



WORLD HOUSTON
INTERNATIONAL BUSINESS CENTER

BUILDING 39



94,074 SQUARE FEET

1.5 ACRES FENCED

15892 DIPLOMATIC PLAZA DR • HOUSTON, TX

EASTGROUP
PROPERTIES

INSITE



PROJECT OVERVIEW



87,724 SF Warehouse



ESFR Sprinkler System



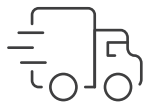
6,350 SF Office



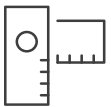
Cross Dock
(26 Docks, 2 Oversized Ramps)



30' Clear Height



2 Drive-In Doors (20' x 20')



Column Spacing: 52' wide
Speed Bays: 50 x 46



Double Row Parking



Master-Planned Business Park



Up to 2800 Amps Available

1.5 ACRES
FENCED
TRUCK APRON

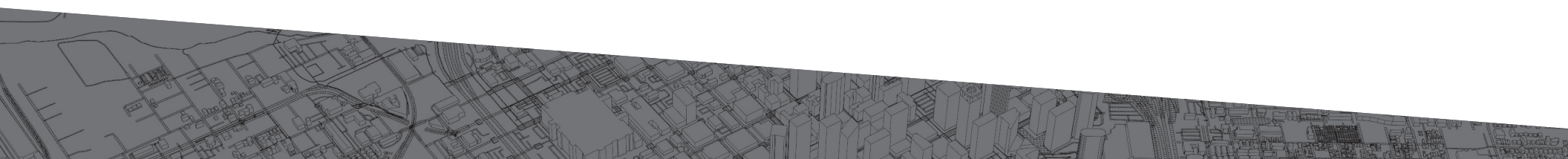
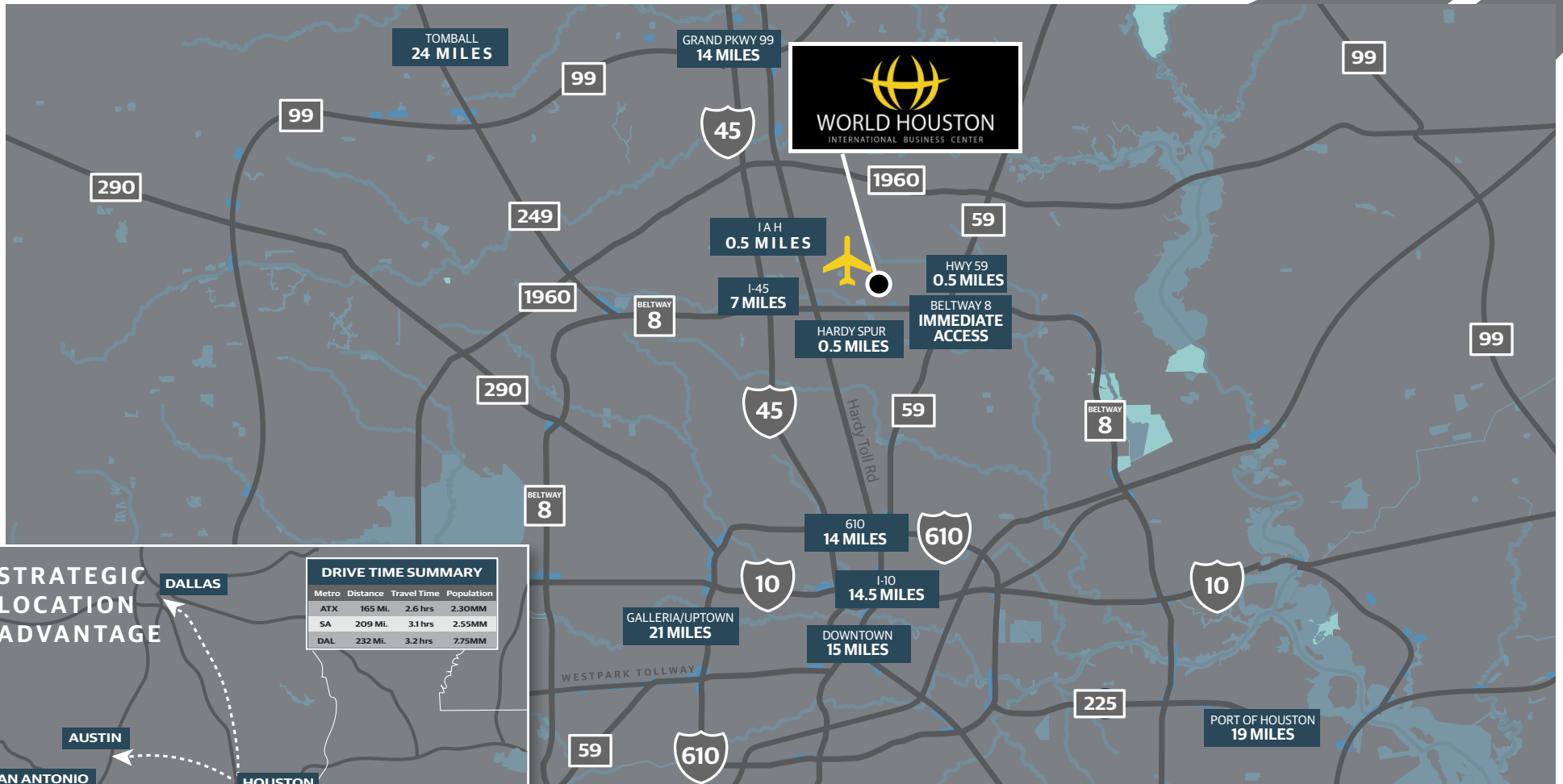


