



FOR LEASE OR FOR SALE

BUILDING 4 | 21,000 SF DOCK-HIGH
SINGLE TENANT BUILDING



MOVE-IN READY

VIEW PROPERTY VIDEO

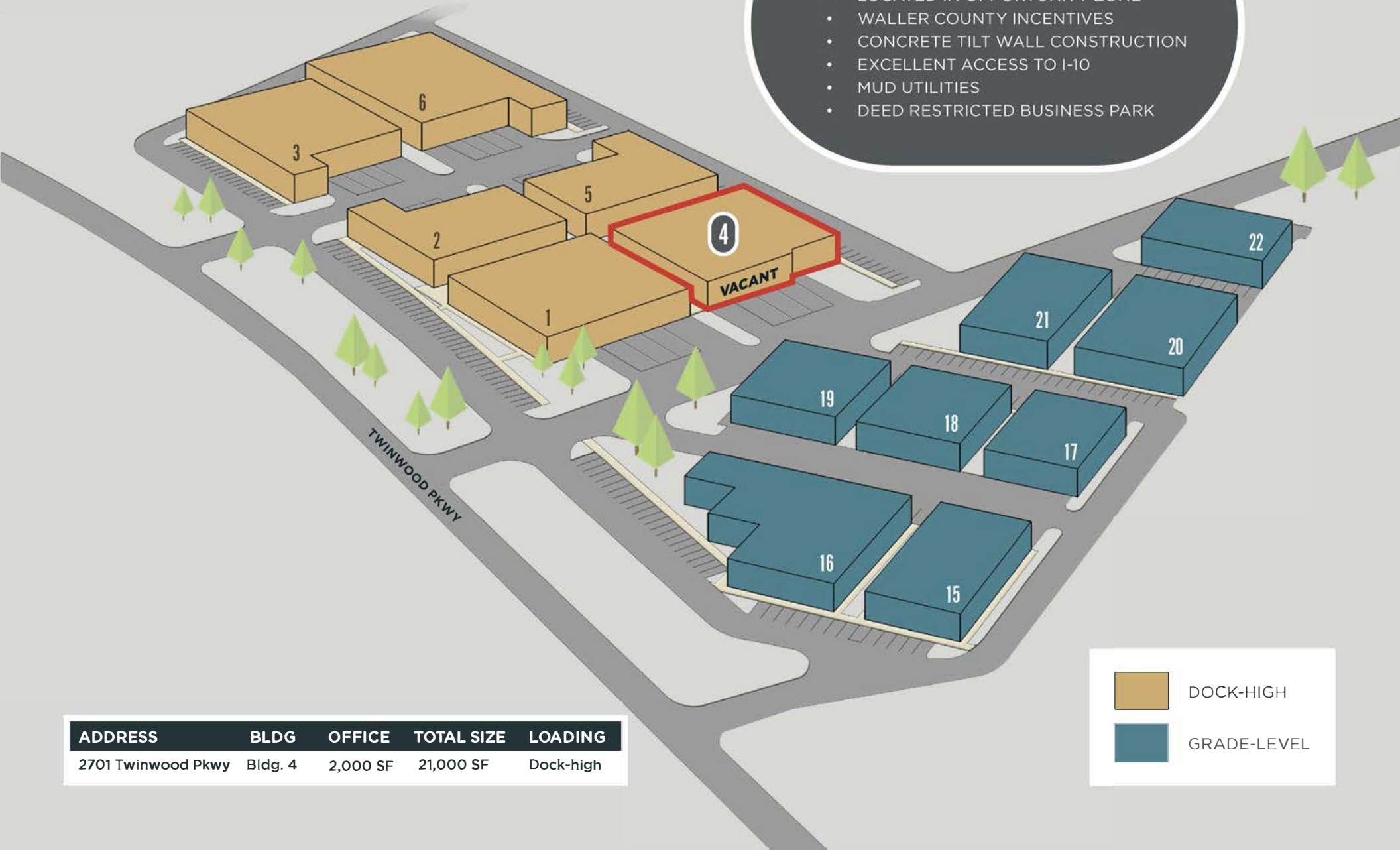
2701 TWINWOOD PKWY, BROOKSHIRE, TX 77423



