



**WORLD HOUSTON**  
INTERNATIONAL BUSINESS CENTER

**PROPOSED  
BUILDING 48**



**191,367 SQUARE FEET**  
4745 CONSULATE PLAZA DR.  
HOUSTON, TX 77032

**EASTGROUP**  
PROPERTIES

**INSITE**



# PROJECT OVERVIEW



Office to Suit



Cross Dock, 56 Dock Doors



32' Clear Height



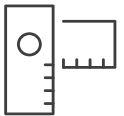
4 Drive-in Doors (20' x 20')



ESFR Sprinkler System



LED Lighting in Warehouse



Column spacing: 52' wide  
x 60' deep

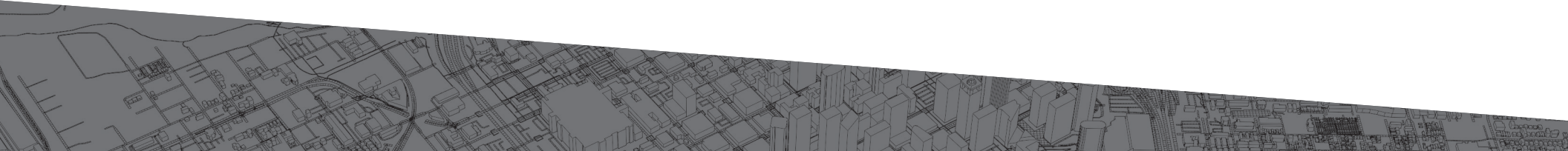
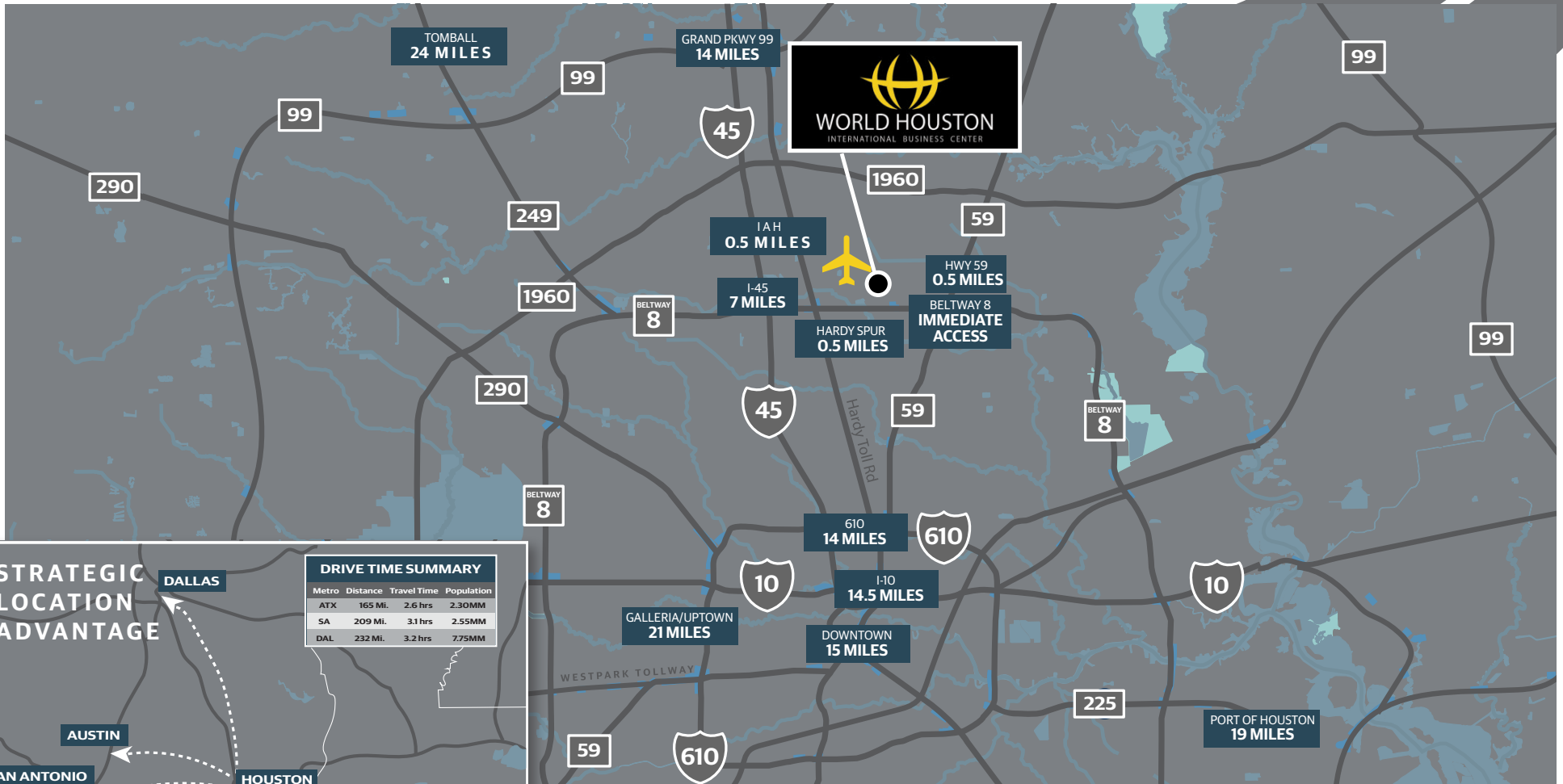


