



WORLD HOUSTON
INTERNATIONAL BUSINESS CENTER

BUILDING 44
SUITE 150



67,208 SQUARE FEET
1.75 ACRES FENCED

4120 CONSULATE PLAZA DR, HOUSTON, TX

EASTGROUP
PROPERTIES

INSITE



PROJECT OVERVIEW



62,043 SF Warehouse



ESFR Sprinklers



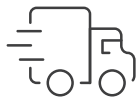
5,165 SF Office



Side Load: 18 docks/ 2 drive-ins
(12x14)



32' Clear Height



120 Parking Spaces



Master-Planned Business Park



Location: North Houston adjacent
to IAH

1.75 SF

ACRE PRIVATE

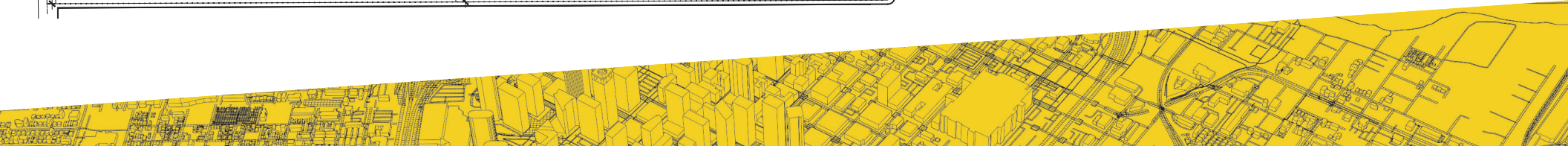
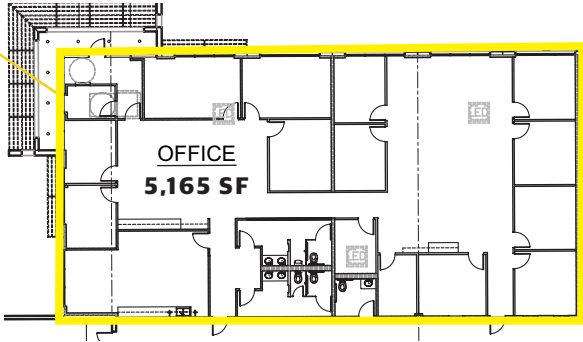
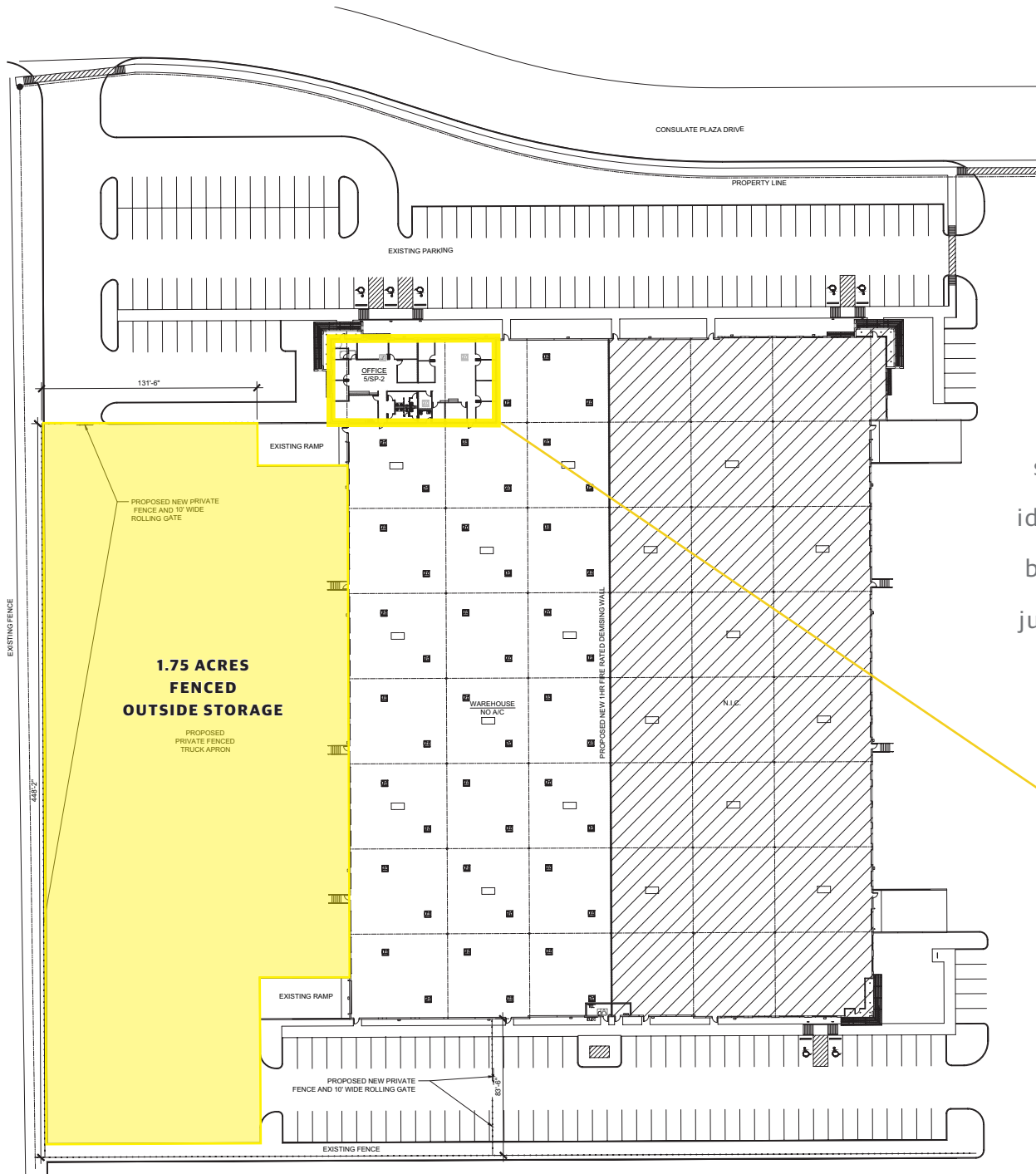
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TRUCK APRON