OUTSIDE STORAGE





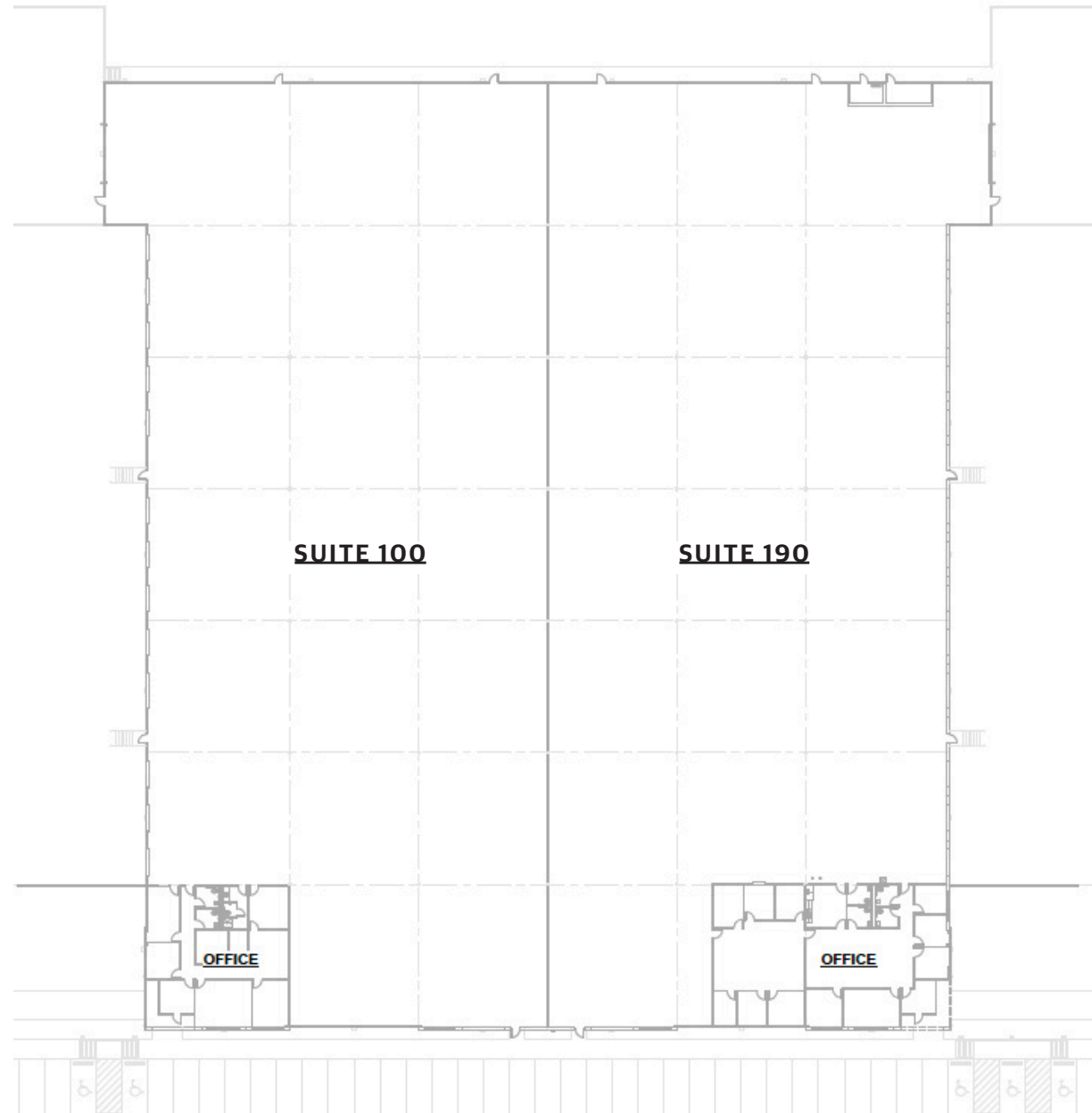
LOCATION MAP



SITE PLAN

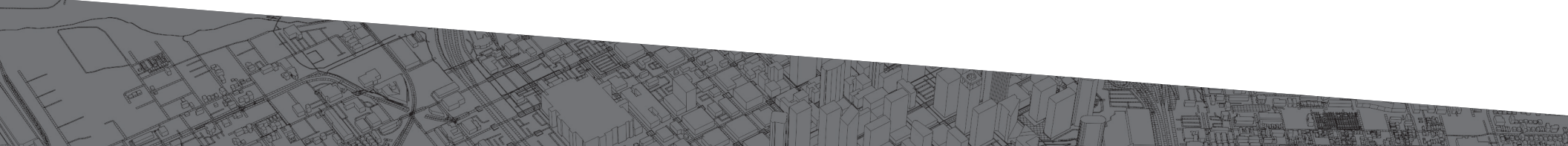


Prime freestanding property featuring 94,074 SF of cross dock warehouse space, 6,350 SF of office space, and a private, fenced truck apron, all with convenient access to major highways, Beltway 