

FOR LEASE

±546,227 SF CROSS DOCK DISTRIBUTION WAREHOUSE

TWINWOOD DISTRIBUTION CENTER II
2439 DISCOVERY HILLS PKWY
BROOKSHIRE, TEXAS 77423 | WALLER COUNTY



LEASING BY:



Mark Nicholas, SIOR
+1 713 888 4024
mark.nicholas@jll.com

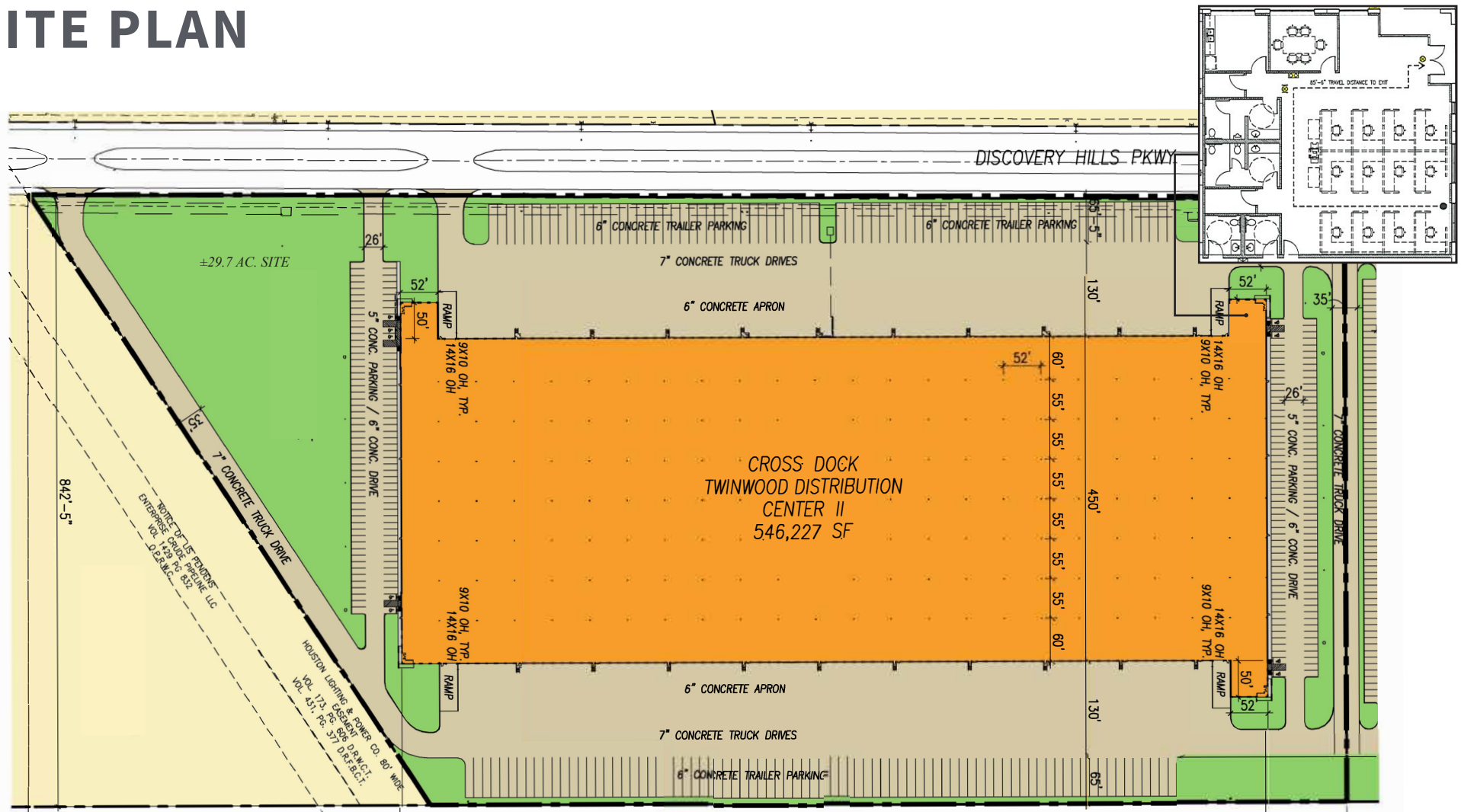
Will Clay
+1 713 425 1810
will.clay@jll.com

Angela Watford
+1 713 425 1848
angela.watford@jll.com

OWNED AND
OPERATED BY:



