

# FOR LEASE

WWW.INSITEREALTY.COM

## WORLD HOUSTON 44

134,415 SQUARE FEET

OUTSIDE STORAGE  
UP TO 2.4 ACRES



[CLICK HERE FOR VIRTUAL TOUR](#)

**WORLD HOUSTON 44**  
4120 CONSULATE PLAZA DRIVE

## PROPERTY FEATURES

<b>SQUARE FEET:</b>	134,415 SF
<b>SPEC OFFICE:</b>	2,788 SF
<b>MAX CONTIGUOUS:</b>	134,415 SF
<b>MINIMUM DIVISIBLE:</b>	25,000 SF
<b>CONFIGURATION:</b>	CROSS DOCK
<b>CLEAR HEIGHT:</b>	32'
<b>SPRINKLER SYSTEM:</b>	ESFR
<b>DOCK DOORS:</b>	39
<b>DRIVE-IN DOORS:</b>	4 (OVERSIZED)
<b>WAREHOUSE LIGHTING:</b>	LED'S
<b>PARKING SPACES:</b>	226
<b>TRAILER PARKING:</b>	30
<b>TRUCK COURT:</b>	200' (EAST) / 185' (WEST)
<b>DIMENSIONS:</b>	420' X 320'
<b>TYPICAL BAY:</b>	50' X 52'
<b>SPEED BAY:</b>	60' X 52'
<b>OUTSIDE STORAGE:</b>	UP TO 2.4 ACRES



FOR MORE INFORMATION PLEASE CONTACT

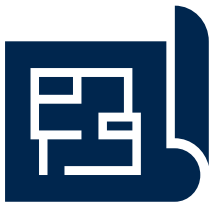
LOGAN GREER • LGREER@INSITEREALTY.COM • 713.339.5363  
DAYNE WUNDERLICH • DWUNDERLICH@INSITEREALTY.COM • 713.339.5329

A PROJECT OF

**EASTGROUP**  
PROPERTIES

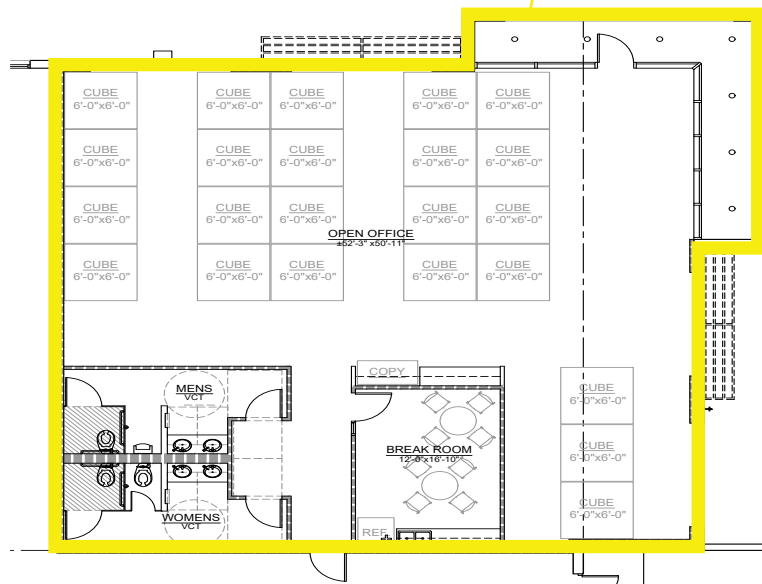
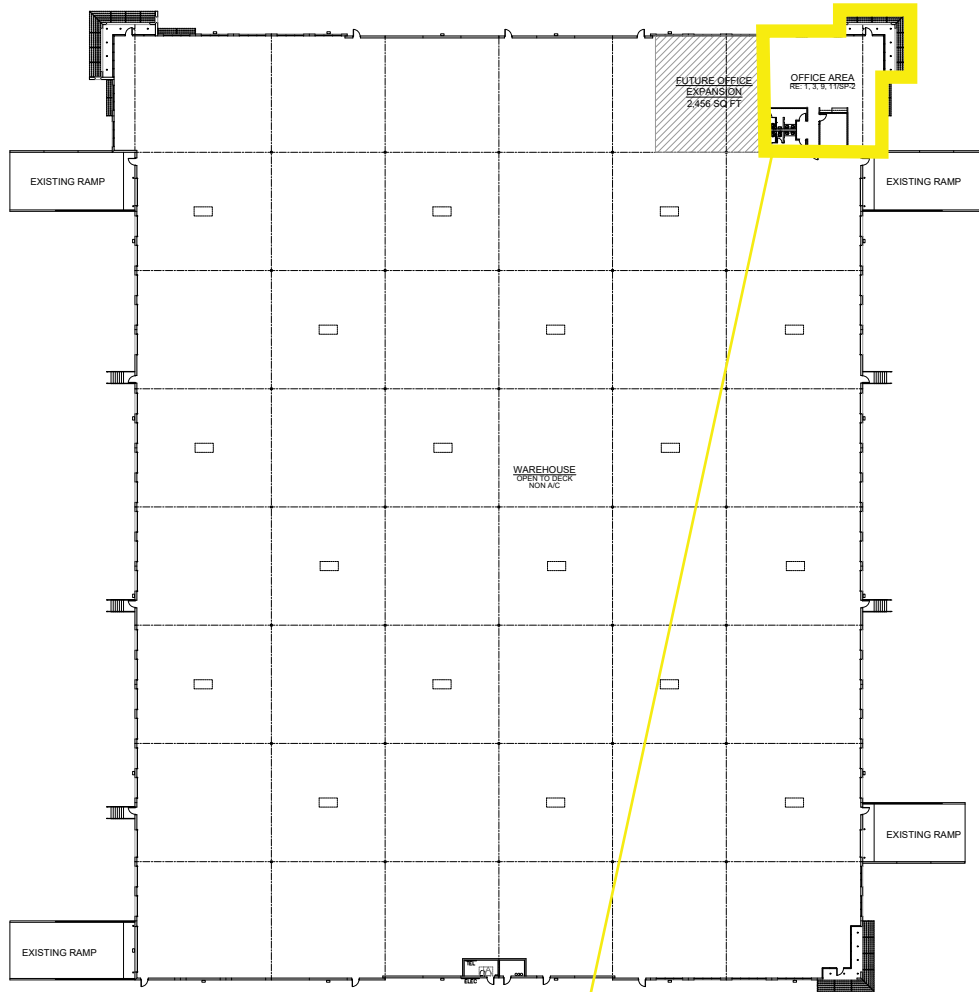
The information contained herein was obtained from sources believed reliable; however, InSite Realty Partners, L.P. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without written notice.

