

TWINWOOD COMMERCE CENTER



FOR SALE OR LEASE

92,310 SF NEW DISTRIBUTION BUILDING
ON +/- 5.2 ACRES IN FEDERAL OPPORTUNITY ZONE



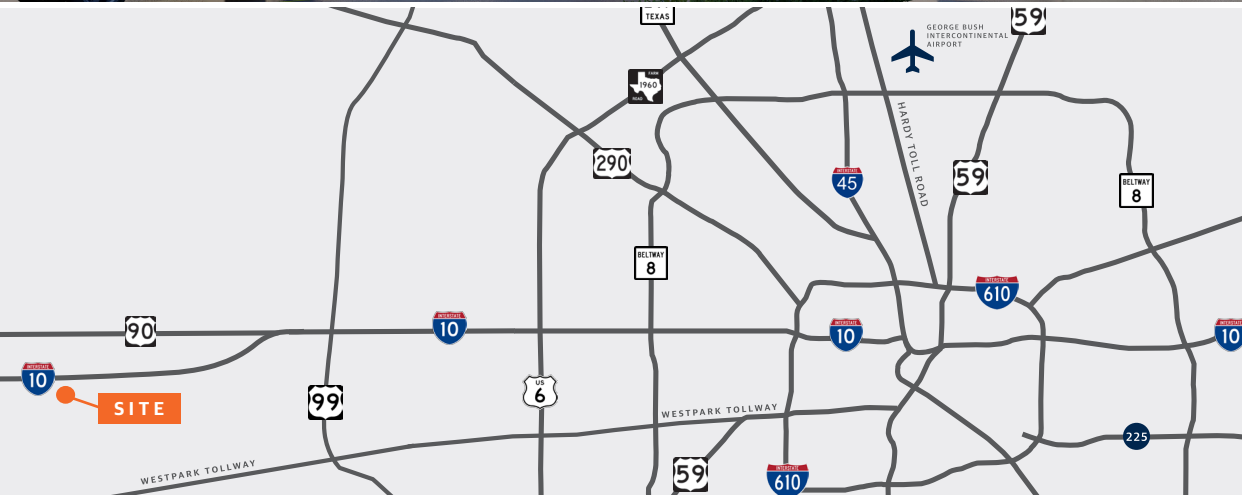
BUILDING DETAILS

- Freestanding Rear Load Dock High Concrete Tiltwall Building with 32' Clear Height
- Office (and Mezzanine if desired) Built To Suit (Not Included in Shell Price)
- 21 Dock High 9'x10' Truck Doors, 2 Ramps to 12'x16' Doors
- 61 Car Parks
- 135' Truck Court
- ESFR Sprinkler System
- 60' Speed Bay, 50'x52' Column Spacing
- 3 Phase 480 volt 600 amp Electrical Service
- Convenient access to I-10 (1.7 miles) and Hwy 90

PROPERTY DETAILS

- LOCATED IN FEDERAL OPPORTUNITY ZONE WITH SIGNIFICANT TAX BENEFITS
- Local & State Incentives Available
- Waller County Property Tax Rate: 2.24
- Outside 100 & 500 Year Flood Plains
- Regional Master Detention
- Within The Uplands at Twinwood, a 14,000 Acre Master Planned Multi-Use Deed Restricted Park

Developed by Urban Construction



CONTACT INFORMATION

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AVAILABLE LAND SITES FOR DESIGN BUILDS OR BUILD TO SUITS

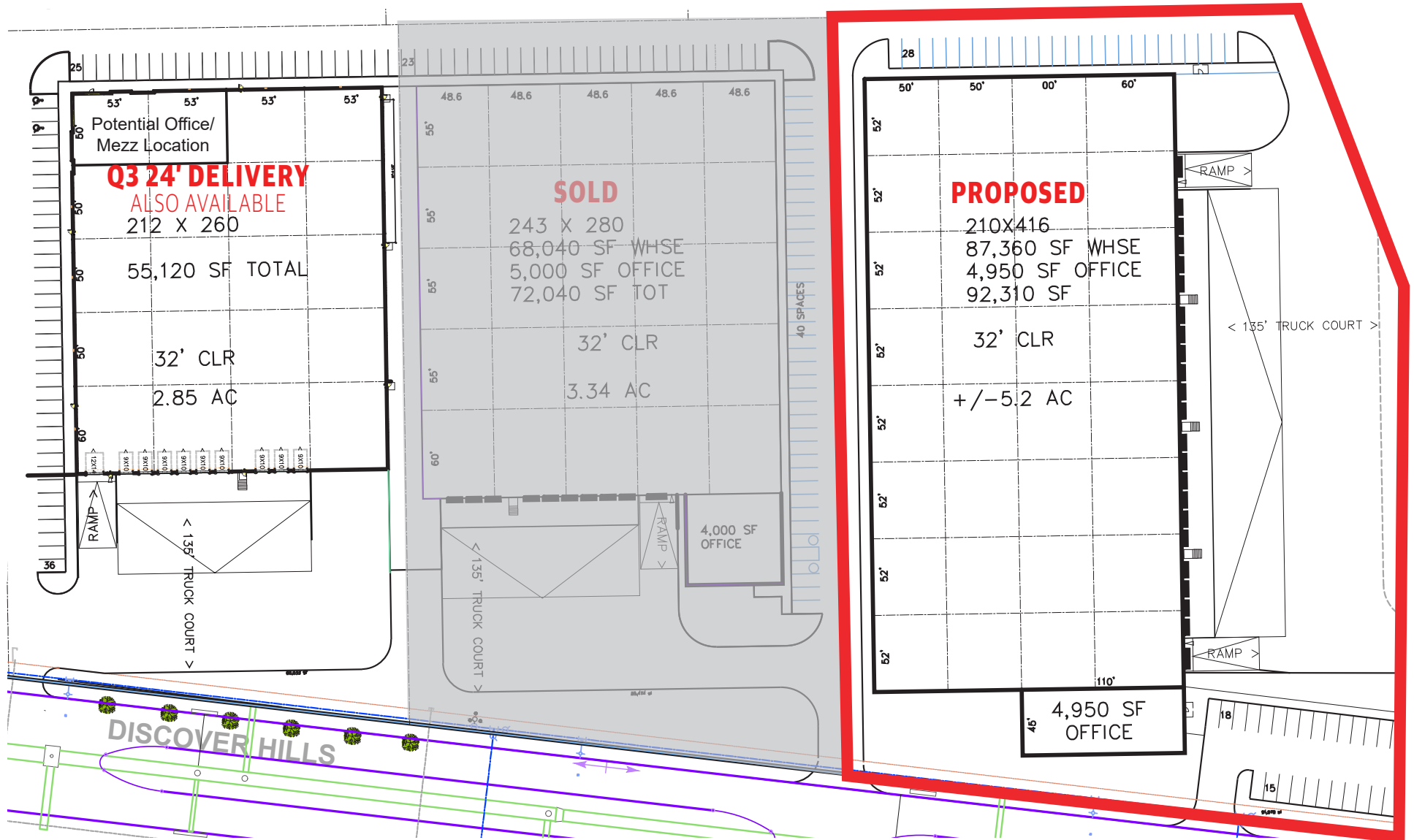


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92,310 SF SPEC BUILDING



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