















**FOR LEASE OR SALE**  
**767,520 SF CROSS DOCK**  
**AVAILABLE IN HOUSTON**

**MINIMUM DIVISIBILITY**  
**194,000 SF**



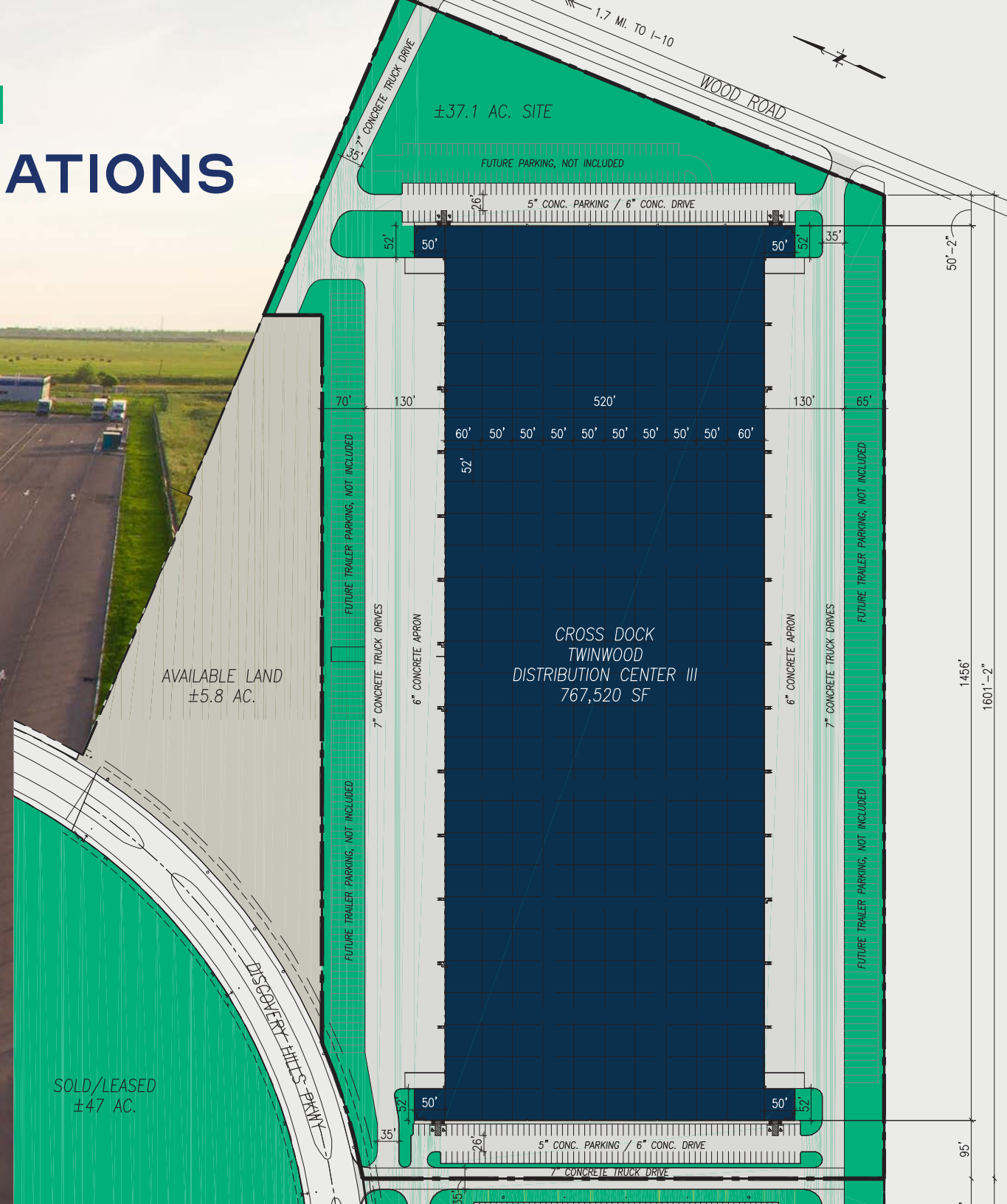
# PROPERTY HIGHLIGHTS

-  767,520 SF Building
-  Divisible to 194,000 SF
-  520' x 1456' Building Dimensions
-  50' x 52' Column Spacing with 60' Speed Bays
-  Cross Dock or Front Load Configuration
-  40' Clear Height
-  3,000 Amps Electrical Service
-  ESFR Sprinkler System
-  (180) 9' x 10' Dock High Doors
-  (4) 14' x 16' Drive In Doors
-  130' Truck Court
-  Space Available for Future 55 ft Trailer Parking  
*(trailer parking paving not included)*