SITE PLAN

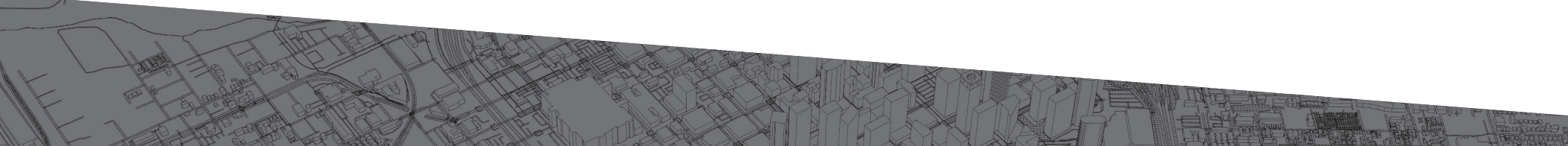


This prime industrial facility in North Houston offers 67,208 SF of total space, including 5,165 SF of office and 62,043 SF of warehouse. With a 32' clear height, side-load access, and ESFR sprinklers, it provides the ideal setup for efficient operations. The Class A tilt-wall building is located in a master-planned industrial park, just adjacent to Bush IAH, offering easy access to major transportation routes.

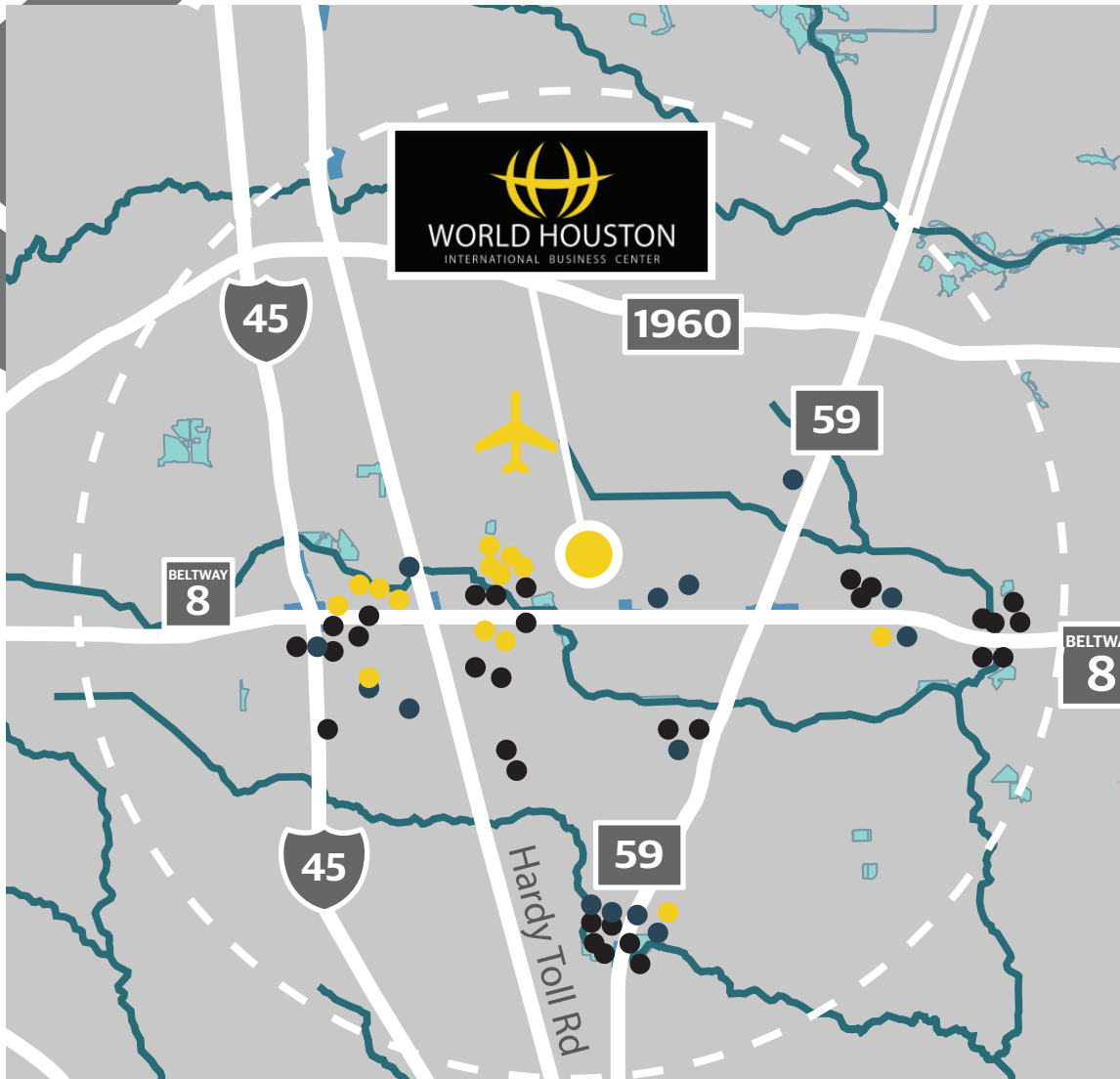




WORLD HOUSTON M A P



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

LOGAN GREER
lgreer@insiterealty.com
713.339.5363

DAYNE WUNDERLICH
dwunderlich@insiterealty.com
713.339.5329