



WORLD HOUSTON
INTERNATIONAL BUSINESS CENTER

BUILDING 39
SUITE 190



47,037 SQUARE FEET

**15892 DIPLOMATIC PLAZA DR • SUITE 190
HOUSTON, TX**

EASTGROUP
PROPERTIES

INSITE



PROJECT OVERVIEW



3,981 SF Office



ESFR Sprinklers



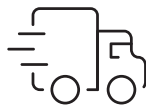
43,056 SF Warehouse



Side Load
(13 Docks, 1 Oversized Ramp)



30' Clear Height



1: 20'x20' Drive-In



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



Double Row Parking

PRIME LOCATION

NEAR BUSH IAH, EASY ACCESS

TO BELTWAY 8, HWY 59, I-45,

& THE HARDY TOLL ROAD

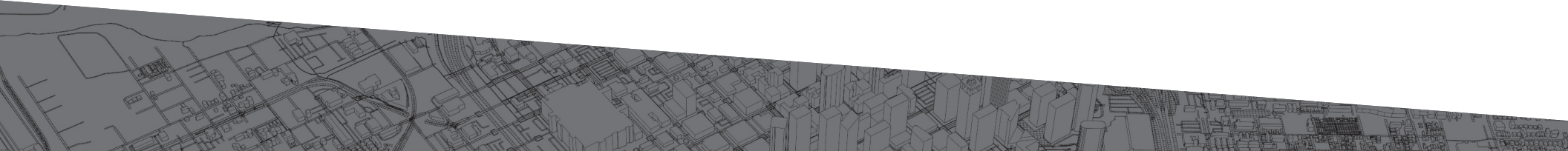
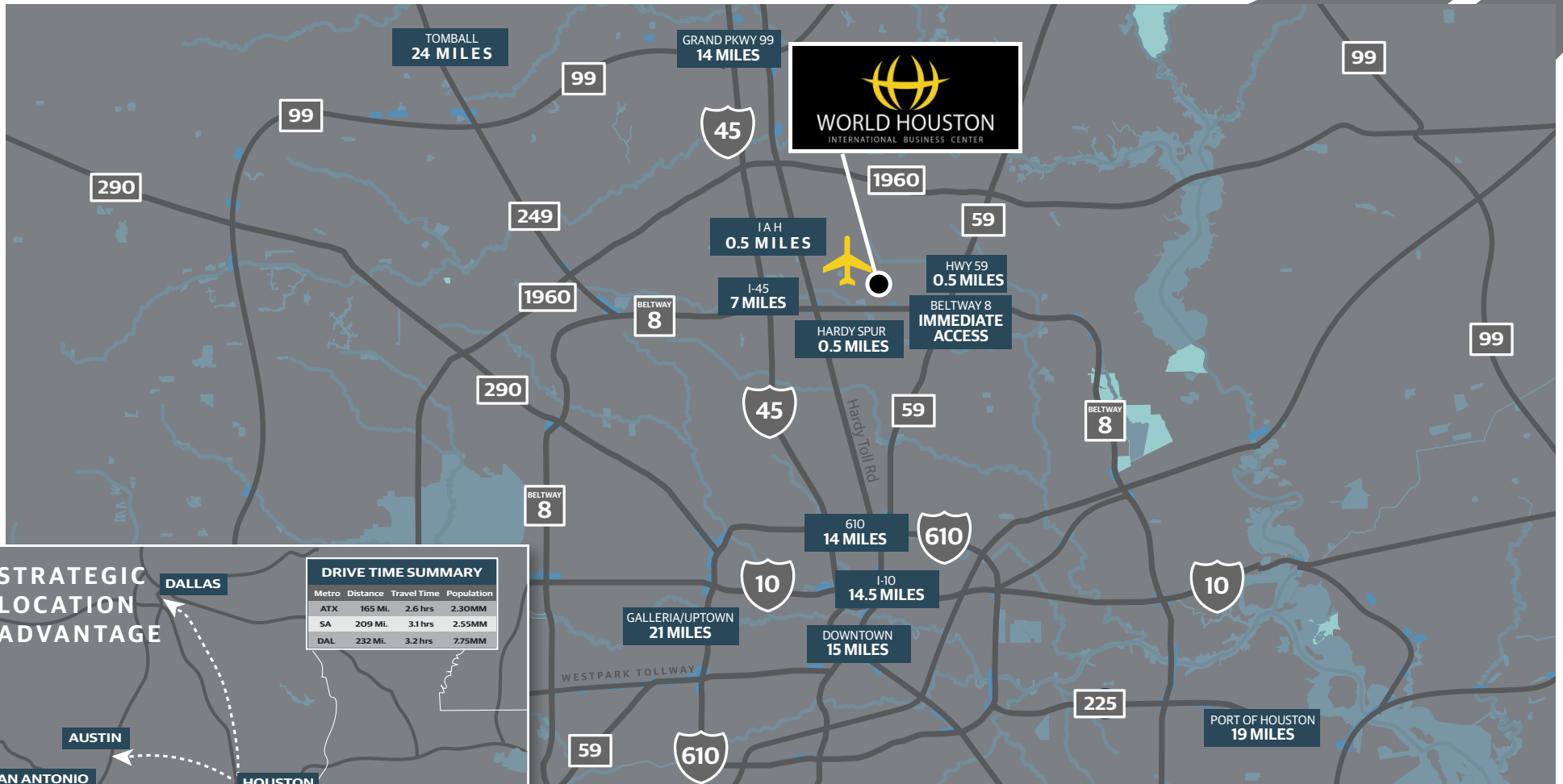


