



**WORLD HOUSTON**  
INTERNATIONAL BUSINESS CENTER

**BUILDING 14**

**41,400 SQUARE FEET**

4225 WORLD HOUSTON PKWY  
HOUSTON, TX





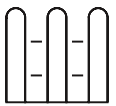
# PROJECT OVERVIEW



8,000 SF Office /  
33,400 SF Warehouse



Rear Load (8 docks / 1 ramp - 12x14)



0.50 acre Fenced Outside  
Storage Area Available (in  
addition to truck apron)



Ample Parking



24' Clear Height



Power: 3 Phase, 480 Volt, 600  
Amps



Fully Sprinklered

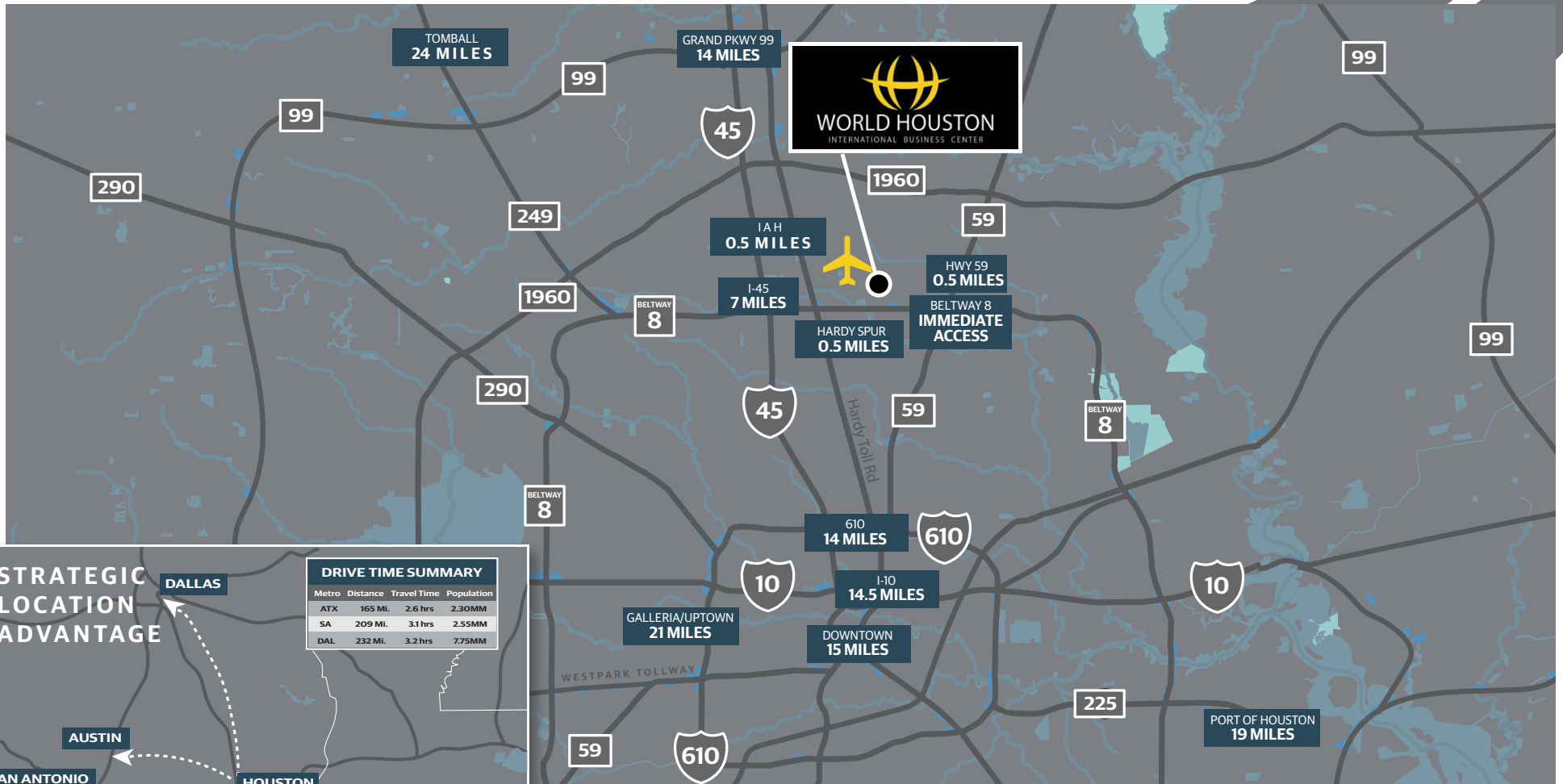


Easy Access to Bush IAH, Beltway 8,  
I-45, HWY 59 and the Hardy Toll Rd

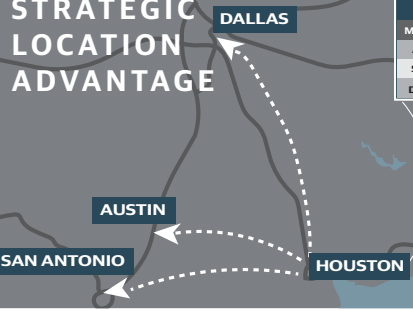
**EASY  
ACCESS  
IAH AND  
MAJOR HIGHWAYS**



