



WORLD HOUSTON
INTERNATIONAL BUSINESS CENTER

BUILDING 44
SUITE 100



67,207 SQUARE FEET
4120 CONSULATE PLAZA DRIVE, SUITE 100
HOUSTON, TX

EASTGROUP
PROPERTIES

INSITE



PROJECT OVERVIEW



- 2,708 SF Office /
64,499 SF Warehouse



- ESFR Sprinklers



- Heavy Power Available
(up to 2,000 Amps)



- Class A tilt-wall building
in master-planned
industrial park



- 32' Clear Height
- 50x52 column spacing
- 60x52 speed bays



- Located in North Houston
adjacent to Bush IAH



- 18 dock doors
- 8 pit levelers
- 2 oversized drive in doors (14x14)

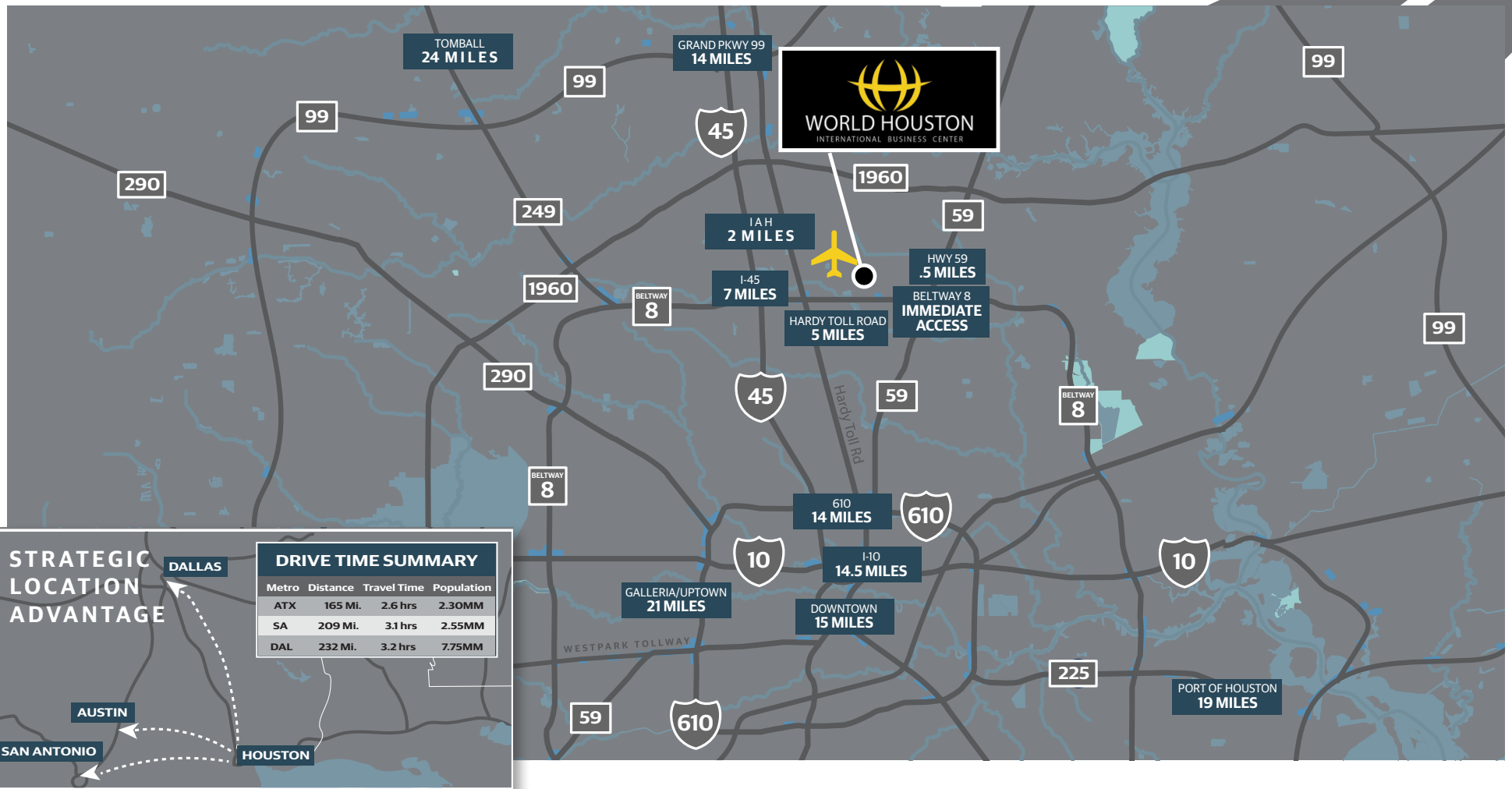


- Up to 98 parking
spaces available

67,207 SF
