



WORLD HOUSTON
INTERNATIONAL BUSINESS CENTER

BUILDING 44



134,415 SQUARE FEET
1.75 ACRES FENCED

4120 CONSULATE PLAZA DR, HOUSTON, TX

EASTGROUP
PROPERTIES

INSITE



PROJECT OVERVIEW



126,542 SF Warehouse



ESFR Sprinkler System



7,873 SF Office



Cross Dock
(36) Docks
(2) Oversized Ramps 14'x14'
(2) Drive-ins 12'x14'



32' Clear Height



Heavy Power Available
(Up to 2,000 Amps)



Ample Parking



Master-Planned Business Park



Located in North Houston
adjacent to Bush IAH

1.75 SF
ACRE PRIVATE
FENCED
TRUCK APRON



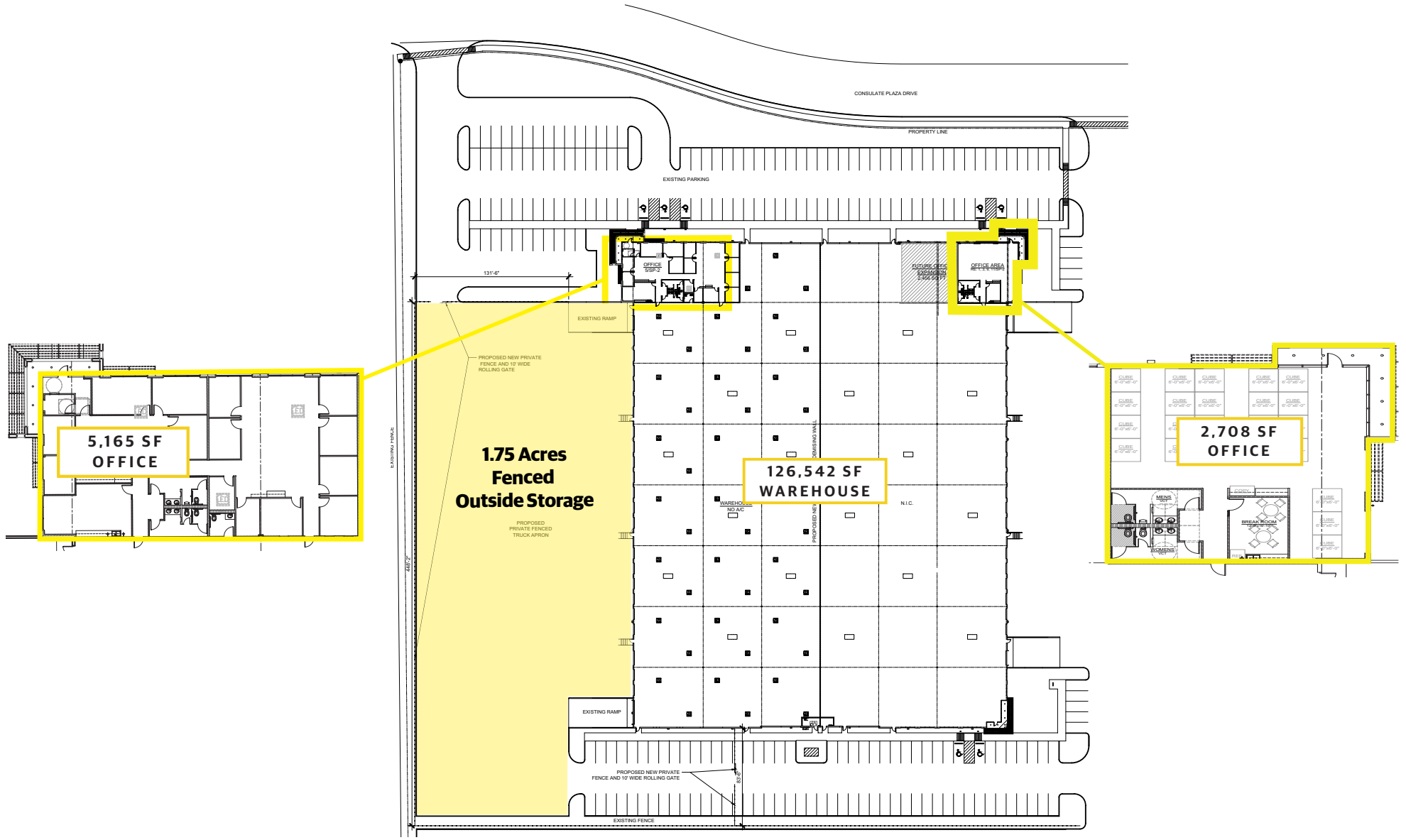
OUTSIDE STORAGE





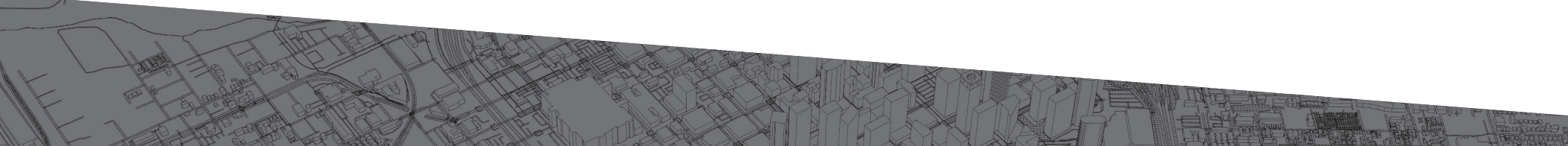
FLOOR PLAN

WH 44 | 4120 CONSULATE PLAZA DR.

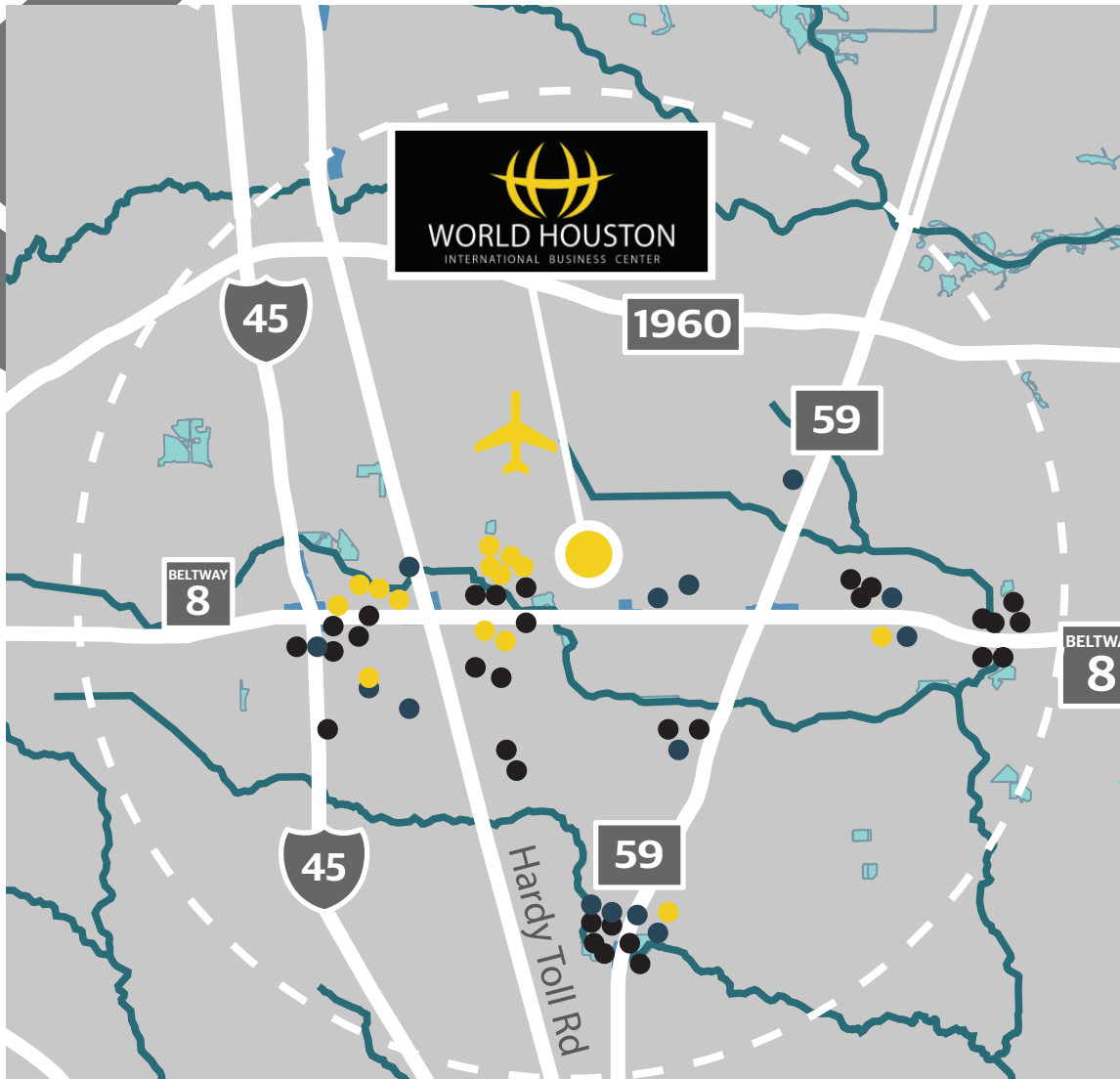




WORLD HOUSTON M A P



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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