



WORLD HOUSTON
INTERNATIONAL BUSINESS CENTER

BUILDING 39
SUITE 100



47,037 SQUARE FEET
1.5 ACRES FENCED

15892 DIPLOMATIC PLAZA DR • SUITE 100
HOUSTON, TX

EASTGROUP
PROPERTIES

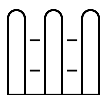
INSITE



PROJECT OVERVIEW



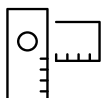
2,369 SF Office
44,668 SF Warehouse



+/- 1.5 Acre Private Fenced
Truck Apron



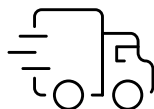
30' Clear Height



Column Spacing: 45 x 46
Speed Bays: 50 x 46



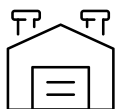
ESFR Sprinklers



1: 20'x20' Drive-In



Parking: 50 spaces



Side Load
(13 Docks, 1 Oversized Ramp)



Located near Bush IAH with
convenient access to Beltway 8,
Hwy 59, Hardy Toll Road and I-45

VIRTUAL
TOUR
[CLICK HERE](#)

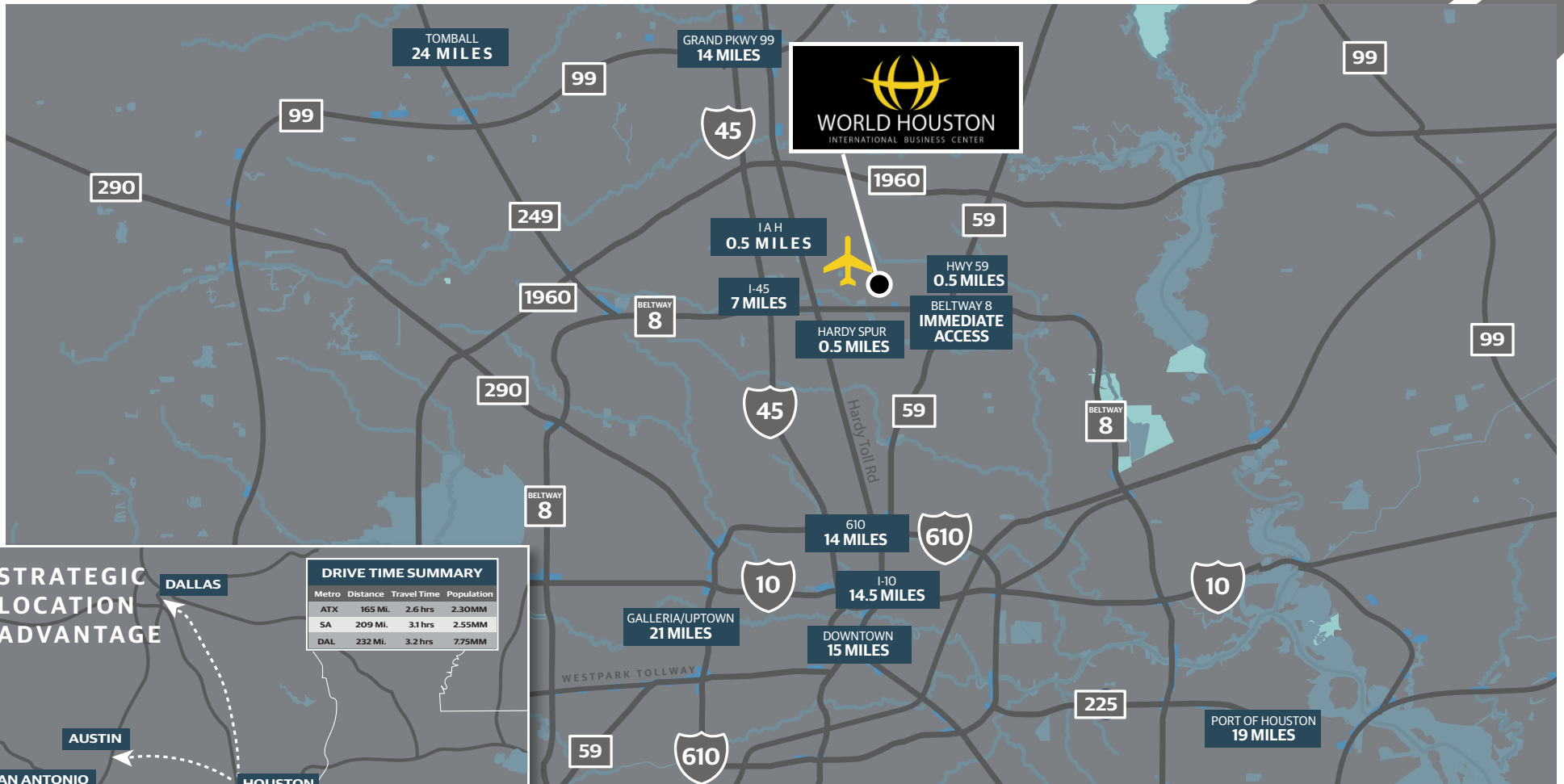


OUTSIDE **STORAGE**





LOCATION MAP



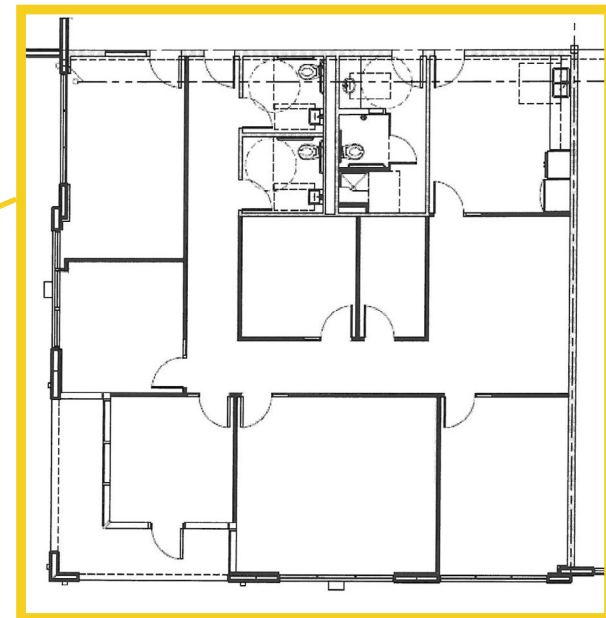
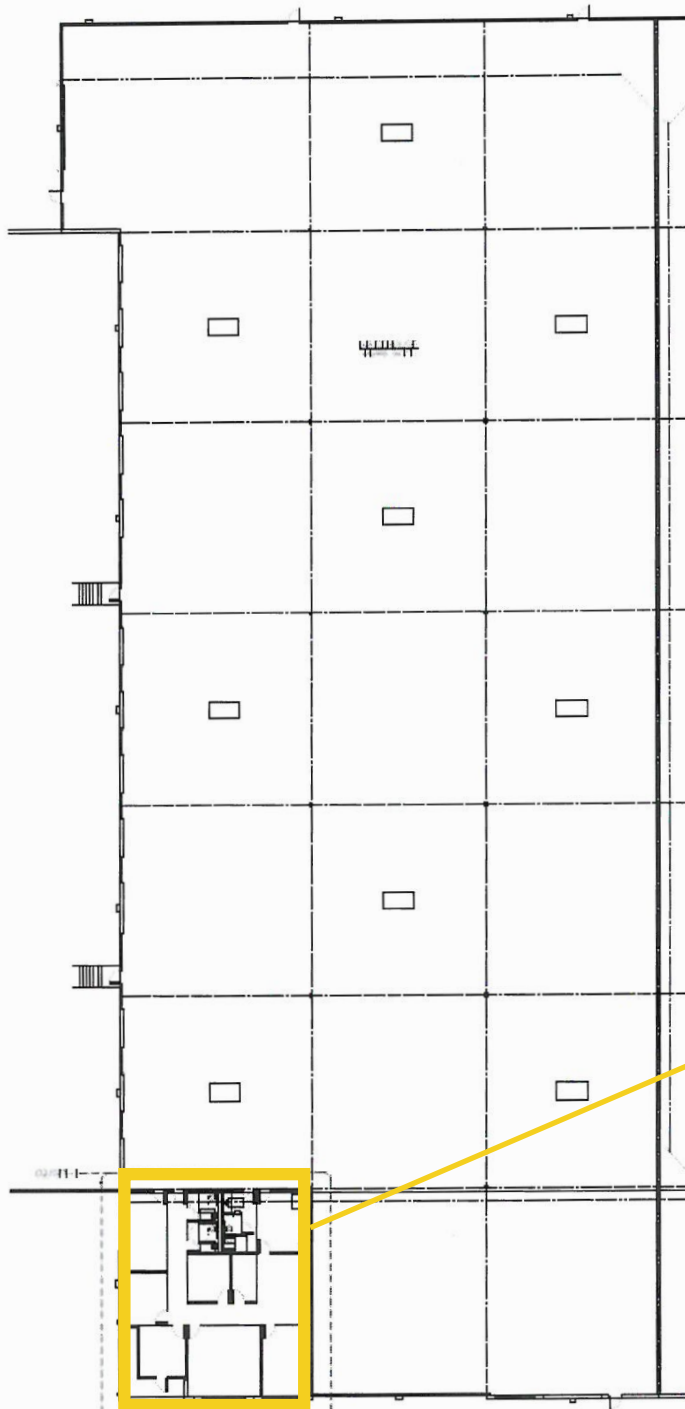
STRATEGIC LOCATION ADVANTAGE



