



## **CENTRAL GREEN CORPORATE CENTER**

Building 4 | 25,600 SF Available

16601 Central Green Boulevard, Houston, TX 77032



Central Green Corporate Center is located at the intersection of Hardy Toll Road and Central Green Boulevard providing excellent access to the Hardy Toll Road, as well as Beltway 8 and I-46. Less than 3 miles away from Bush Intercontinental Airport, Central Green is an ideal location for 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.

**25,600** available square feet

TOTAL BUILDING: 128,924 SF

RENOVATED OFFICE SPACE: 3,947 SF

CLEAR HEIGHT: 24'

COLUMN SPACING: 40' x 50'

FIRE SPRINKLER: ESFR

AUTO PARKING: 152 spaces

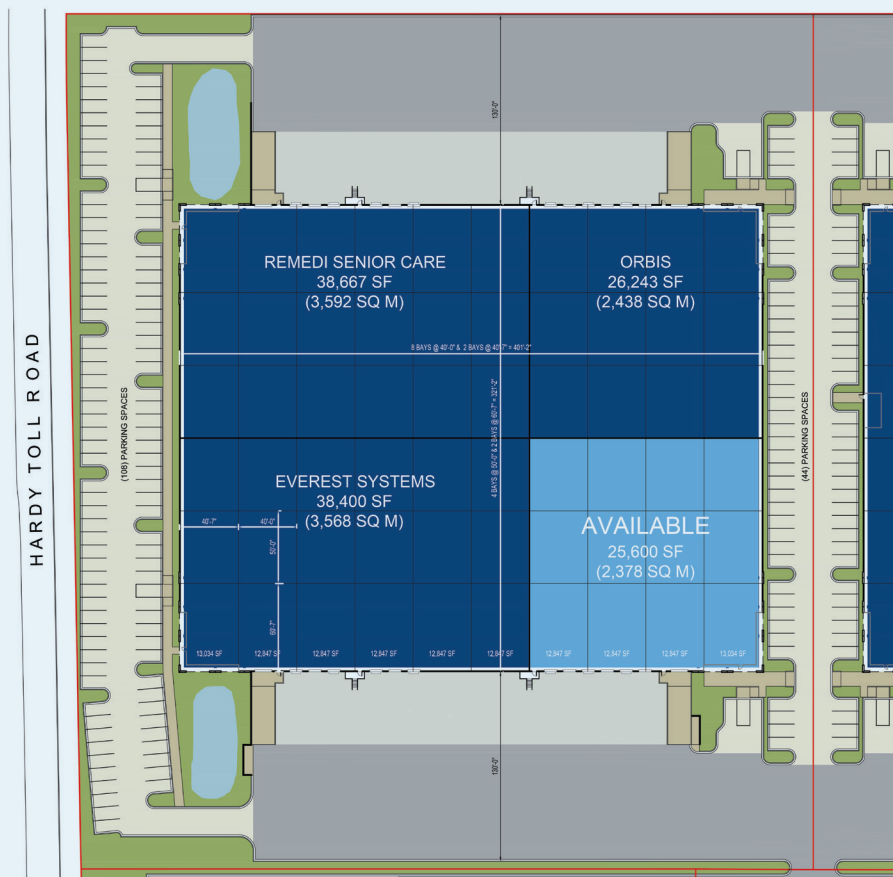
DOCKS: 6

