Twinwood Distribution Center

2062 Woods Road, Brookshire, TX 77423

Lobby



Office and Breakroom

