



WORLD HOUSTON
INTERNATIONAL BUSINESS CENTER

BUILDING 14



41,400 SQUARE FEET

4225 WORLD HOUSTON PKWY
HOUSTON, TX

EASTGROUP
PROPERTIES

INSITE



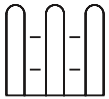
PROJECT OVERVIEW



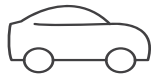
8,000 SF Office /
33,400 SF Warehouse



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

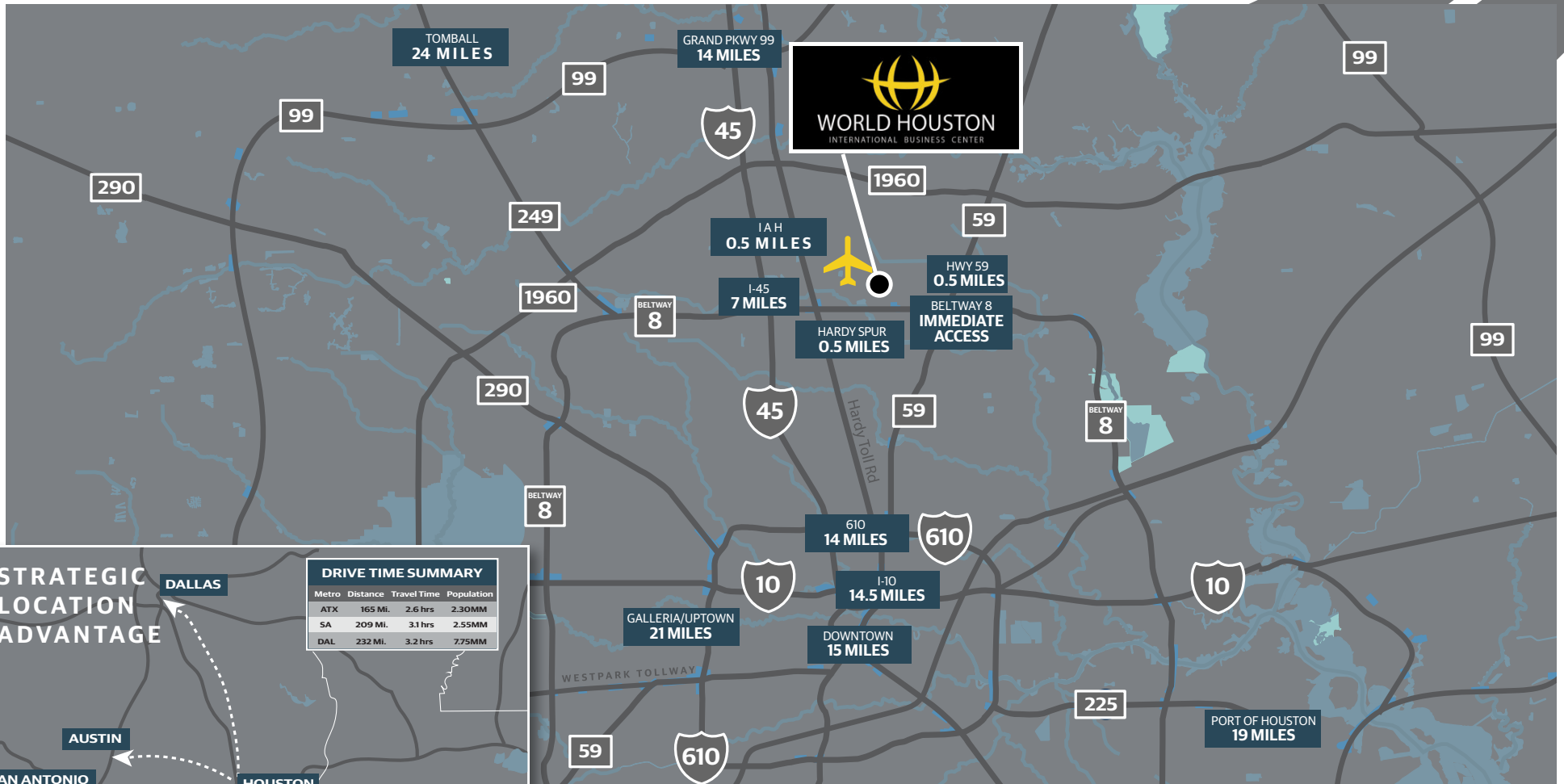