8, and Bush Intercontinental Airport (IAH), making it an ideal location for logistics and office operations.

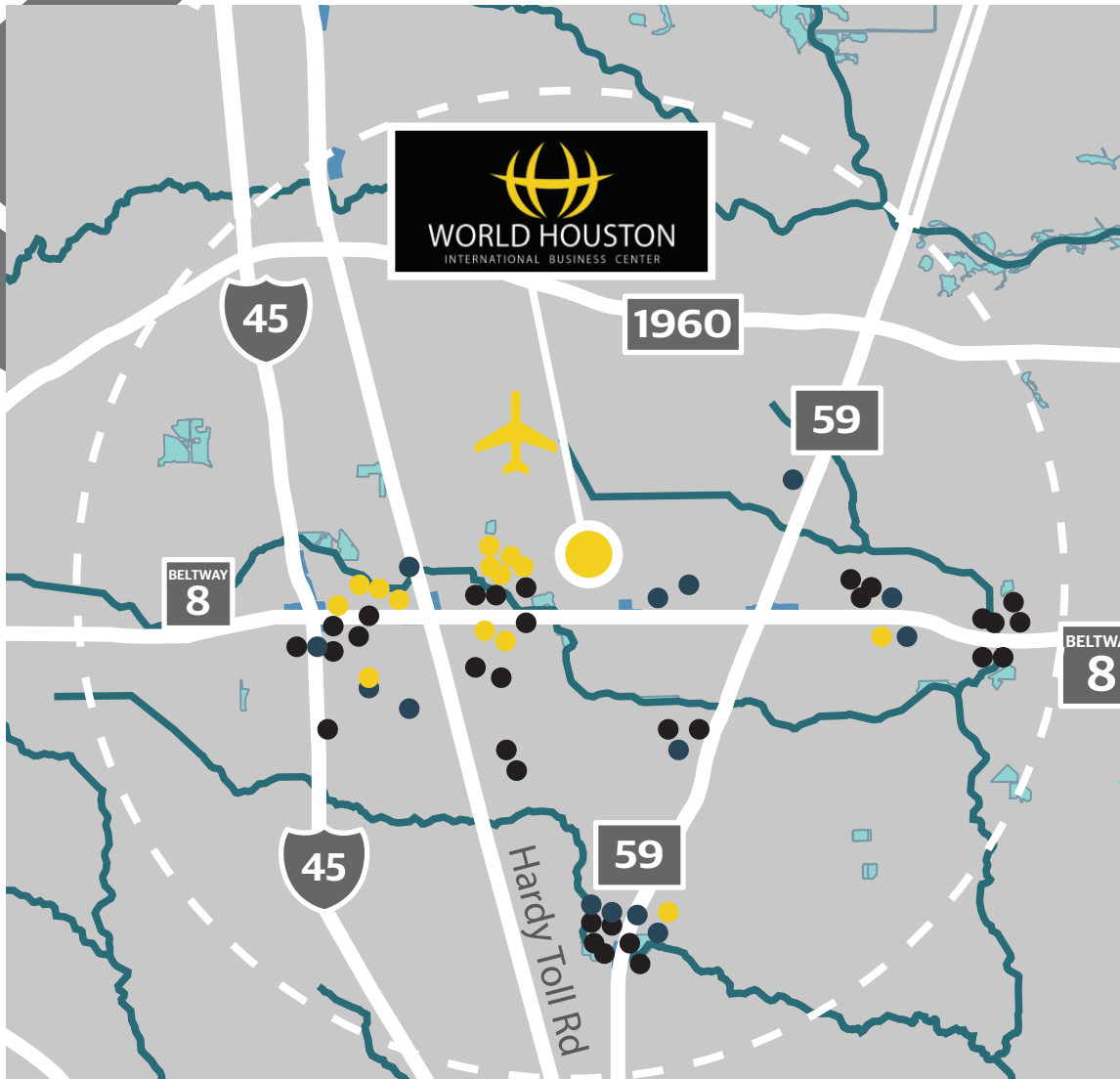




WORLD HOUSTON M A P



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

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EASTGROUP
PROPERTIES

INSITE