SITE PLAN



PROPERTY SPECIFICATIONS & FEATURES

- **Total:** ±546,227 SF (450' x 1196') (Divisible to 200,000 SF)
- **Land:** ±29.73 acres
- **Spec Office:** ±2,600 SF
- **Column Spacing:** 55' x 52' with 60' speed bays
- **Clear Height:** 40'
- **Power:** Up to 3,000Amps
- **Sprinkler System:** ESFR
- **Dock High Doors:** (139) 9' x 10'
- **Drive-In Doors:** (4) 14' x 16'
- **Truck Court:** 130'
- **Levelers:** 20 Levelers; 12 Installed, 8 On-site
- **Slab:** 7", 4,000 PSI
- **Waller County MUD 18**
- **Trailer Parking:** 159 spaces
- **Car Parks:** 215
- Warehouse lighting at 30 FC on 10' Whips; utilizing LED fixtures
- Interior warehouse walls painted white to roof deck
- Tax incentives available
- Visibility along I-10 West with excellent ingress and egress to Interstate 10 via Woods Rd.

TWINWOOD DISTRIBUTION CENTER II

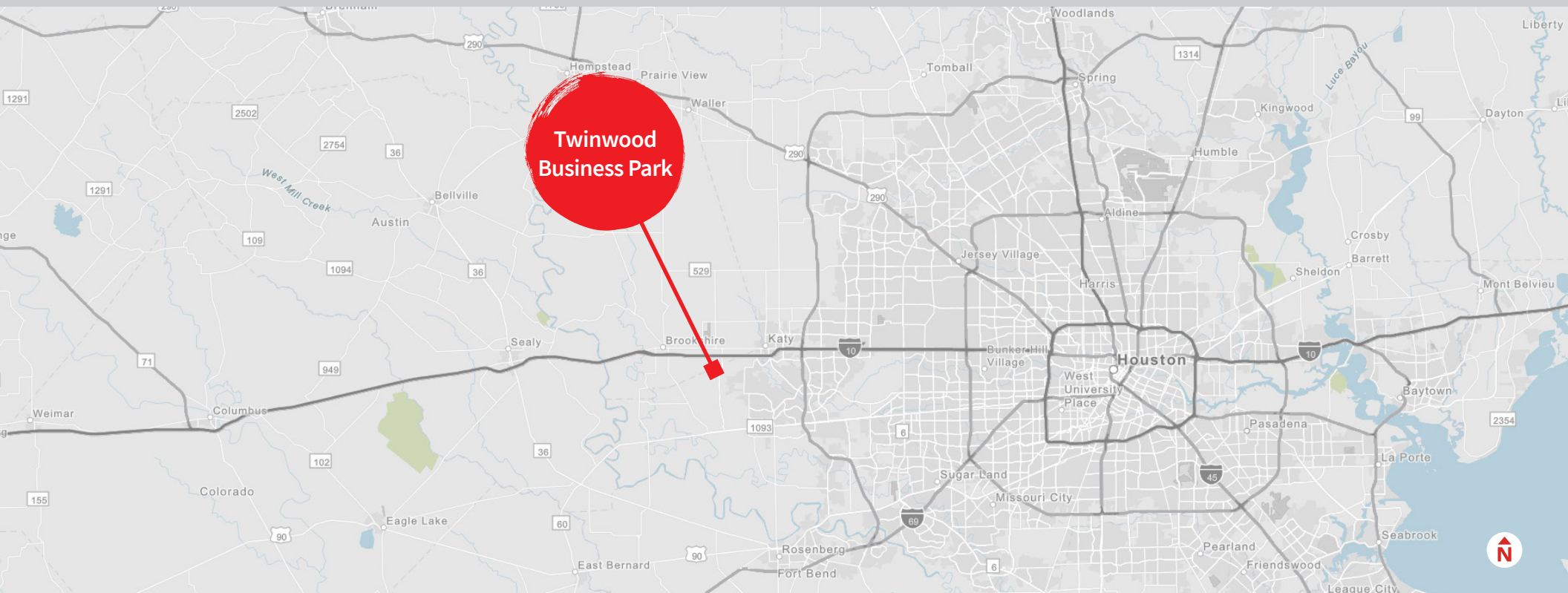
TWINWOOD DISTRIBUTION CENTER II
2439 DISCOVERY HILLS PKWY
BROOKSHIRE, TEXAS 77423 | WALLER COUNTY



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



LEASING: 

Mark Nicholas, SIOR
+1 713 888 4024
mark.nicholas@jll.com

Will Clay
+1 713 425 1810
will.clay@jll.com

Angela Watford
+1 713 425 1848
angela.watford@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2023 Jones Lang LaSalle IP, Inc. All rights reserved.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date