

# MOVE-IN READY

350,000-737,632 SF OF INDUSTRIAL SPACE AVAILABLE

## The Uplands Twinwood Distribution Center

2062 Woods Road, Brookshire, TX 77423

### 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
- (136) 9' x 10' dock high doors
- 4 drive-in ramps with 14' x 16' overhead doors
- (58) 40,000 lb. mechanical pit levelers with (58) dock seals
- 56' x 53' column spacing with 70' speed bays
- 185' truck court
- (282) existing employee parks - expandable to +/- 420
- (90) 55' trailer parks - expandable to 179
  - Includes +/- 200 trailer parks on 7.8 acres available to be paved



### ADDITIONAL INFORMATION

- Willing to match new build incentives
- 7.8 acres available and permitted for an additional +/- 200 trailer parks



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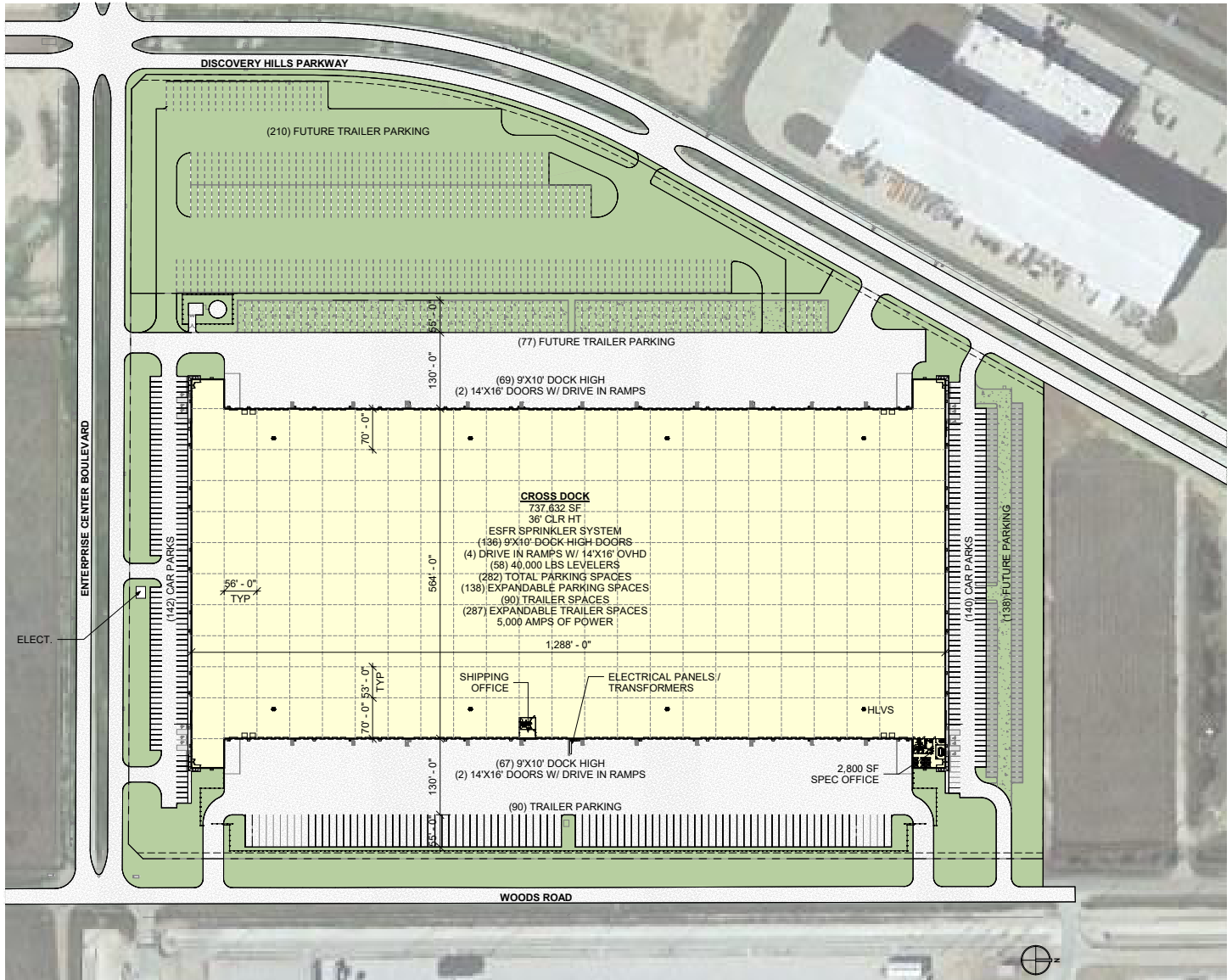
## LOCATION HIGHLIGHTS

