

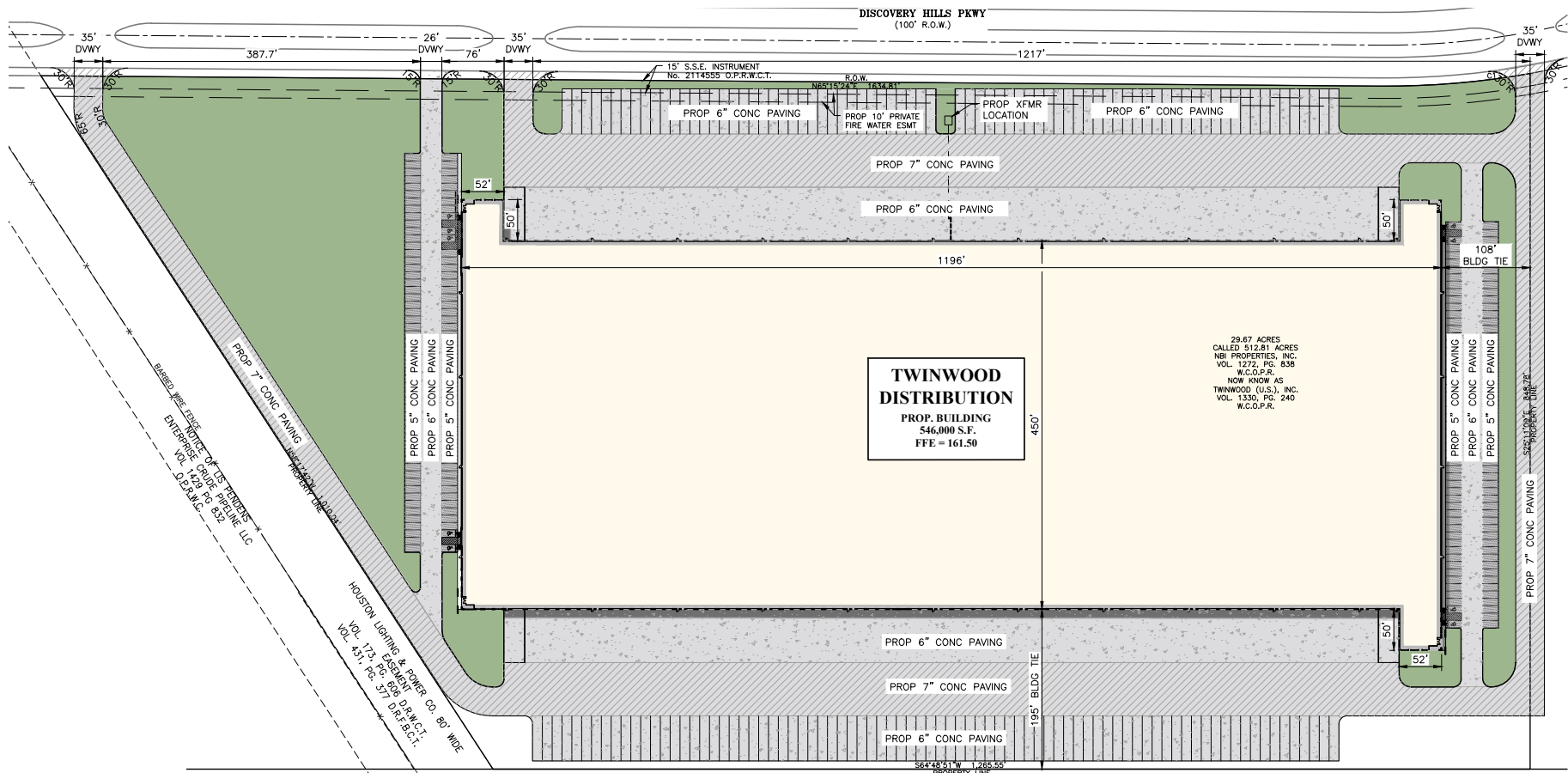
FOR LEASE

±546,000 SF
TWINWOOD DISTRIBUTION CENTER II
2439 DISCOVERY HILLS PKWY
BROOKSHIRE, TEXAS 77423 | WALLER COUNTY
CROSS DOCK DISTRIBUTION WAREHOUSE | AVAILABLE NOVEMBER 2022