Easy Access to Bush IAH, Beltway 8,
I-45, HWY 59 and the Hardy Toll Rd

VIRTUAL
TOUR
CLICK HERE



LOCATION MAP



STRATEGIC LOCATION ADVANTAGE



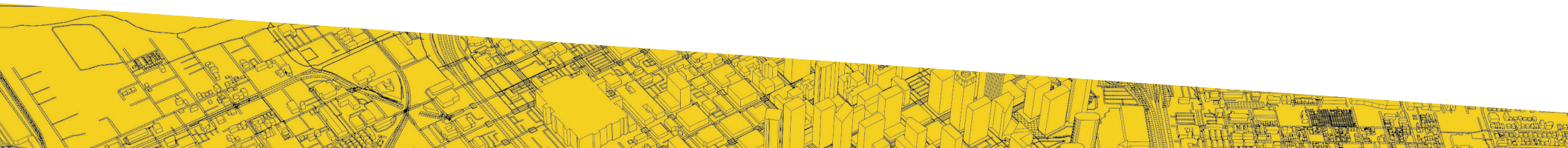
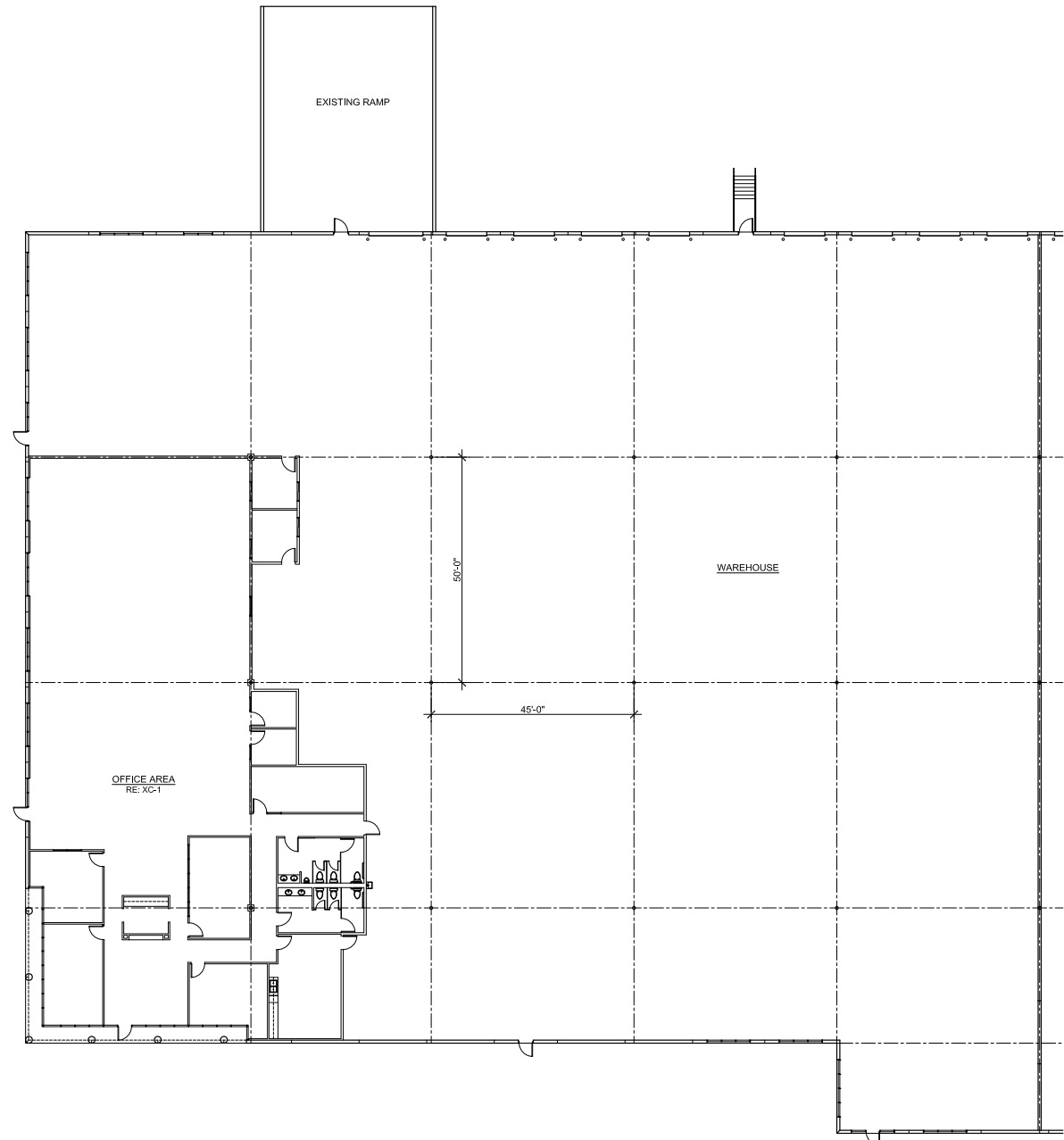
DRIVE TIME SUMMARY			
Metro	Distance	Travel Time	Population
ATX	165 Mi.	2.6 hrs	2.30MM
SA	209 Mi.	3.1 hrs	2.55MM
DAL	232 Mi.	3.2 hrs	7.75MM