WH 39 AERIAL





LOCATION MAP



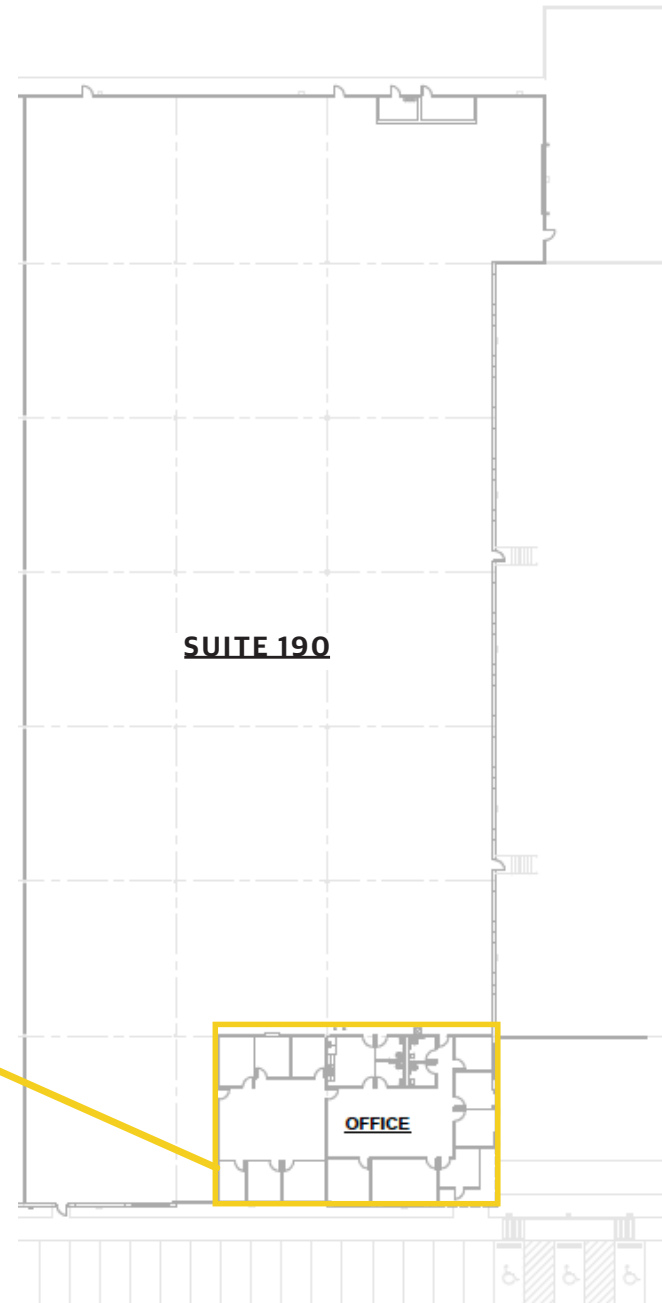
SITE PLAN

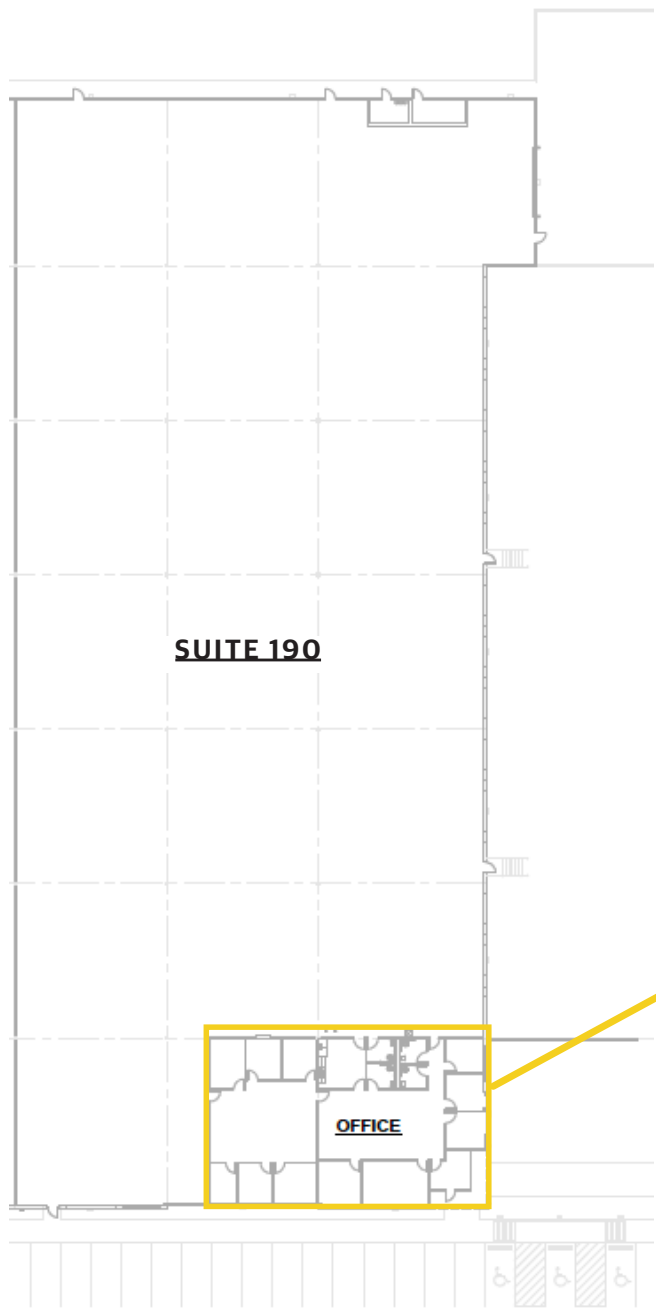


Prime freestanding property featuring 43,056 SF of warehouse space, 3,981 SF of office space, and a private, fenced truck apron, all with convenient access to major highways, Beltway 8, and Bush Intercontinental Airport (IAH), making it an ideal location for logistics and office operations.