# LOCATION MAP



## STRATEGIC LOCATION ADVANTAGE



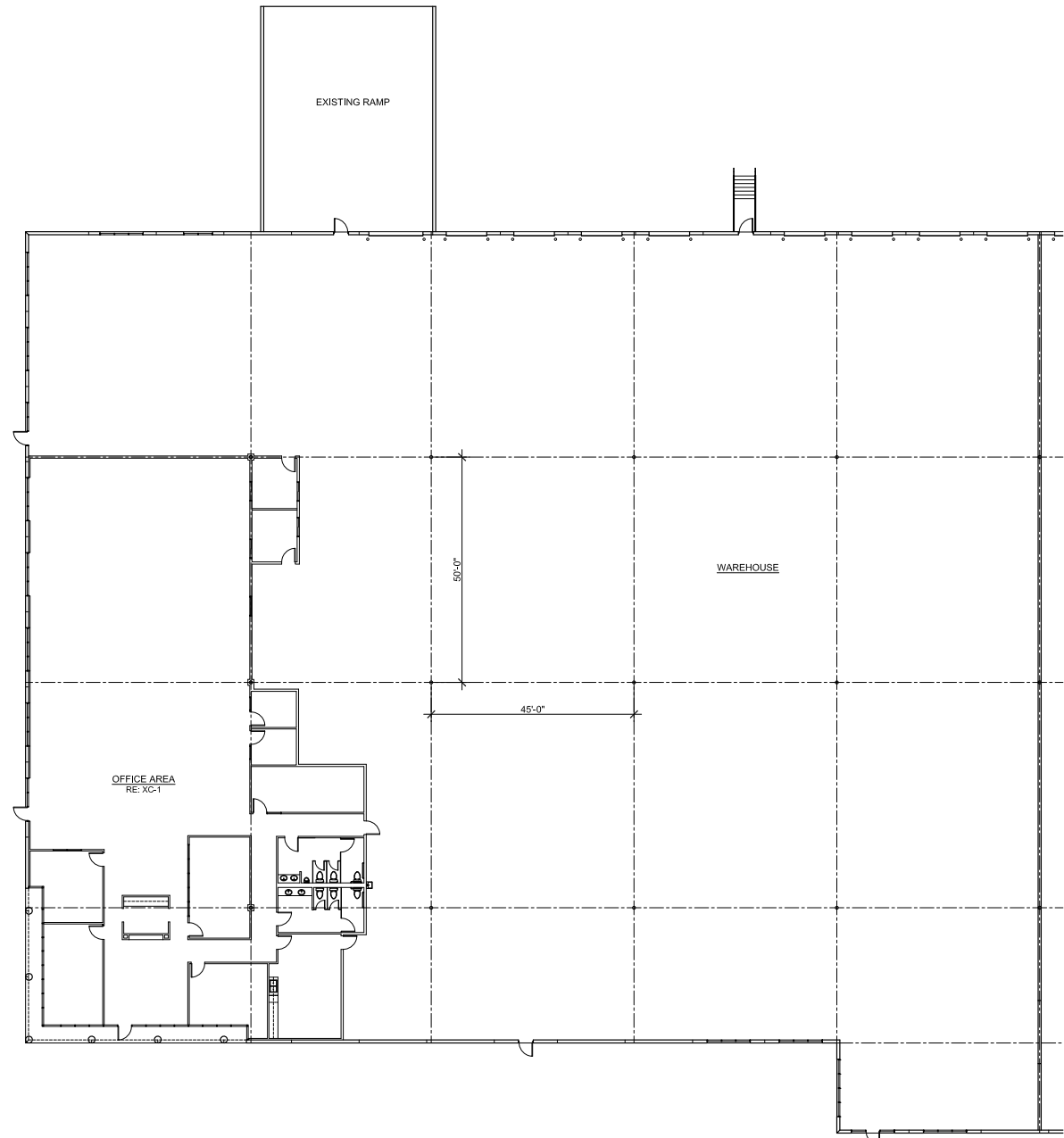
DRIVE TIME SUMMARY			
Metro	Distance	Travel Time	Population
ATX	165 Mi.	2.6 hrs	2.30MM
SA	209 Mi.	3.1 hrs	2.55MM
DAL	232 Mi.	3.2 hrs	7.75MM

# SITE PLAN



Prime industrial property offering 33,400 SF of warehouse space, 8,000 SF of office space, and a 0.50-acre fenced outside storage area.