- 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

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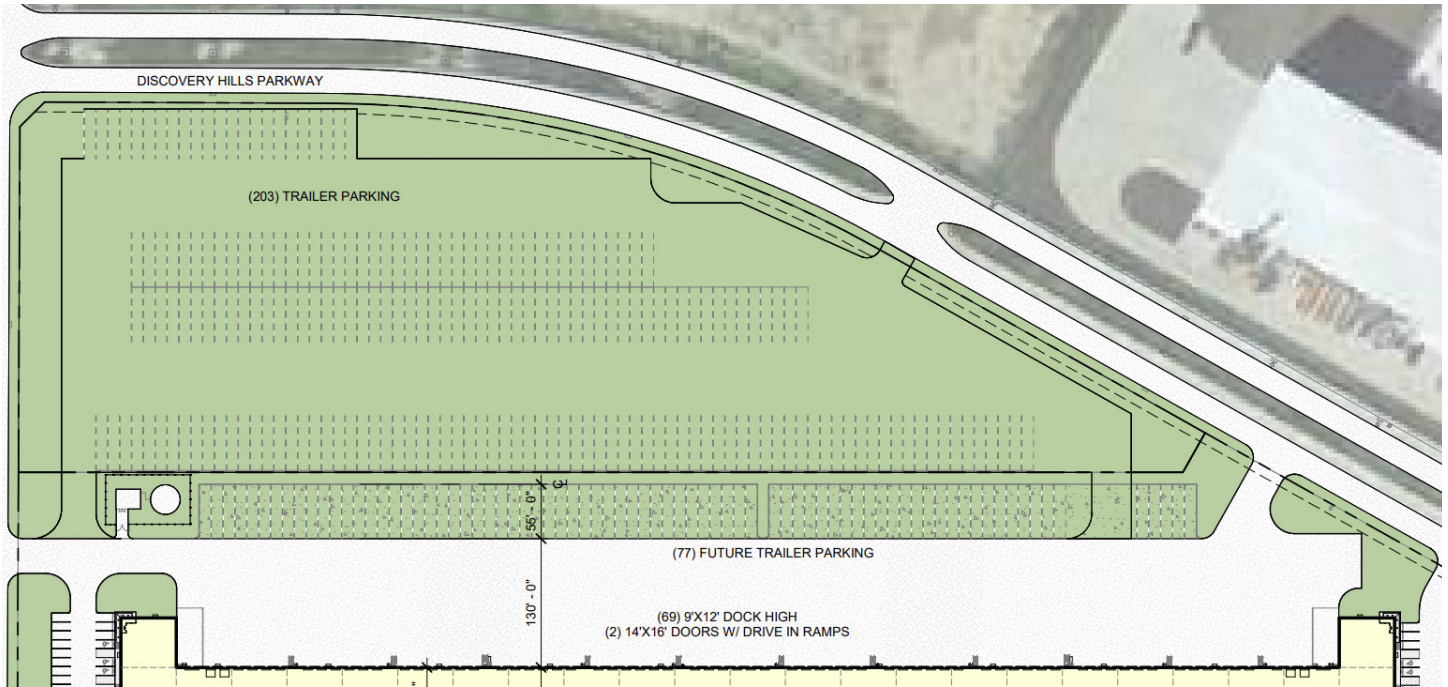
## Site Plan



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## Trailer Storage



## Vehicle Parking

