



# NORTH HOUSTON LOGISTICS CENTER

Building G

30 Esplanade Boulevard, Houston, TX 77060





North Houston Logistics Center, located near the southeast corner of Beltway 8 and Interstate 45, is just minutes from Bush Intercontinental Airport making it an ideal location for both local and regional distribution.



IDI Logistics is one of the world's leading investors and developers of logistics warehouses and distribution parks near major markets and transport routes throughout North America.

We are dedicated to serving our customers with exceptional quality and service.



# 351,400 square feet

ACREAGE: 17.71 acres

OFFICE AREA: 3,570 SF

CLEAR HEIGHT: 36'

## One of North Houston's Most Desirable Distribution Locations

DIMENSIONS: 420' x 786'

TRAILER PARKING: 51 stalls

AUTO PARKING: 201 spaces

DOCK DOORS: 72

DRIVE-IN DOORS: 4

TRUCK COURT: 130'/185'

CONFIGURATION: cross-dock

FLOOR SYSTEM: 6" Ductilcrete™ slab

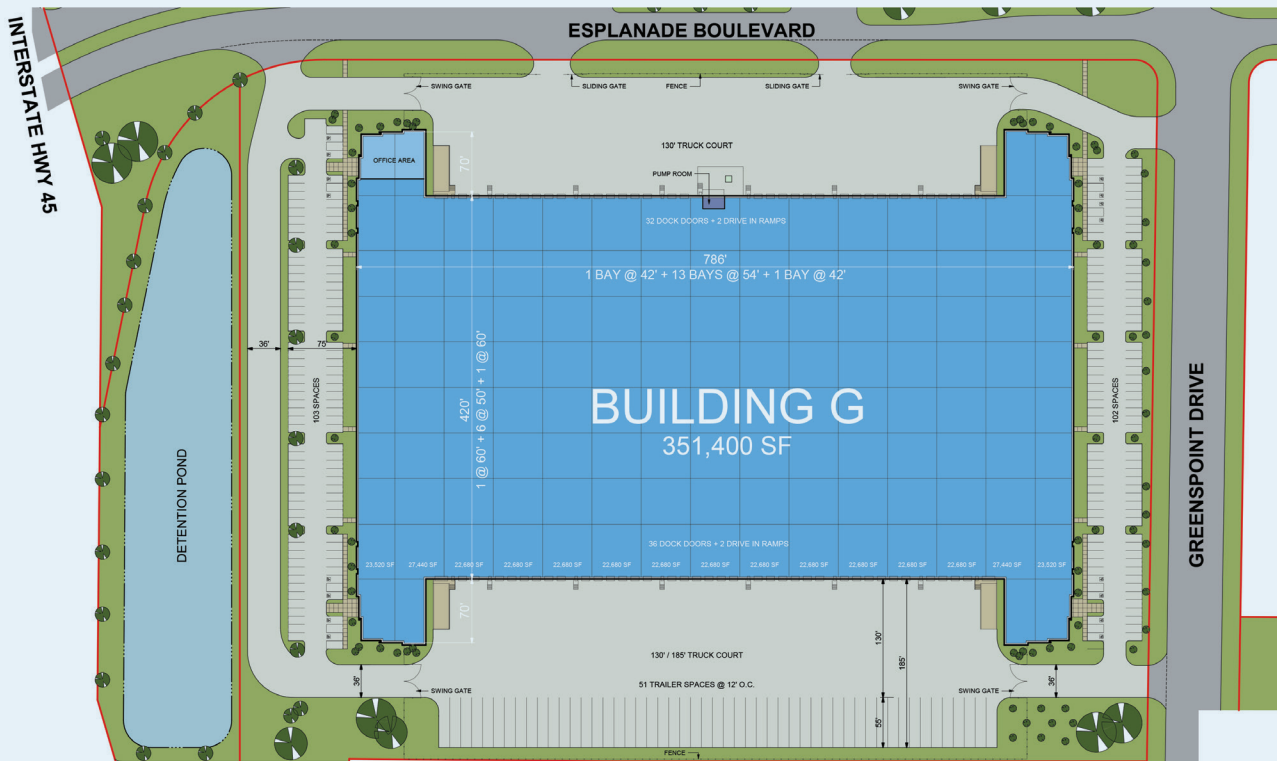
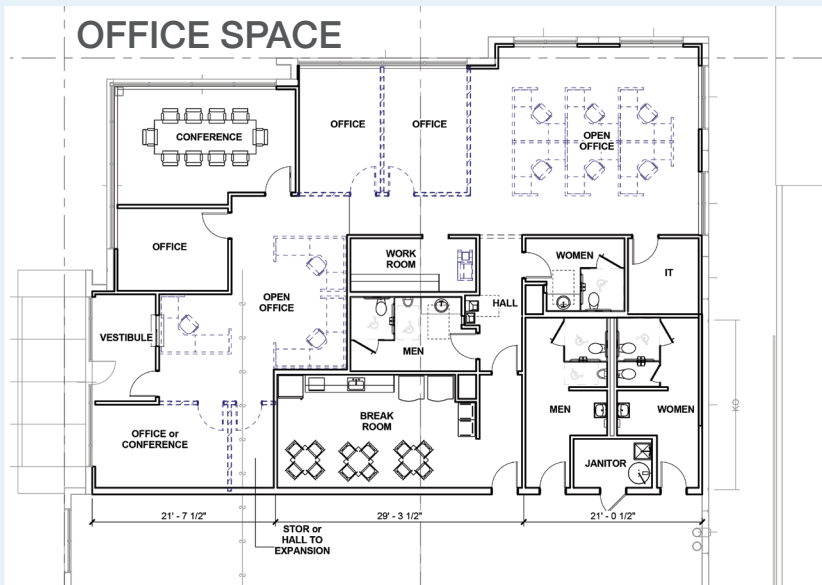
UTILITIES IN PLACE

I-45 FRONTAGE

PRIME LOCATION FOR A VARIETY OF BUSINESS NEEDS

STRONG, DIVERSIFIED WORKFORCE NEARBY

AT THE CROSSROADS OF TWO MAJOR THOROUGHFARES, I-45 AND THE BELTWAY





#### METRO AREAS

Houston .....	20 miles
Beaumont .....	90 miles
Austin .....	159 miles
San Antonio .....	204 miles
Dallas/Ft. Worth.....	227 miles

#### MAJOR ROADS

I-45 .....	0 miles
Highway 8 .....	0.3 miles
Hardy Toll Road .....	2 miles
I-69 .....	7 miles
I-610 .....	10 miles
I-10 .....	15 miles

#### AIR

George Bush Int'l.....	8 miles
Hobby Int'l .....	24 miles
West Houston Airport.....	25 miles
Ellington .....	41 miles



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