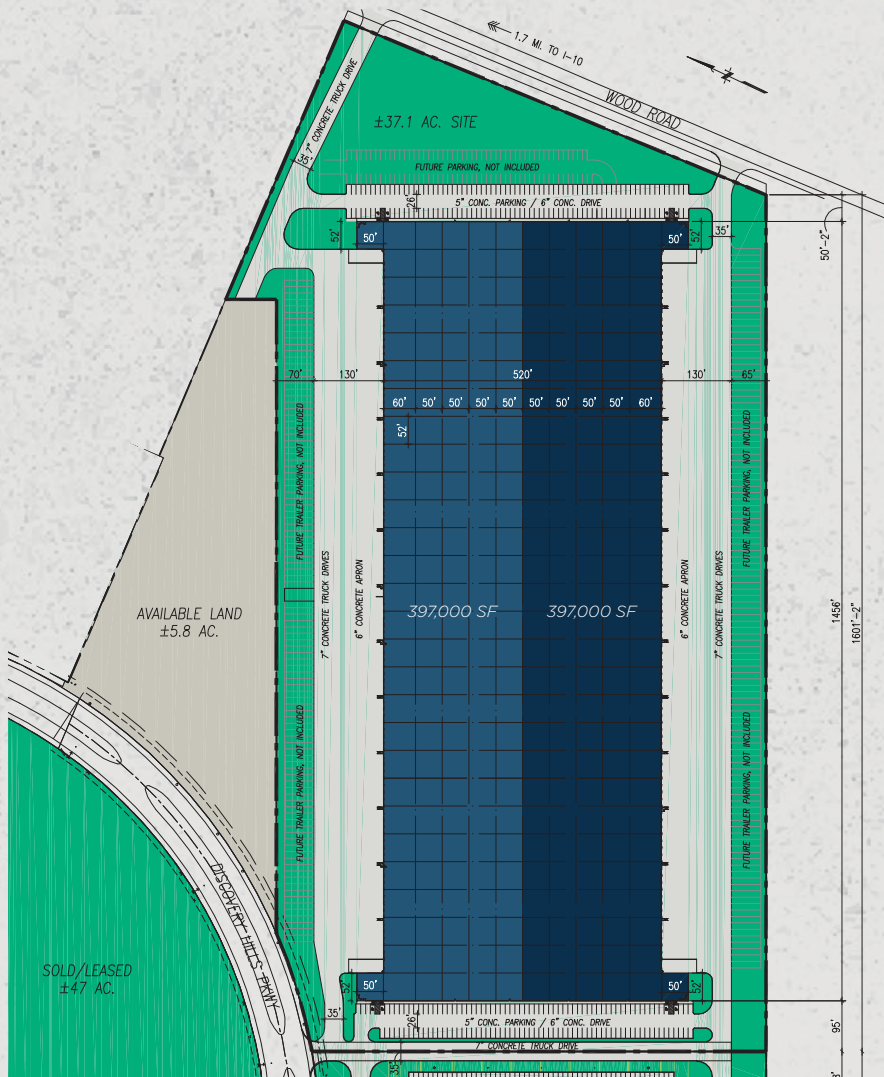


# SITE PLAN CONFIGURATIONS

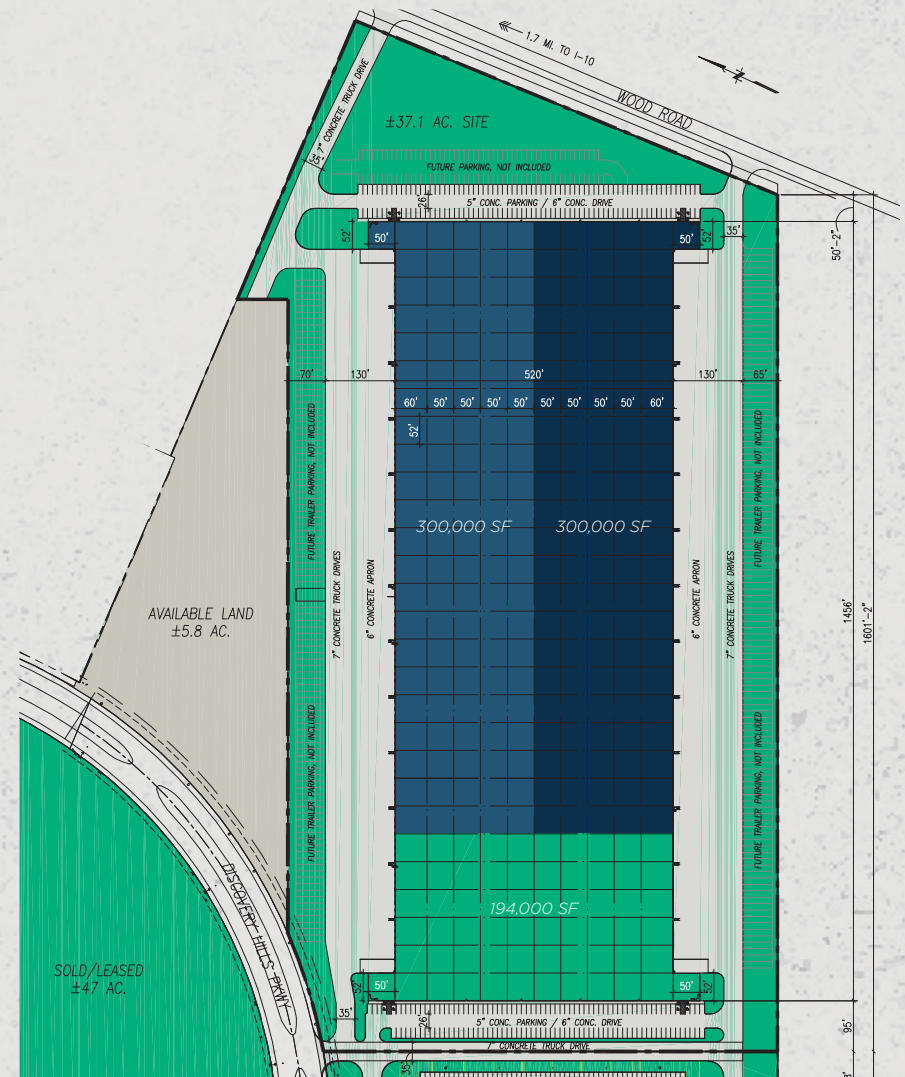
## OPTION I



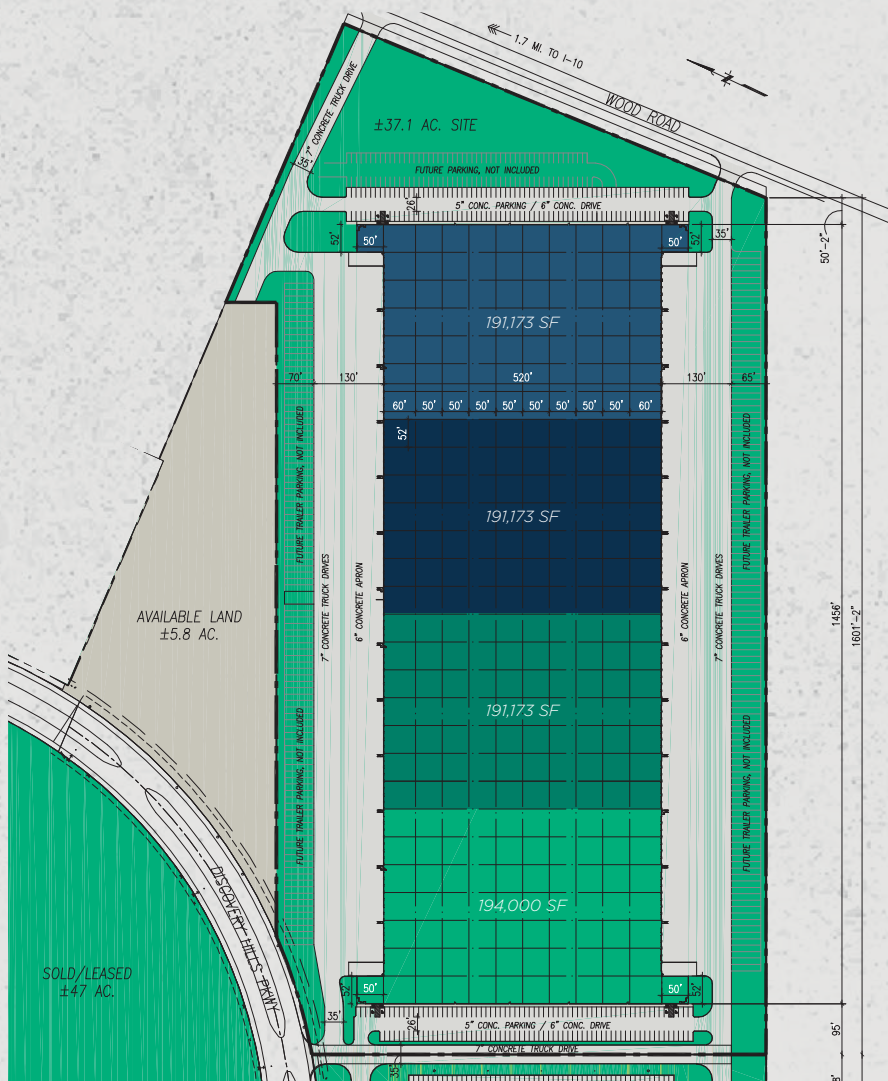
# SITE PLAN CONFIGURATIONS



OPTION 2



OPTION 3



**OPTION 4**



# INDUSTRIAL NEIGHBORS



H-E-B

TESLA

GOYA

amazon

COSTCO WHOLESALE

Domino's

Crawford

Southern Glazer's Wine and Spirits

FERGUSON

IQLOO

ROOMS TO GO

MEDLINE

Twinwood Logistics Park

TWINWOOD PKWY

APEX WAREHOUSE SYSTEMS

PODS

ROSS DRESS FOR LESS

ENTERPRISE CTR

Fulshear 3B WWTP

DISCOVERY HILLS PKWY

TWINWOOD DISTRIBUTION CENTER III





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