SITE P L A N

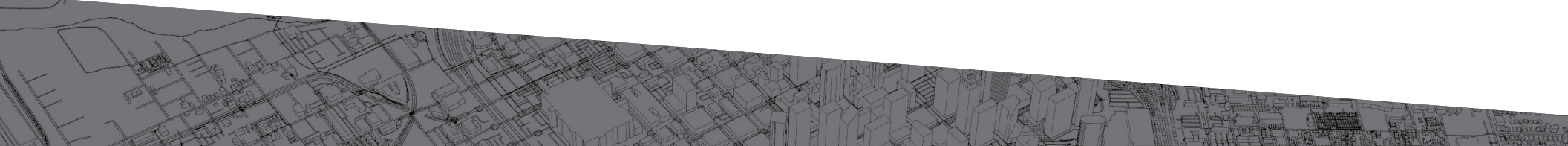


Prime industrial property featuring 44,668 SF of warehouse space, 2,369 SF of office space, and a private, fenced truck apron, all with convenient access to major highways, Beltway 8, and Bush Intercontinental Airport (IAH), making it an ideal location for logistics and office operations.

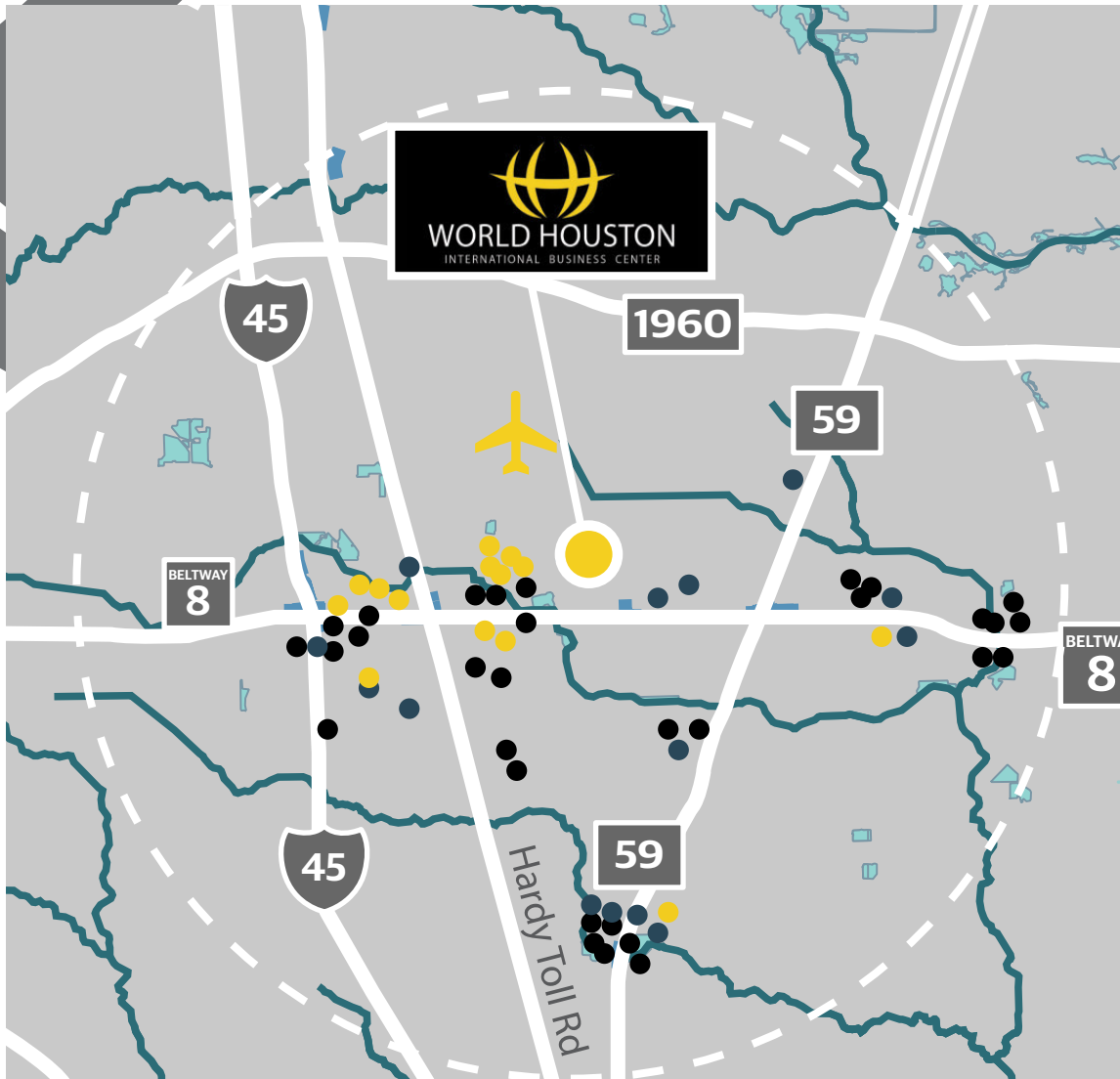




WORLD HOUSTON M A P



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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EASTGROUP
PROPERTIES

INSITE