SITE P L A N



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

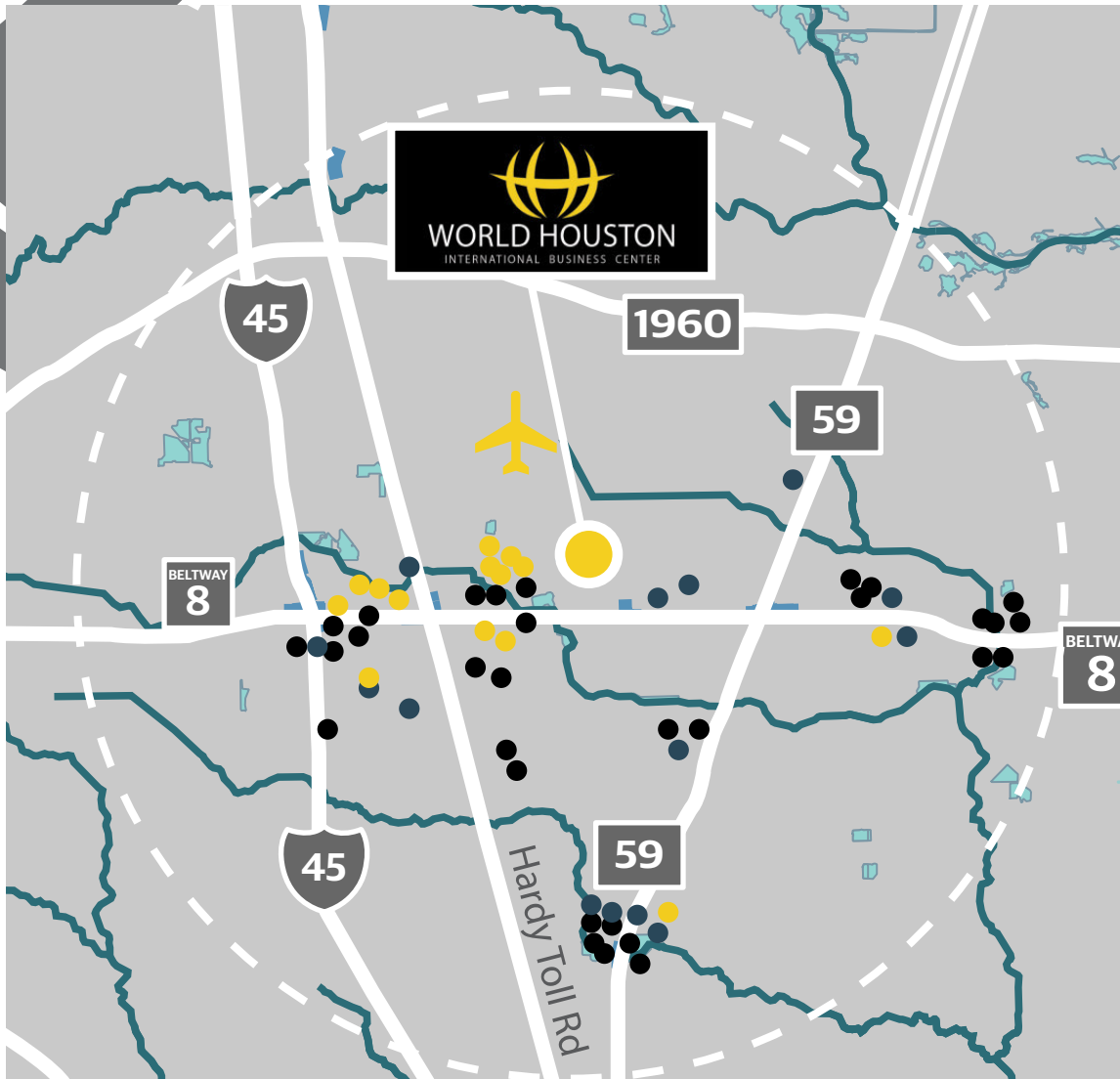




WORLD HOUSTON **AERIAL M A P**



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

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