MASTER SITE PLAN

PARK HIGHLIGHTS:

- OUTSIDE OF ALL FLOODPLAINS
- LOCATED IN OPPORTUNITY ZONE
- WALLER COUNTY INCENTIVES
- CONCRETE TILT WALL CONSTRUCTION
- EXCELLENT ACCESS TO I-10
- MUD UTILITIES
- DEED RESTRICTED BUSINESS PARK



ADDRESS	BLDG	OFFICE	TOTAL SIZE	LOADING
2701 Twinwood Pkwy	Bldg. 4	2,000 SF	21,000 SF	Dock-high

DOCK-HIGH
 GRADE-LEVEL

PROPERTY PHOTOS



BUILDING 4 HIGHLIGHTS

2701 TWINWOOD PKWY, BROOKSHIRE, TX 77423

BUILDING SPECS



TOTAL SF
±21,000



OFFICE SF
±2,000



CLEAR HEIGHT
28'



DOCK DOORS
3

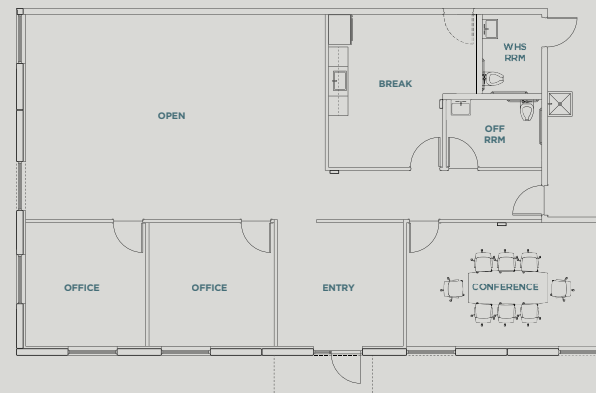
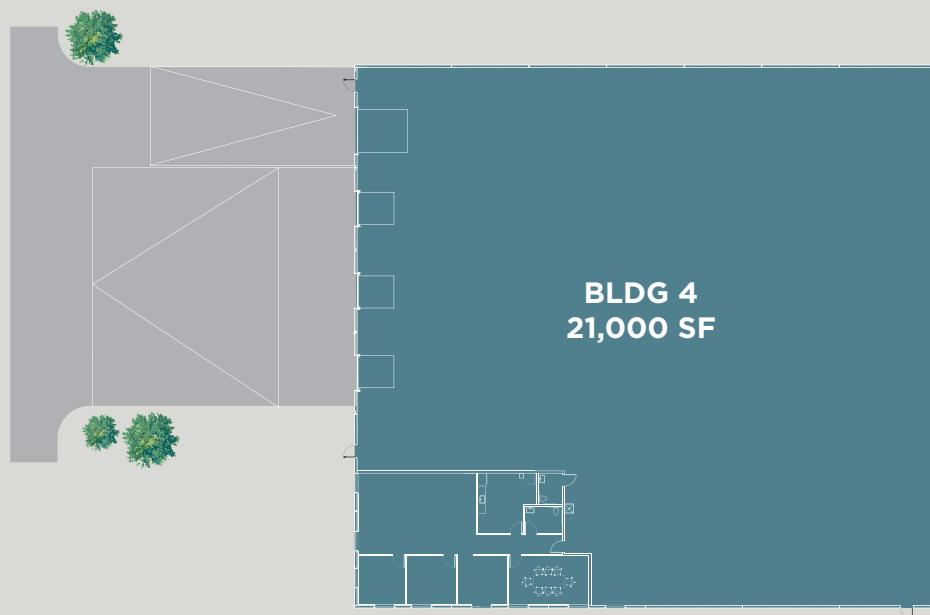


RAMPS
1



SPRINKLER
ESFR

OFFICE PLAN
2,000 RSF



INDUSTRIAL NEIGHBORS



SOUTHERN GLAZER'S WINE AND SPIRITS

Domino's HEB

TESLA

FERGUSON

amazon

GOYA

COSTCO WHOLESALE

IGLOO

Crawford

MEDLINE

ROOMS TO GO

PODS

ROSS DRESS FOR LESS

ENTERPRISE CTR

TWINWOOD COMMERCE CENTER

Southern Creations

JORDAN RANCH





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