OF MODERN
INDUSTRIAL
FACILITY IN PRIME
LOCATION



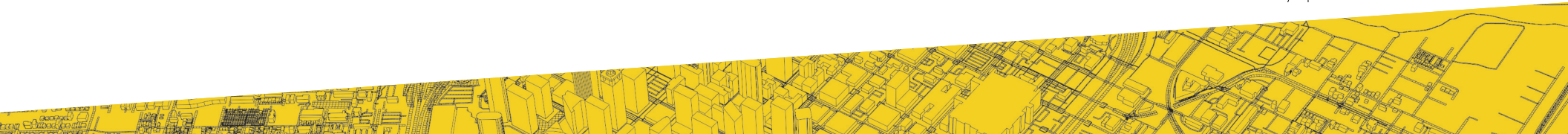
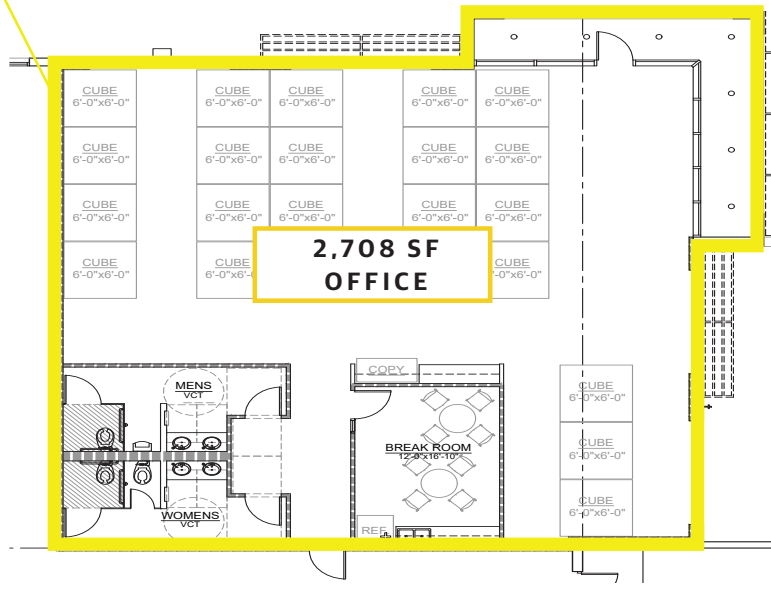
LOCATION MAP



SITE PLAN

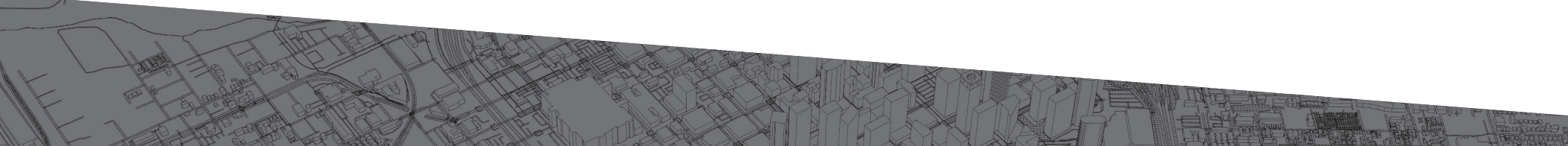


This prime industrial facility in North Houston offers 67,207 SF of total space, including 2,708 SF of office and 64,499 SF of warehouse. With heavy power available (up to 2,000 amps), a 32' clear height, dock-high loading access, and ESFR sprinklers, it provides the ideal setup for efficient operations. The Class A tilt-wall building is located in a master-planned industrial park, just adjacent to Bush IAH, offering easy access to major