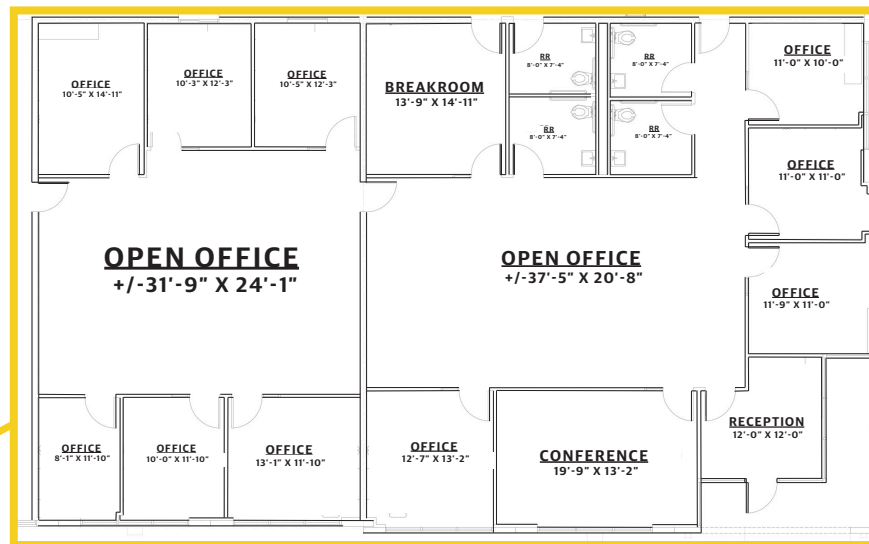
3,981 SF OFFICE





SUITE 190

OFFICE

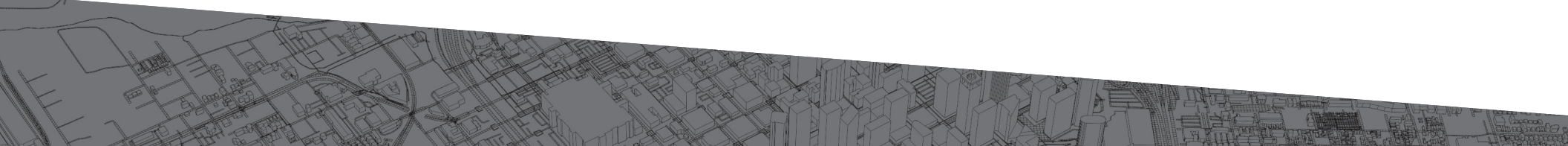


