



**WORLD HOUSTON**  
INTERNATIONAL BUSINESS CENTER

**BUILDING 35**



**45,040 SQUARE FEET**  
4721 WORLD HOUSTON PARKWAY  
HOUSTON, TX 77032

**EASTGROUP**  
PROPERTIES

**INSITE**



# PROJECT OVERVIEW



41,063 SF Warehouse



ESFR Sprinkler System



3,977 SF Office



Freestanding Building



24' Clear Height



10 Dock High Doors, 1 Oversized Ramped Door



3 Phase/ 480 Volt / 200 Amps

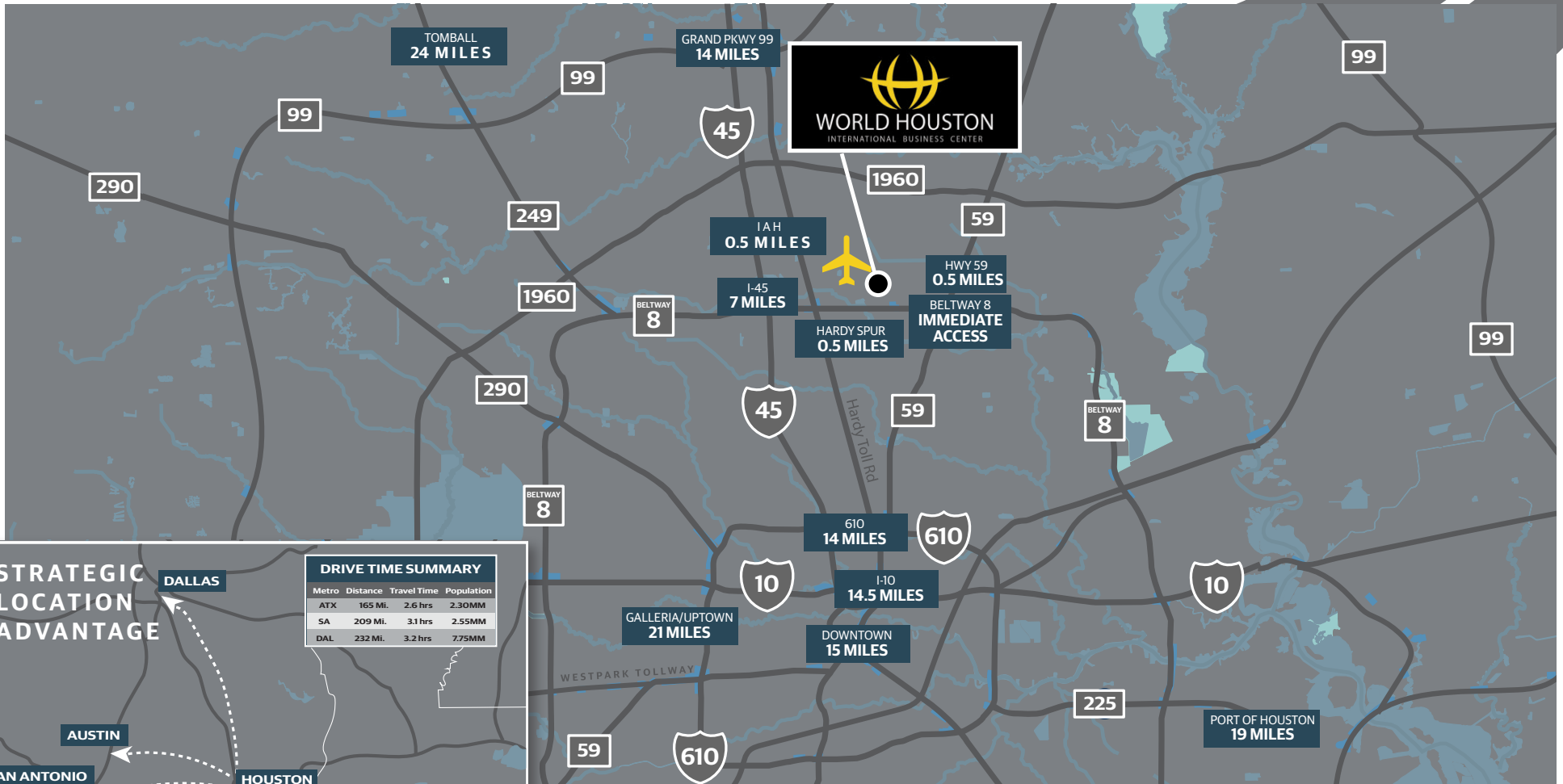


26 Parking Spaces

# PRIVATE TRUCK APRON



# LOCATION MAP



### STRATEGIC LOCATION ADVANTAGE

**DALLAS**

**AUSTIN**

**SAN ANTONIO**

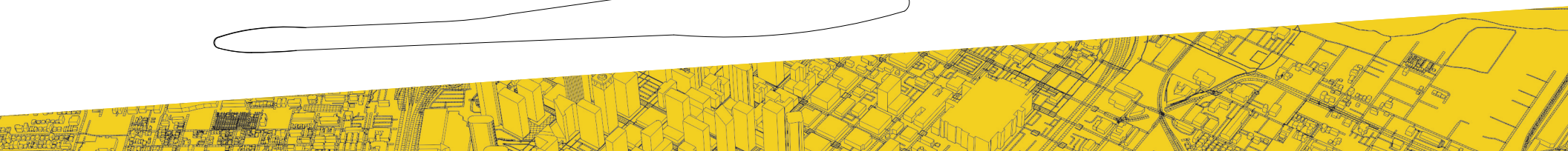
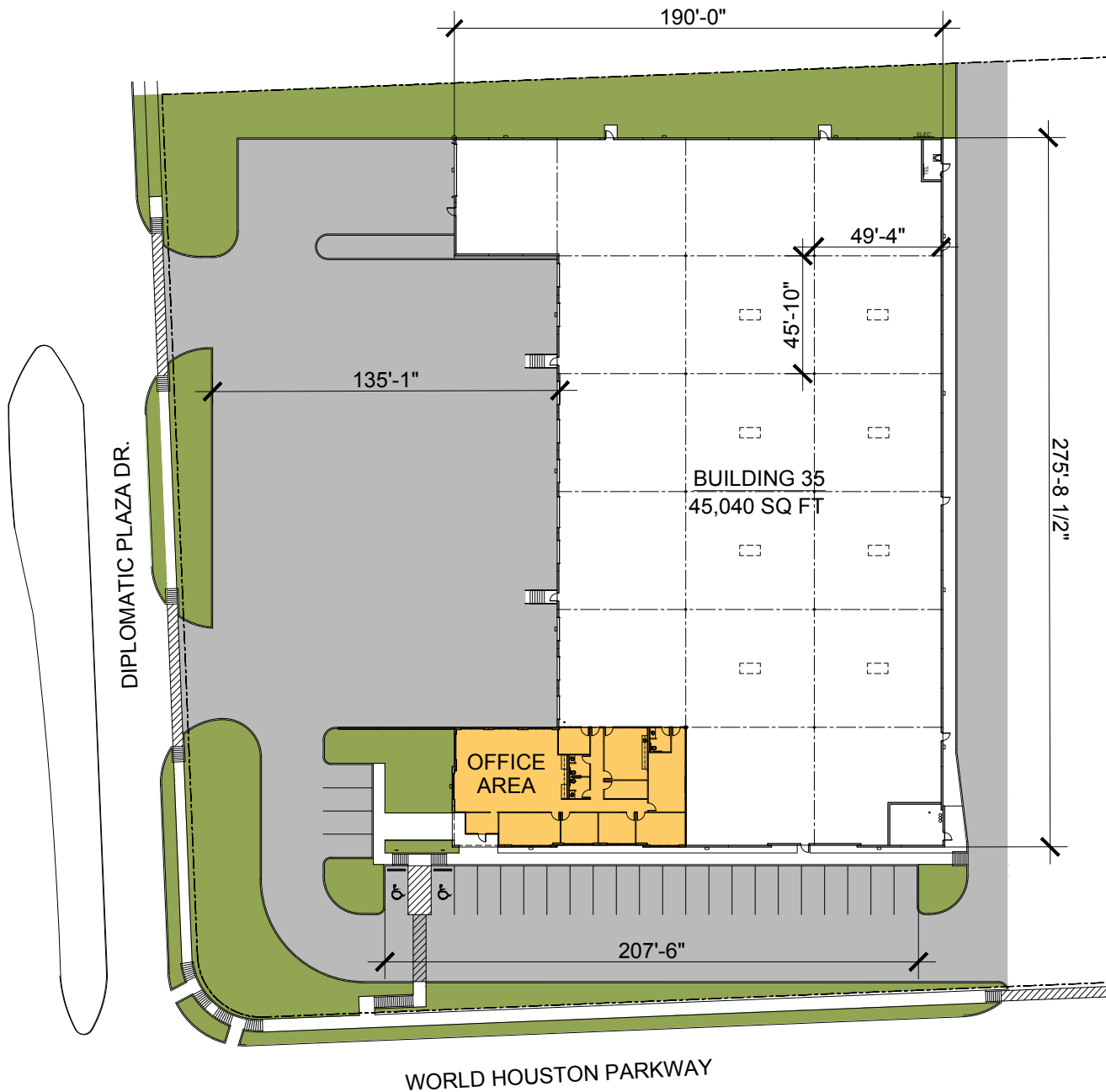
**HOUSTON**