WORLD HOUSTON M A P

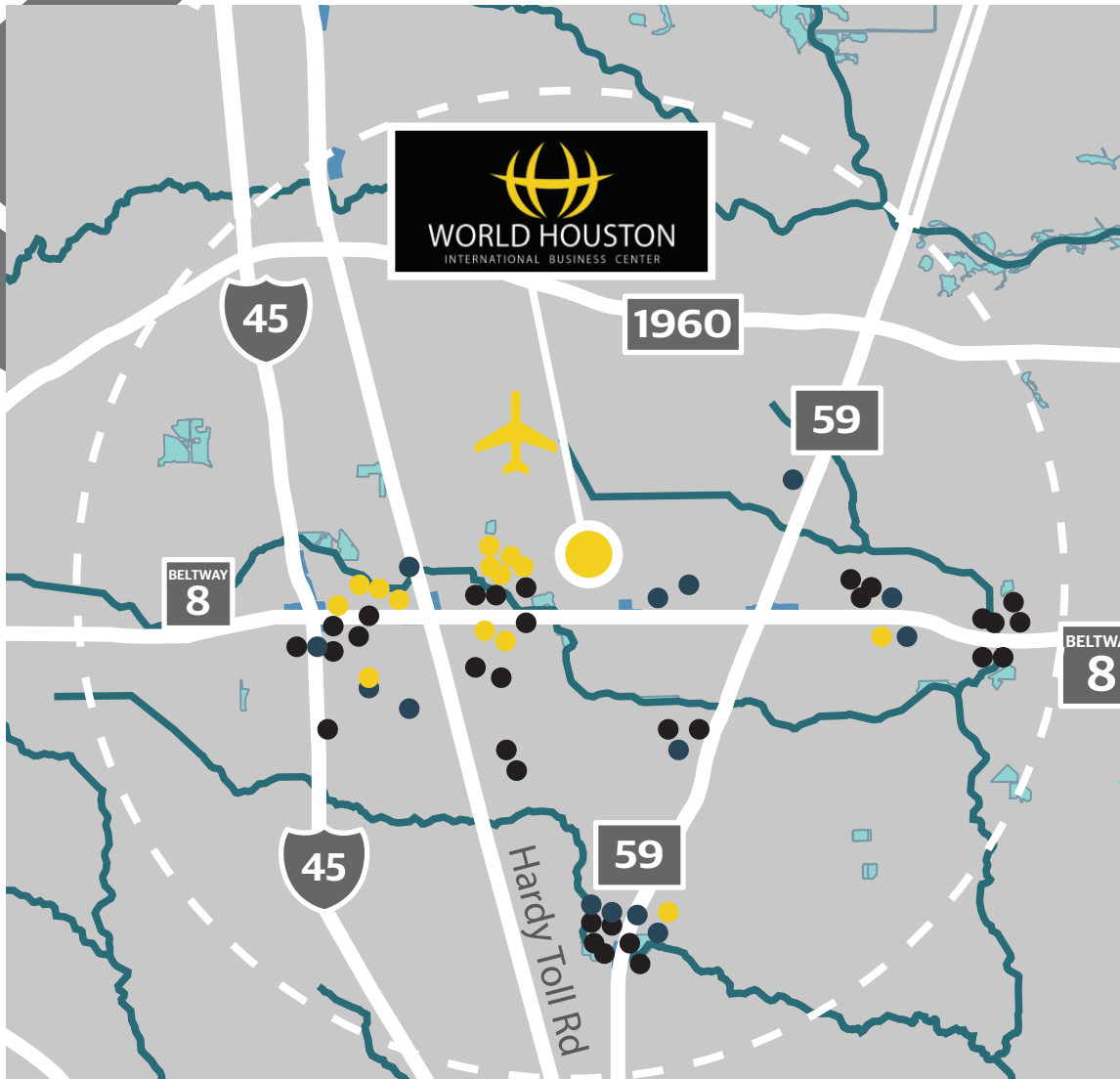




WORLD HOUSTON **A E R I A L**



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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