Expandable to 1,300,000 SF

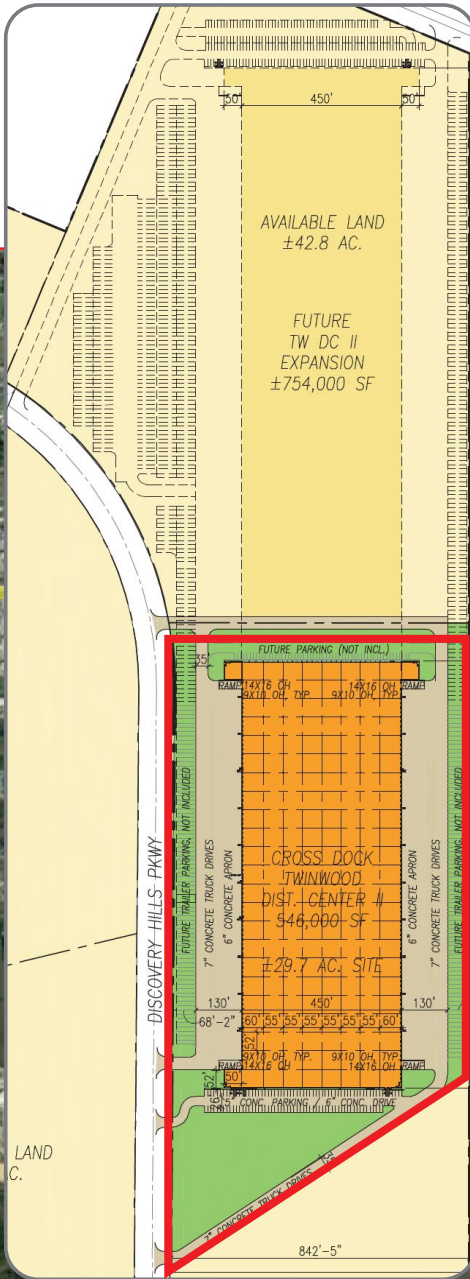
SITE PLAN



PROPERTY SPECIFICATIONS & FEATURES

- **Total:** ±546,000 SF (450' x 1196') expandable to 1,300,000 SF
- **Land:** ±29.73 acres (additional 42.8 acres available)
- **Office:** Build-to-Suit
- **Column Spacing:** 55' x 52' with 60' speed bays
- **Clear Height:** 40'
- **Power:** 2,000 amps
- **Sprinkler System:** ESFR
- **Dock High Doors:** (139) 9' x 10'
- **Drive-In Doors:** (4) 14' x 16'
- **Truck Court:** 130'
- **Slab:** 7", 4,000 PSI
- **Waller County MUD 18**
- **Future Trailer Parking:** 159 spaces
- **Car Parks:** 115
- **Available:** November 2022
- **Visibility** along I-10 West with excellent ingress and egress to Interstate 10 via Woods Rd.

TWINWOOD DISTRIBUTION CENTER II



LOCATION FAST FACTS

The Property is strategically located within Katy/Brookshire's fast growing industrial market, only 2 miles South of Interstate 10 and 33 miles West of Downtown Houston.

VIA MAJOR HIGHWAYS

LOCATION	APPROX. MILEAGE
Interstate 10	2 miles
Hwy 99	9 miles
Energy Corridor	13 miles
FedEx Ground Facility	19 miles
Beltway 8	21 miles
Downtown Houston	33 miles
Hobby Airport	46 miles
IAH Airport	49 miles
Port Houston	61 miles
Austin	133 miles
San Antonio	165 miles
Dallas/Fort Worth	262 miles