260 Parking Spaces  
+ 30 Trailer Parks

**3.3+**  
**ACRES**  
**OUTSIDE**  
**STORAGE**



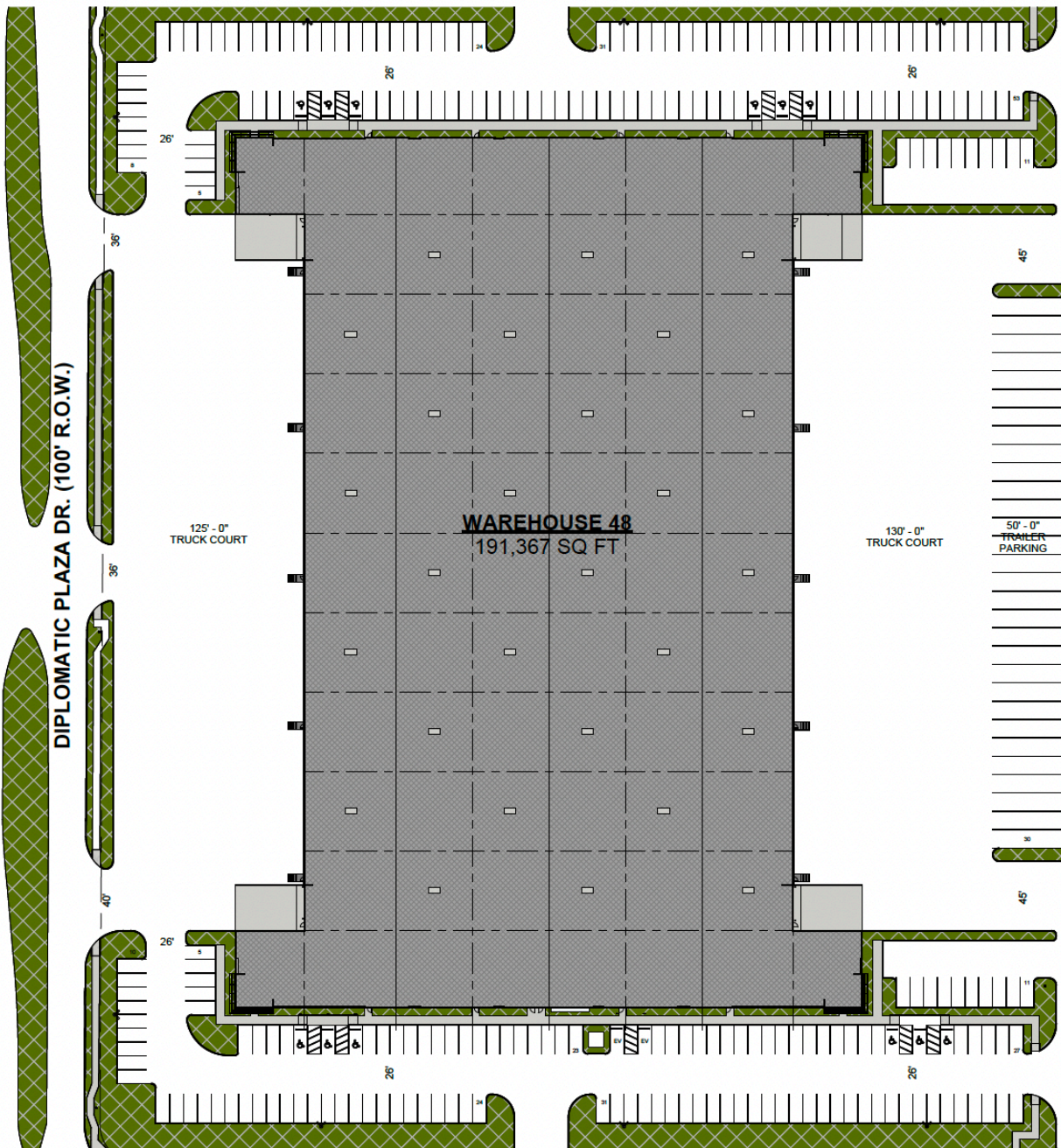
# LOCATION MAP



# SITE PLAN



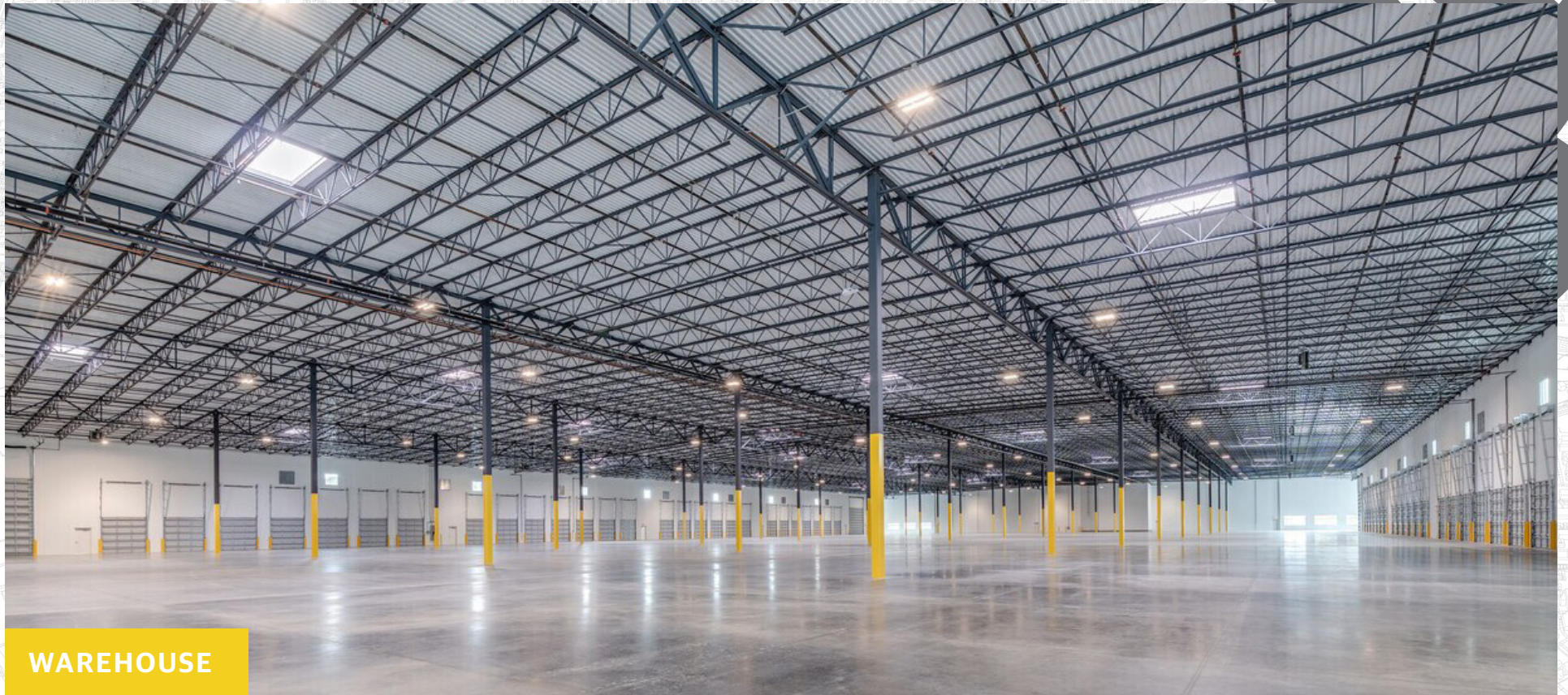
This high-performance industrial facility offers flexible space options, efficient cross-dock loading with abundant dock and drive-in doors, plus extensive parking and outdoor storage. Designed with functionality in mind, it's ready to meet the demands of any growing operation.





