



**WORLD HOUSTON**  
INTERNATIONAL BUSINESS CENTER

**BUILDING 44**  
**SUITE 150**



**67,208 SQUARE FEET**

4120 CONSULATE PLAZA DRIVE, SUITE 150  
HOUSTON, TX

**EASTGROUP**  
PROPERTIES

**INSITE**



# PROJECT OVERVIEW



62,043 SF Warehouse



ESFR Sprinklers



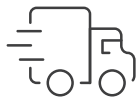
5,165 SF Office



Side Load: 18 docks/ 2 drive-ins  
(12x14)



32' Clear Height



120 Parking Spaces



Master-Planned Business Park



Location: North Houston adjacent  
to IAH

# 1.75 SF

## ACRE PRIVATE

## FENCED

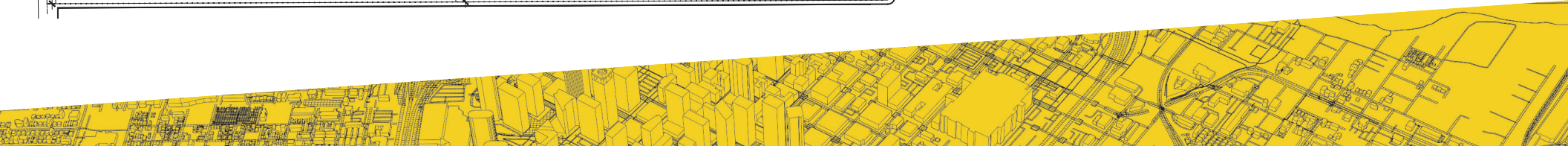
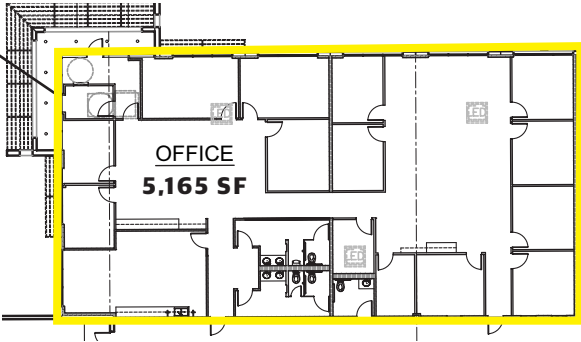
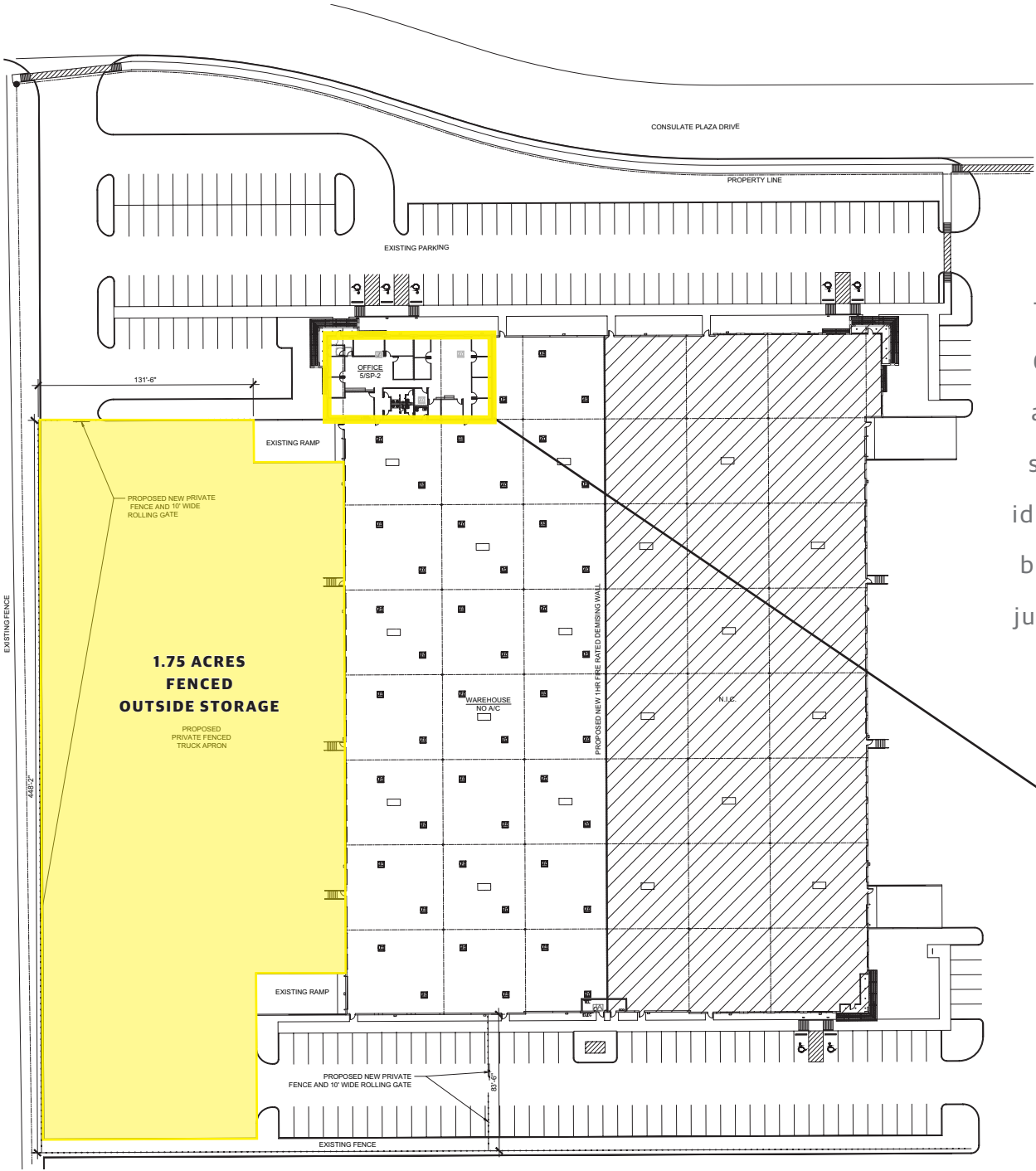
## TRUCK APRON



