



# 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







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## LOCATION HIGHLIGHTS

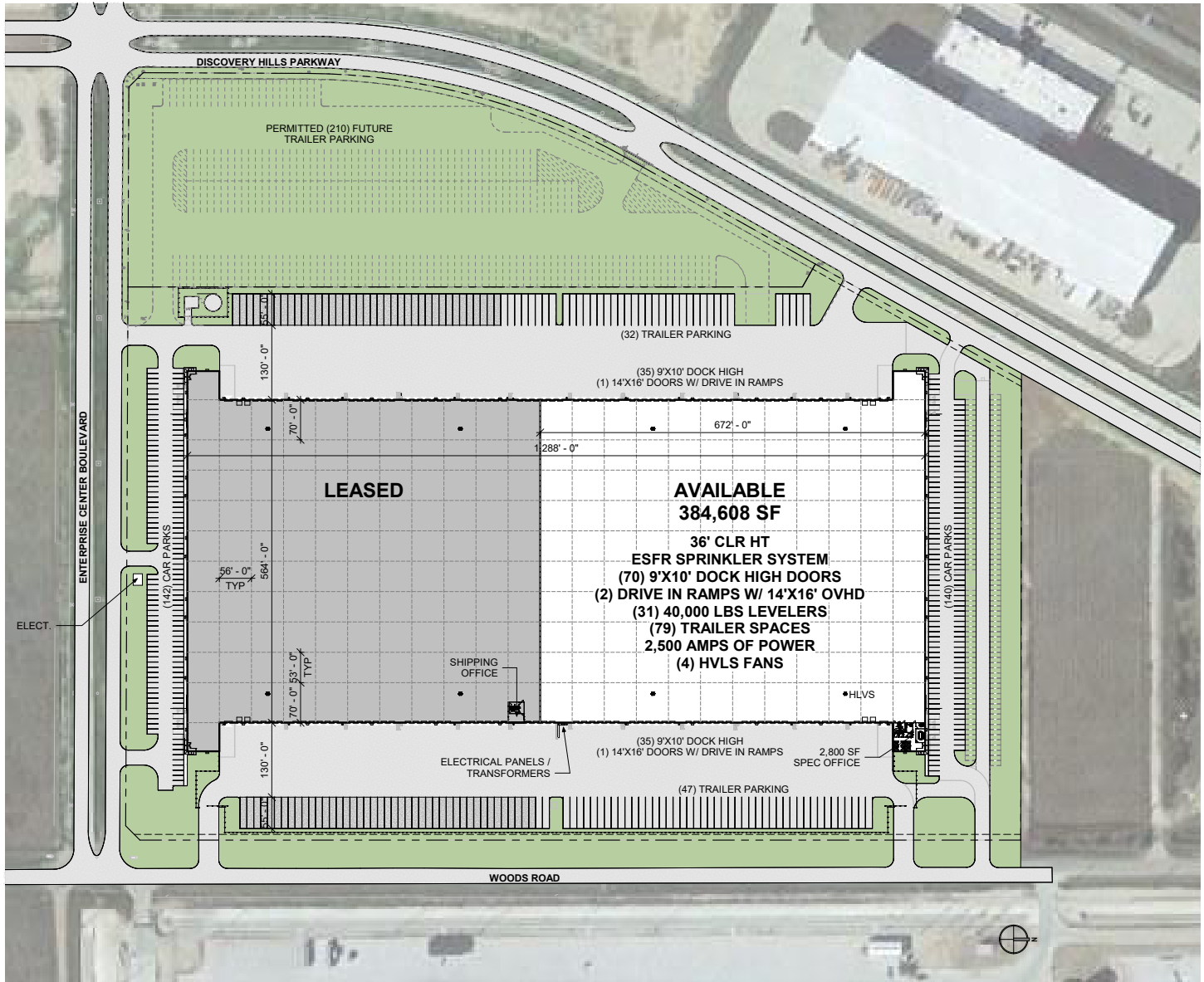
- 40 minutes west of Downtown Houston, ideally balances metro access and connectivity to the greater Texas triangle without city congestion.
- Corporate neighbors include: Costco, Amazon, Domino's, Goya, and Igloo



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## Site Plan



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## Lobby



## Office and Breakroom

