



# NORTH HOUSTON LOGISTICS CENTER

Building G

30 Esplanade Boulevard, Houston, TX 77060





North Houston Logistics Center, located near the south 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 a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

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



**246,540** available square feet

TOTAL BUILDING: 351,400 SF

OFFICE AREA: Build-to-Suit

CLEAR HEIGHT: 36'

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

DIMENSIONS: 420' x 786'

AUTO PARKING: 201 spaces

TRAILER PARKING: 51 stalls

DOCK DOORS: 53

DRIVE-IN DOORS: 3

TRUCK COURT: 130'/185'

CONFIGURATION: cross-dock

FLOOR SYSTEM: 6" Ductilcrete™ slab

FIRE SPRINKLER: ESFR

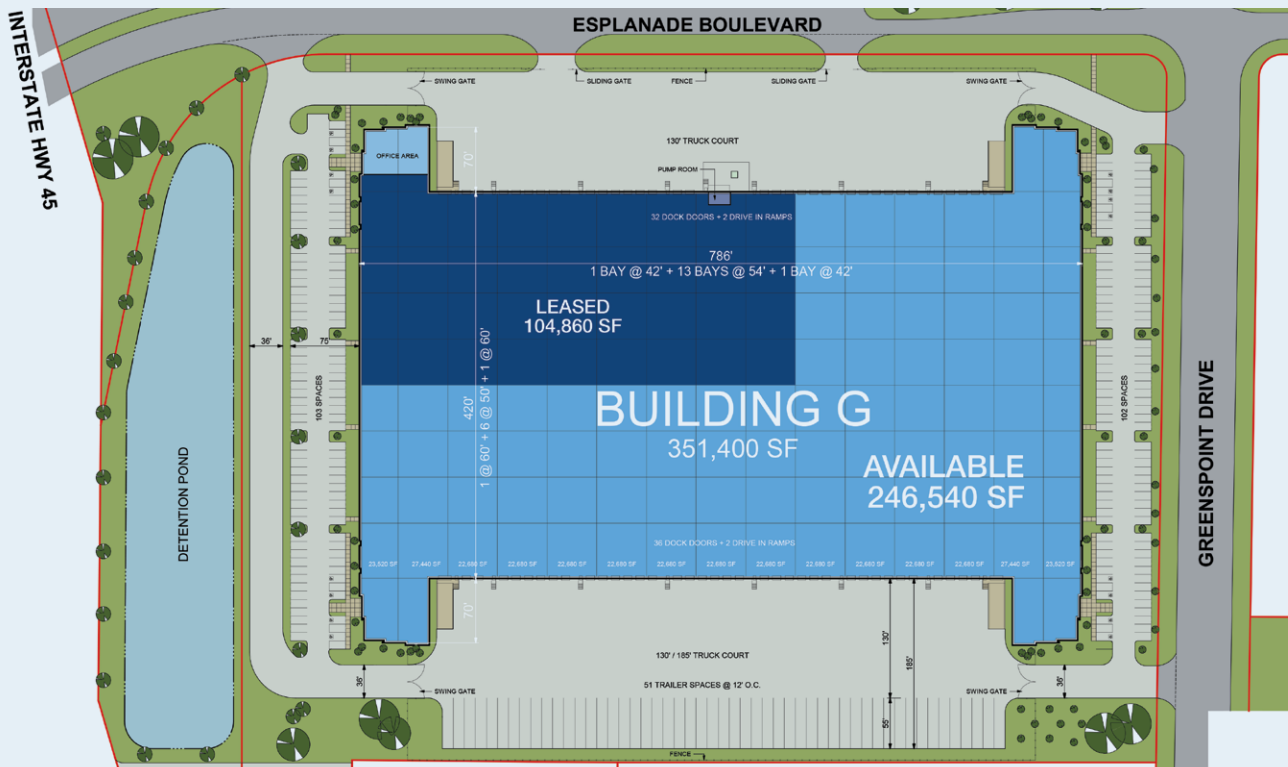
UTILITIES IN PLACE

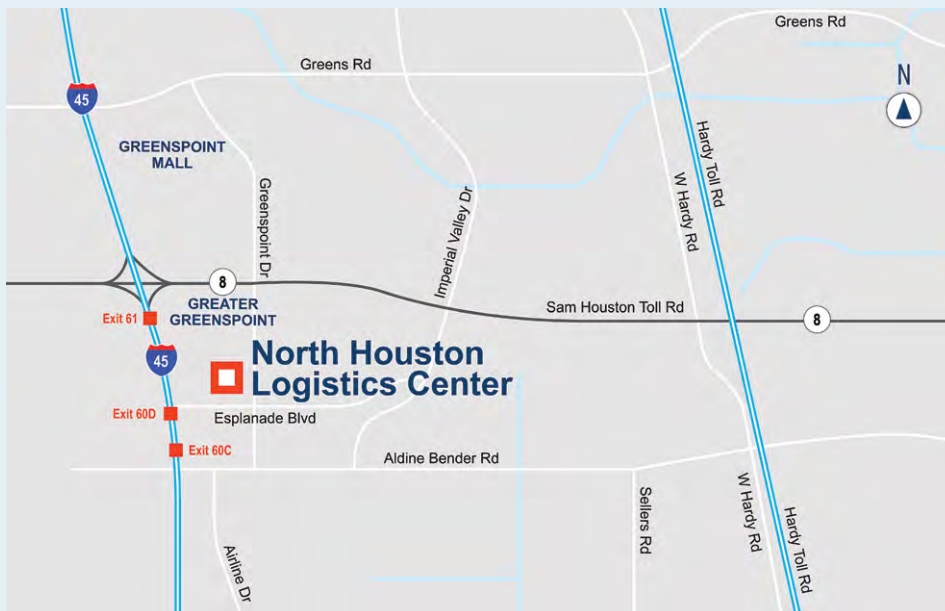
I-45 FRONTAGE

FULLY-SECURED TRUCK COURTS

AT THE CROSSROADS OF TWO MAJOR THOROUGHFARES: I-45 & THE BELTWAY

STRONG, DIVERSIFIED WORKFORCE NEARBY





#### 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



[Click here to view the Virtual Tour](#)



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