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

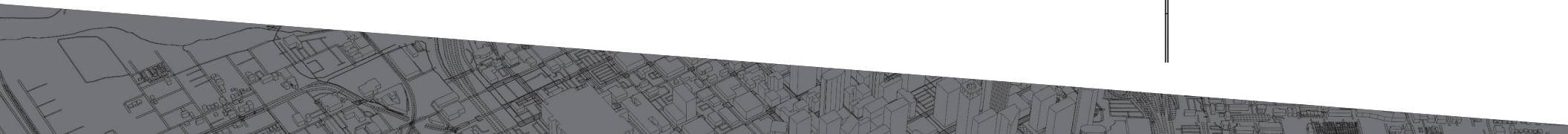
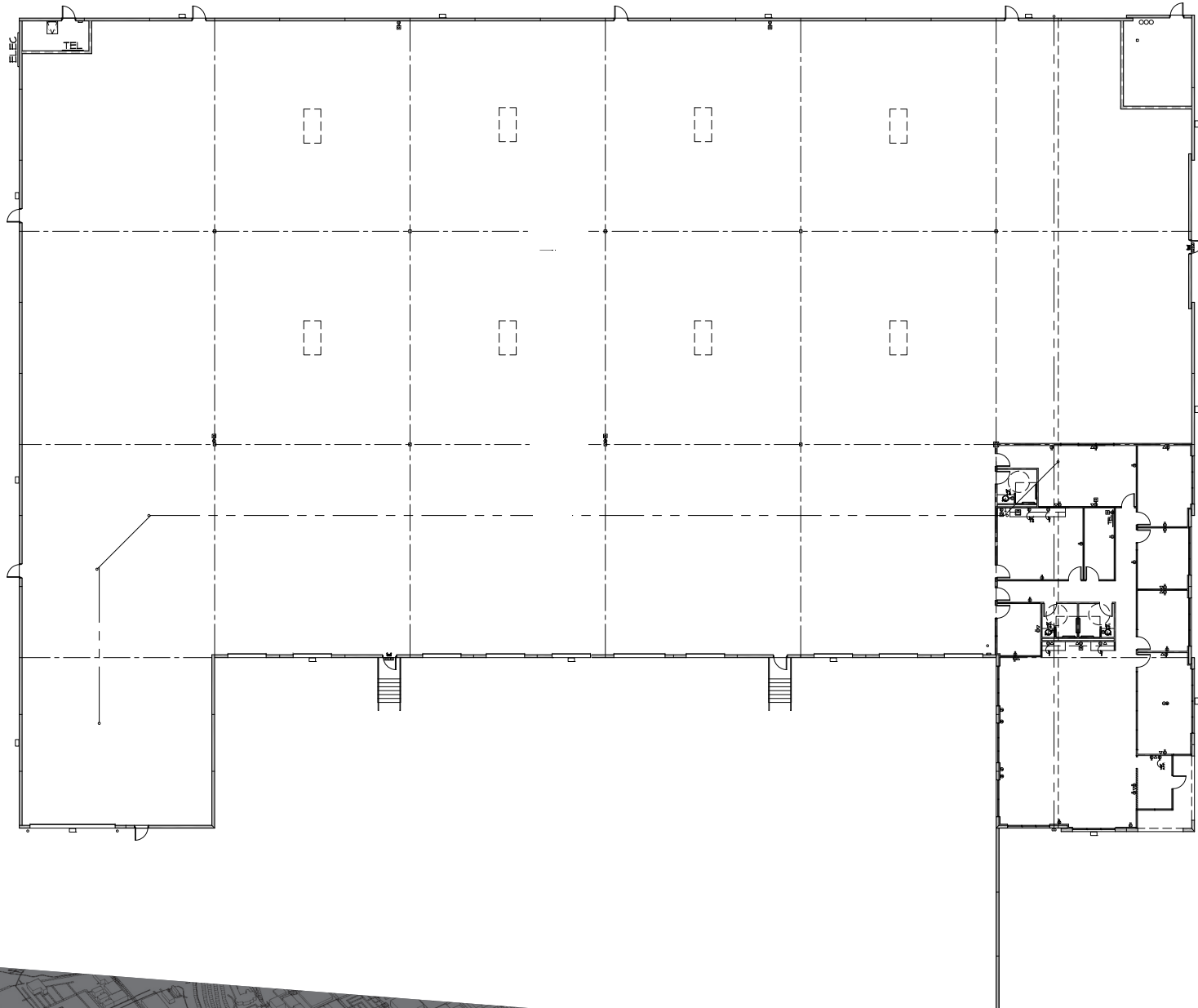


This high-performance industrial facility offers a flexible layout with both warehouse and office space, featuring efficient dock loading with 10 dock-high doors and one oversized ramped door. As a freestanding building with ample parking and outdoor storage, it's designed with functionality in mind and ready to support the needs of a growing operation.