# WORLD HOUSTON M A P





**WAREHOUSE**

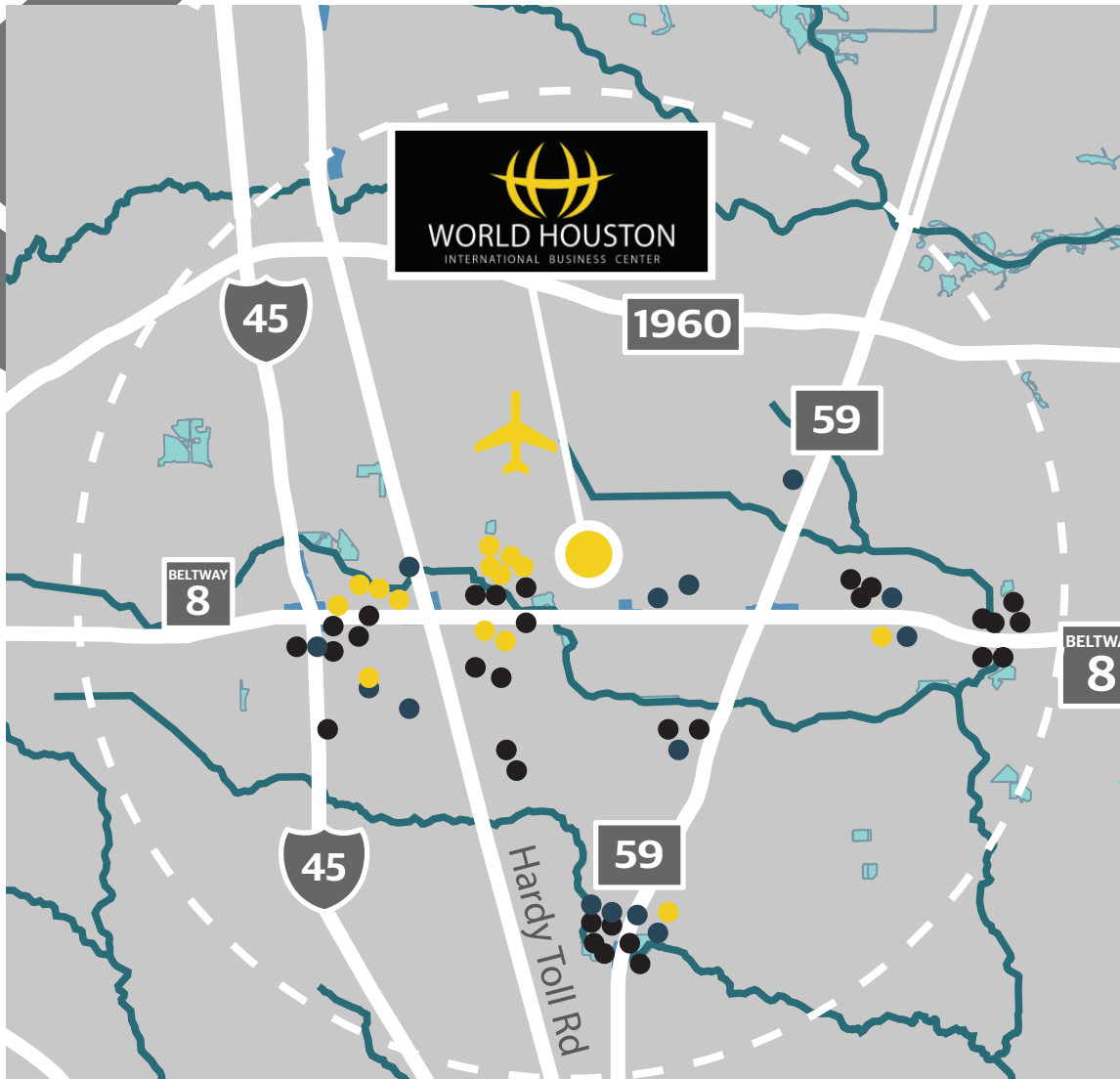


**ENTRANCE**



**BREAKROOM**

# 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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