# SITE PLAN

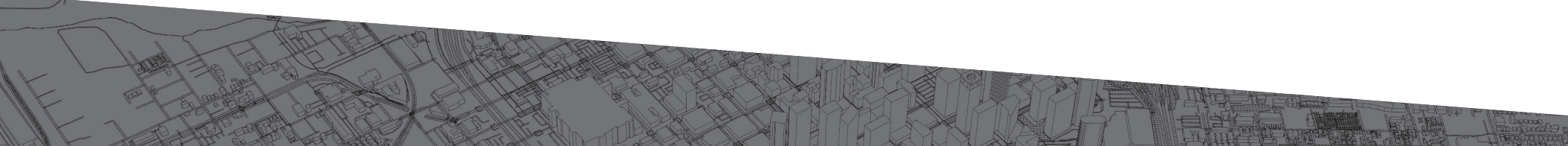


This prime industrial facility in North Houston offers 67,208 SF of total space, including 5,165 SF of office and 62,043 SF of warehouse. With a 32' clear height, side-load access, and ESRF sprinklers, it provides the ideal setup for efficient operations. The Class A tilt-wall building is located in a master-planned industrial park, just adjacent to Bush IAH, offering easy access to major transportation routes.

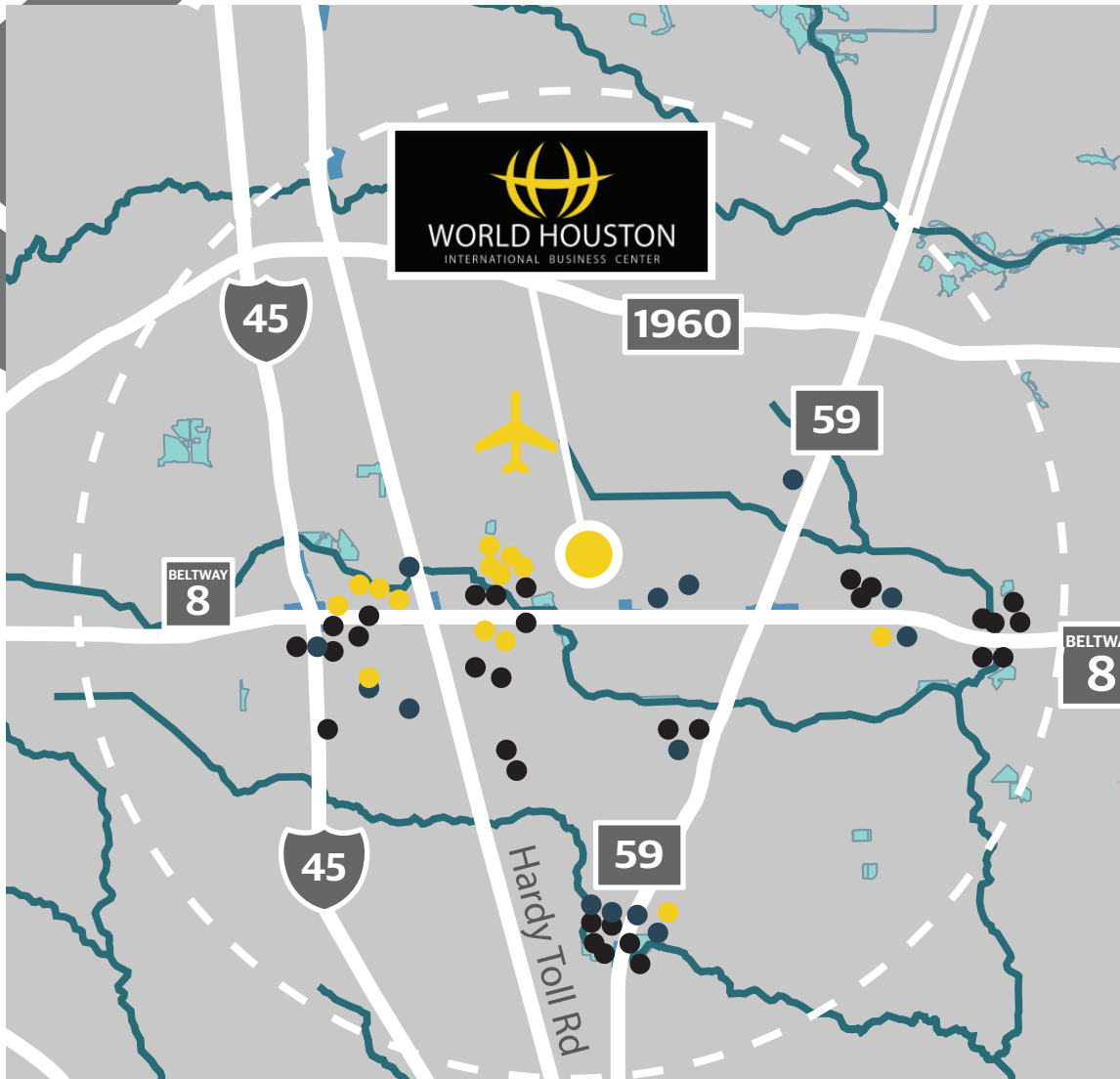




# WORLD HOUSTON M A P



# AMENITIES MAP



## RESTAURANTS

- Chick-fil-A
- Jack in the Box
- Chili's Grill & Bar
- Los Cucos Mexican Cafe
- Julia's Mexican Grill
- Whataburger
- Wingstop
- Burger King
- Shipley Do-Nuts
- Pizza Hut
- El Mexsal Taqueria
- Taquerias Arandas
- McDonald's
- Dairy Queen
- Church's Chicken
- KFC
- Popeye's
- Blue Dixie Kitchen
- Taco Bell
- Kung Food II
- Alwadi Cuisine
- Burger King
- Mom's Country Kitchen
- McDonald's
- Waffle House
- Jack in the Box
- Popeye's Chicken
- McDonald's
- Little Ceasars

## HOTELS

- Hampton Inn
- SpringHill Suites
- DoubleTree Hilton
- Sheraton North IAH
- Hilton Garden Inn
- Holiday Inn
- Fairfield Inn
- Red Roof Plus
- OYO
- Home2Suites
- Hilton Houston North
- Houston Marriott North
- Holiday Inn Express
- Regency Inn
- Comfort Suites

## SHOPS

- Walmart
- Discount Tire
- Benjamin Nursery
- Dollar General
- Family Dollar
- Pradera Western Wear
- Gateway Grocery
- Fastenal
- McCauley Lumber Co.
- Galls Houston
- Family Dollar
- Rent-A-Center
- WSS

## CONTACT INFORMATION

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