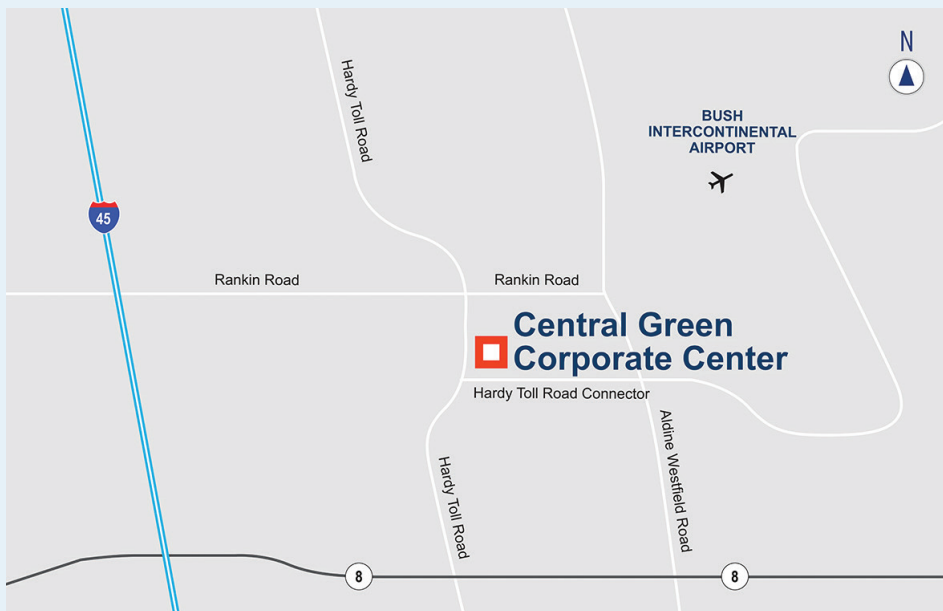
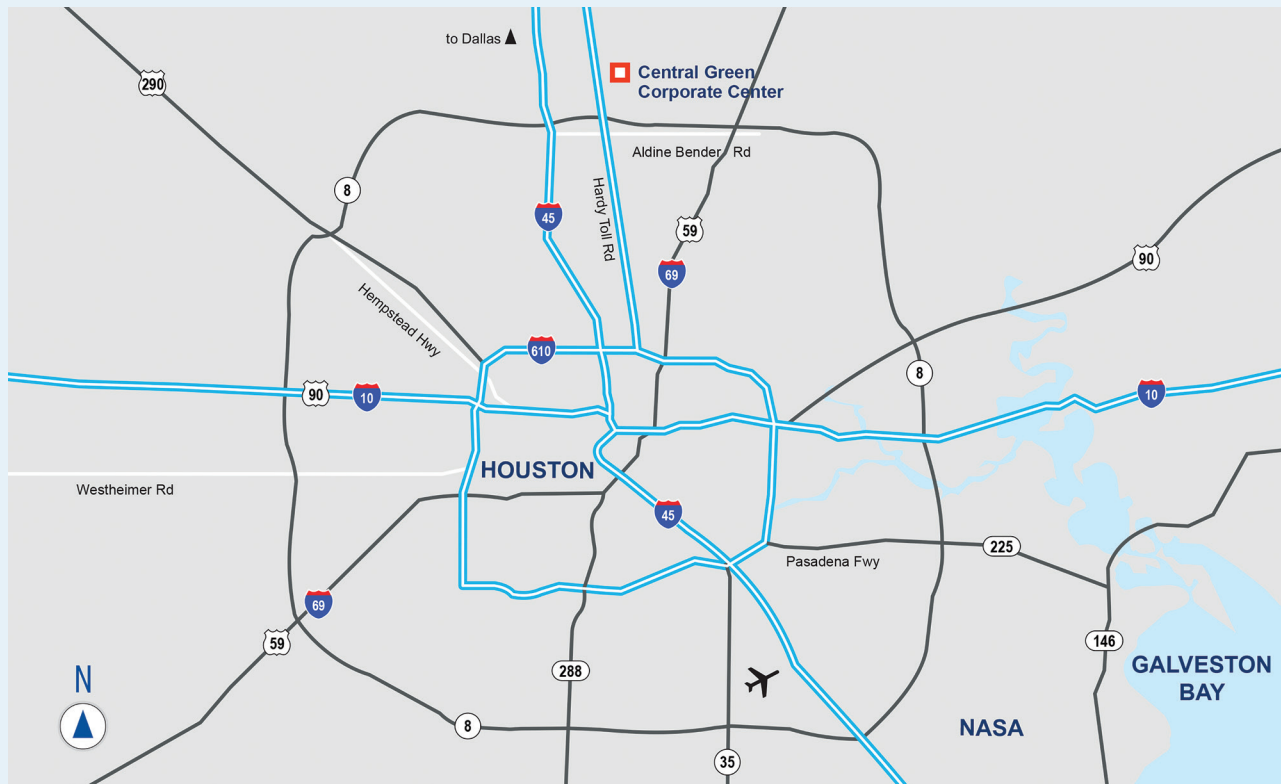
DRIVE-IN DOORS: 1

TRUCK COURT: 130'

WALL CONSTRUCTION: Concrete tilt wall

Ideal location for regional distribution with immediate access to the Hardy Toll Road





#### METRO AREAS

Houston .....	18 miles
Beaumont .....	96 miles
Austin .....	175 miles
San Antonio .....	206 miles
Dallas/Ft. Worth.....	227 miles

#### MAJOR ROADS

Hardy Toll Road .....	0.3 miles
I-45 .....	4 miles
I-69 .....	7 miles
I-610 .....	12 miles
I-10 .....	15 miles

#### AIR

George Bush Int'l.....	6 miles
Hobby Int'l .....	26 miles
West Houston Airport.....	28 miles
Ellington .....	35 miles



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