**INSITE**



# WORLD HOUSTON 44

## SPEC OFFICE PLAN

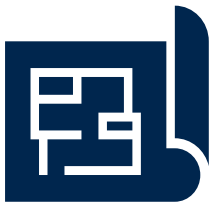


**FOR MORE INFORMATION PLEASE CONTACT**

**LOGAN GREER • LGREER@INSITEREALTY.COM • 713.339.5363**  
**DAYNE WUNDERLICH • DWUNDERLICH@INSITEREALTY.COM • 713.339.5329**

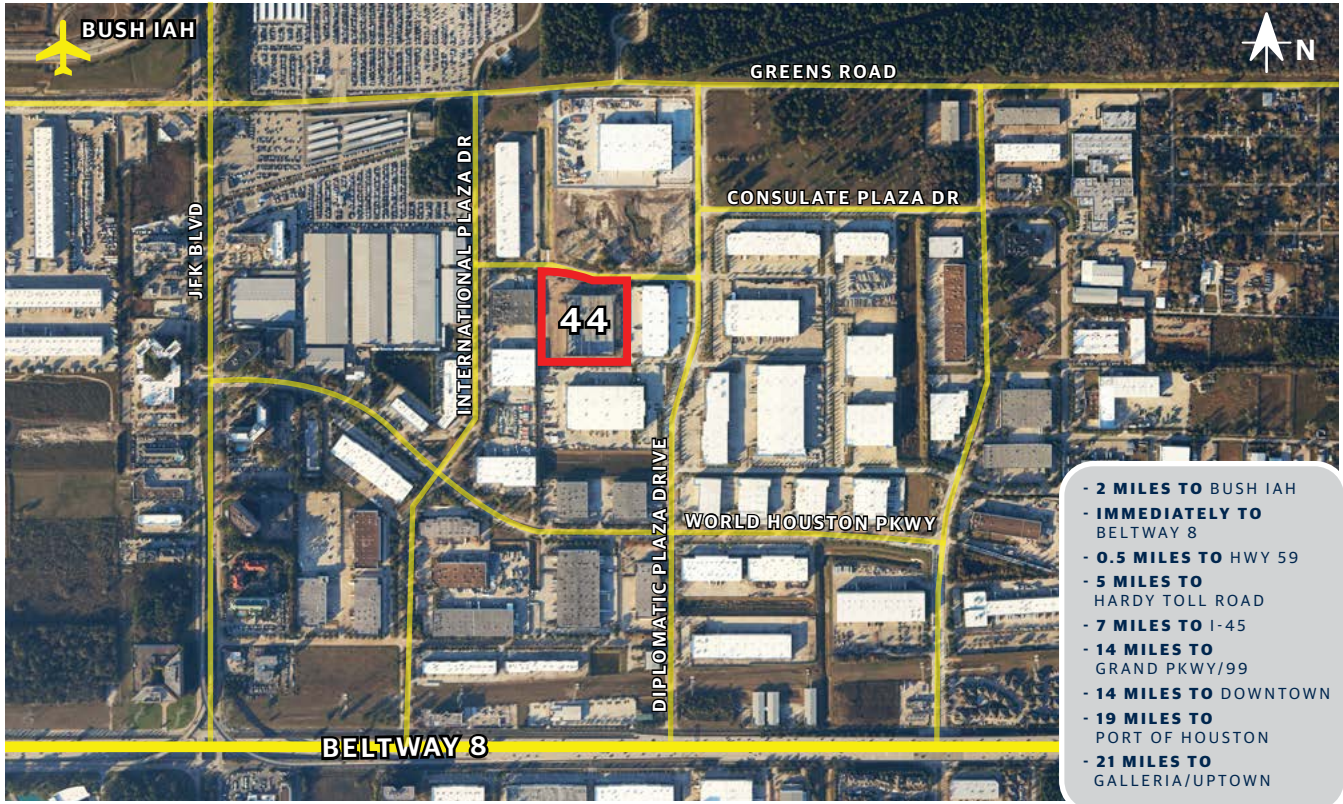
A PROJECT OF

**EASTGROUP**  
 PROPERTIES

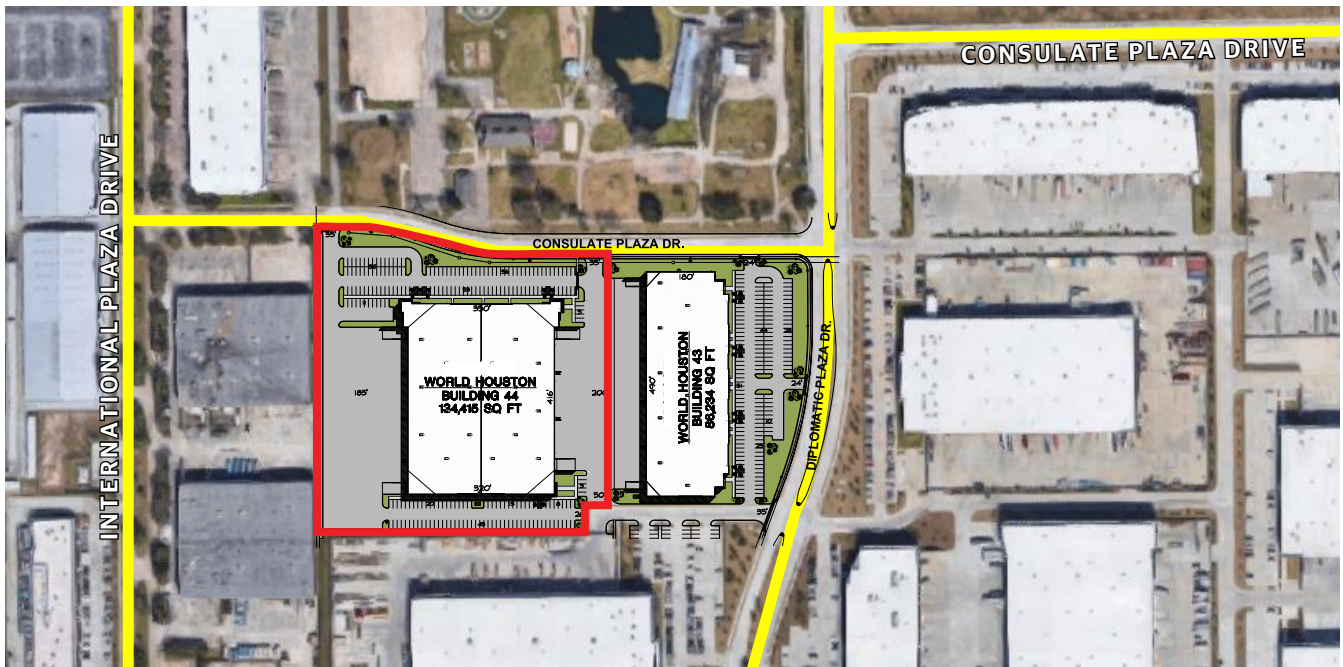


# WORLD HOUSTON 44

## SITE PLAN & AERIAL



- 2 MILES TO BUSH IAH
- IMMEDIATELY TO BELTWAY 8
- 0.5 MILES TO HWY 59
- 5 MILES TO HARDY TOLL ROAD
- 7 MILES TO I-45
- 14 MILES TO GRAND PKWY/99
- 14 MILES TO DOWNTOWN
- 19 MILES TO PORT OF HOUSTON
- 21 MILES TO GALLERIA/UPTOWN



FOR MORE INFORMATION PLEASE CONTACT

LOGAN GREER • LGREER@INSITEREALTY.COM • 713.339.5363  
 DAYNE WUNDERLICH • DWUNDERLICH@INSITEREALTY.COM • 713.339.5329



The information contained herein was obtained from sources believed reliable; however, InSite Realty Partners, L.P. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without written notice.