

TBD Discovery Hills Parkway
Brookshire, Texas 77423
Waller County

274,820 SF Cross-Dock Distribution Warehouse

FOR LEASE

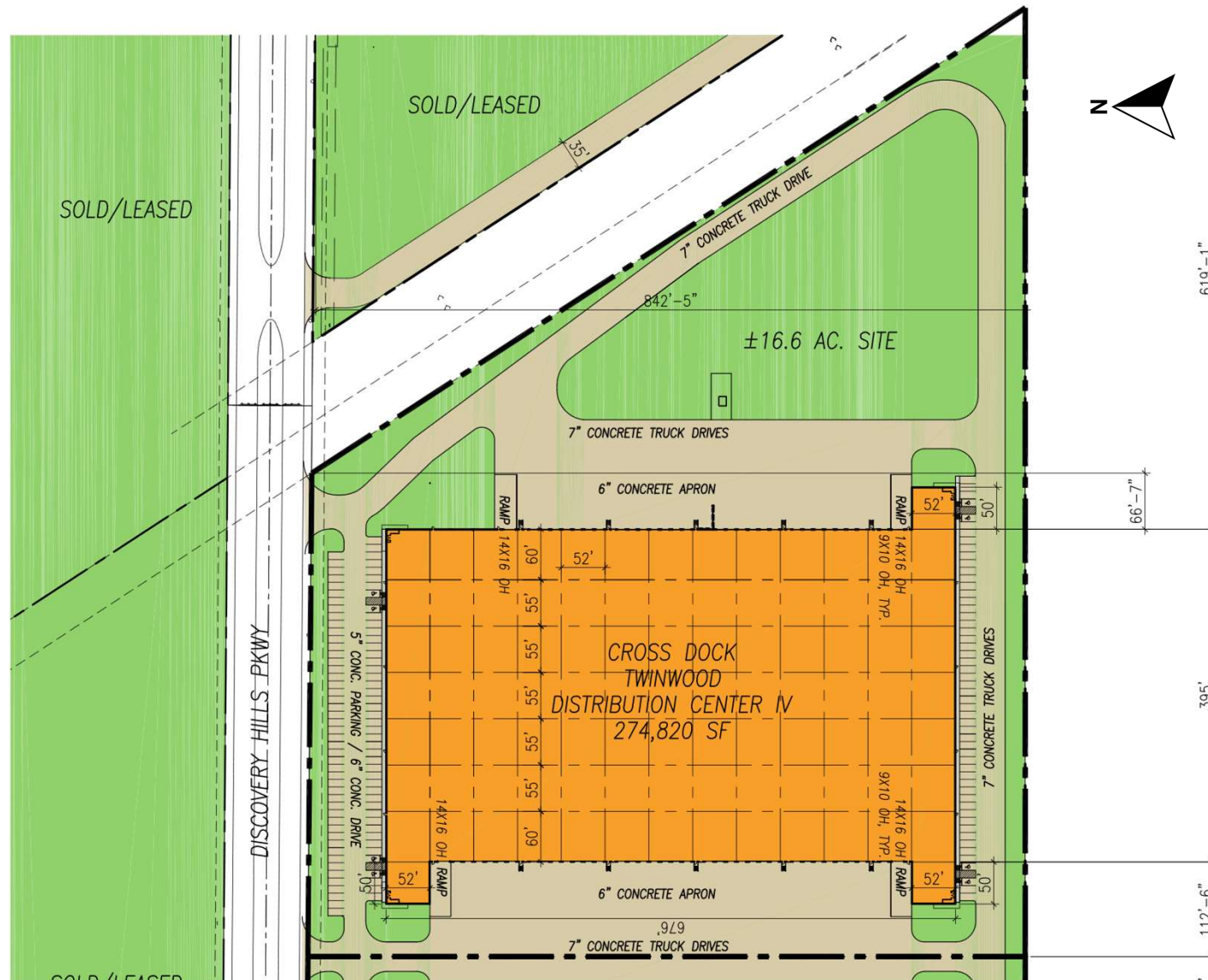


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Twinwood Distribution IV

CLAY
DEVELOPMENT & CONSTRUCTION INC.
COMMERCIAL DESIGN-BUILDERS



Building Features

- **Total Building:** ±274,820 SF
- **Total Land:** ±16.60 Acres
- **55' x 52' column spacing with 60' speed bays**
- **Cross-dock configuration**
- **(63) 9' x 10' Dock-High Doors**
- **(4) 14' x 16' Drive-In Doors**
- **Power:** TBD
- **Clear Height:** 36'
- **148 Car Parks**
- **86 Future Trailer Parks**
- **Sprinkler:** ESFR
- **Regional Detention**