# OFFICE FLOOR PLAN

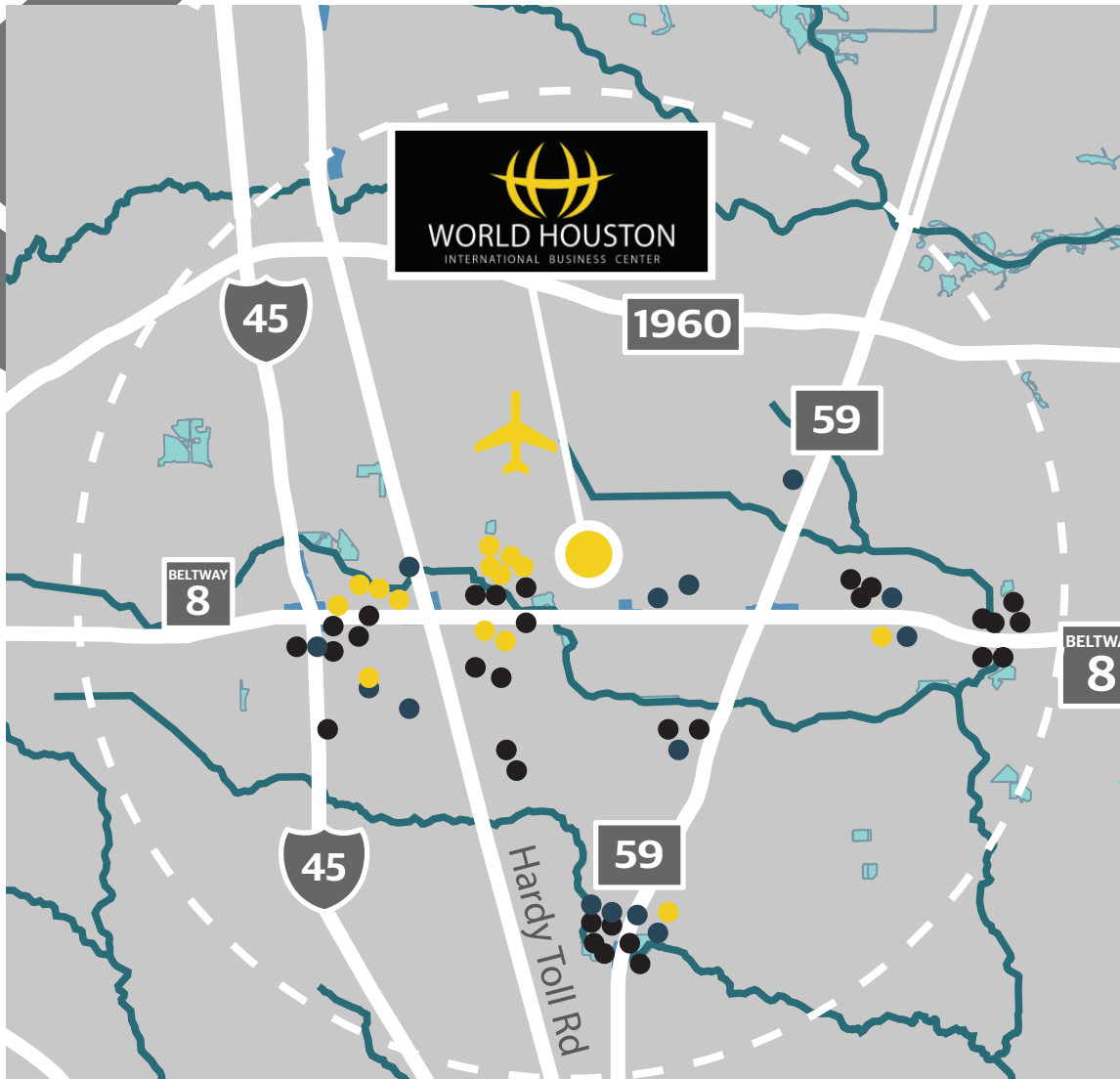




# WORLD HOUSTON M A P



# 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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