Conveniently located in North Houston near Bush Intercontinental Airport (IAH), this site is ideal for logistics and office operations.



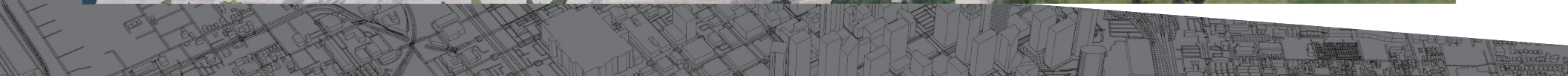


# WORLD HOUSTON M A P

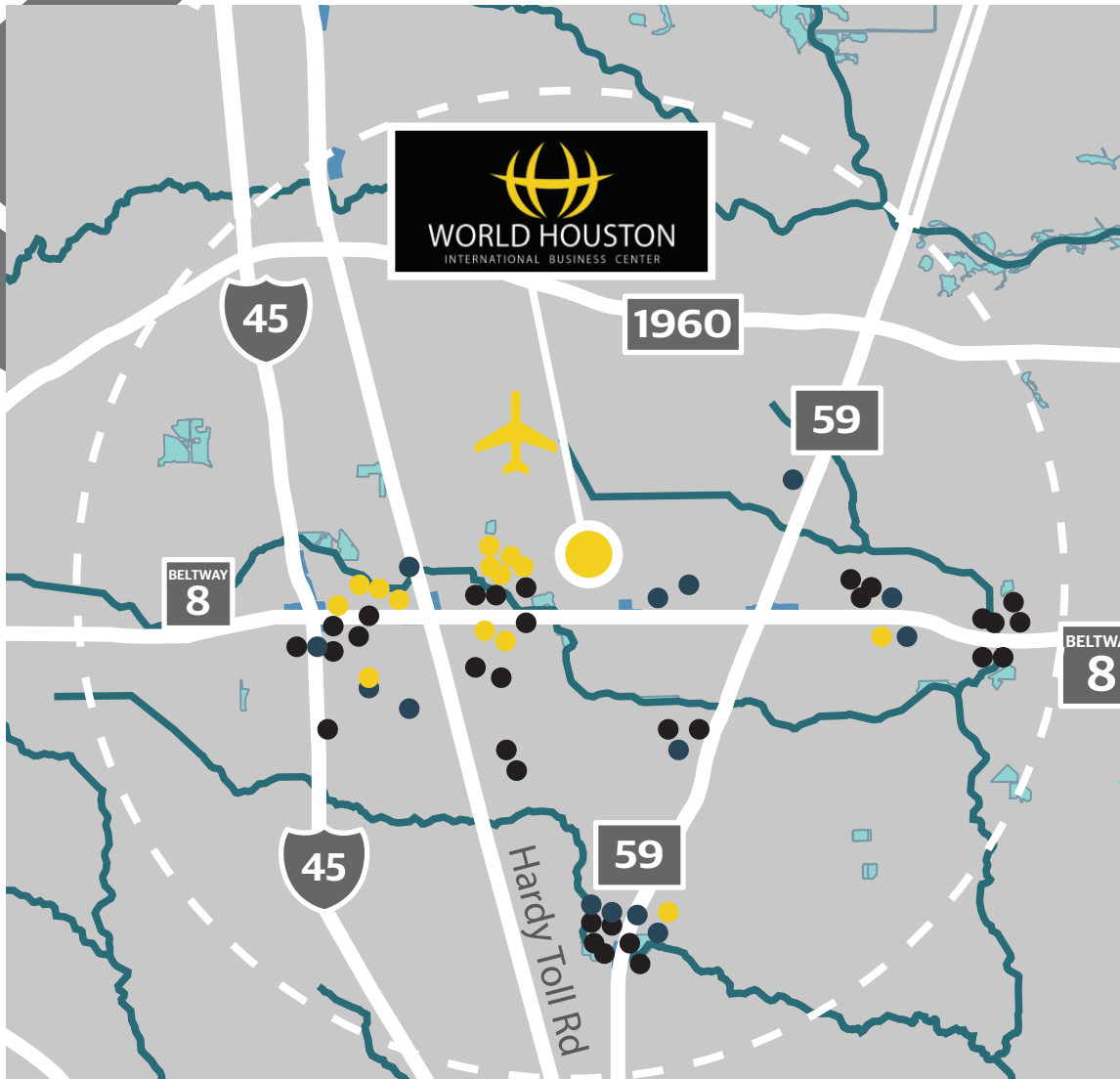




# WORLD HOUSTON **AERIAL M A P**



# 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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**EASTGROUP**  
PROPERTIES

**INSITE**