3,981 SF OFFICE

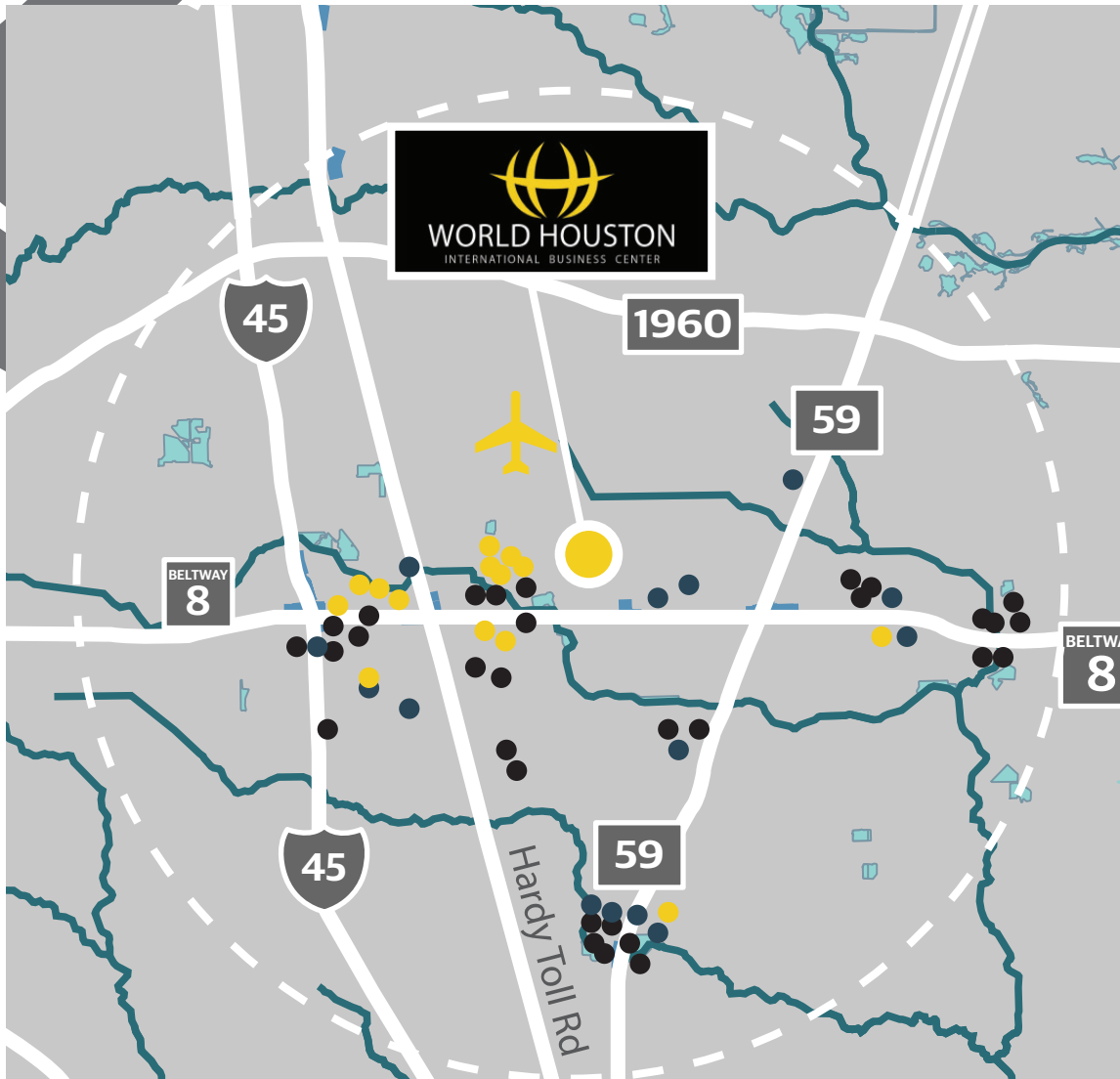




WORLD HOUSTON M A P



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