



WORLD HOUSTON
INTERNATIONAL BUSINESS CENTER

BUILDING 27



20,000-91,800 SQUARE FEET
1.75 ACRES FENCED
4310 N SAM HOUSTON PKWY EAST • HOUSTON, TX

EASTGROUP
PROPERTIES

INSITE



PROJECT OVERVIEW



63,430 SF Warehouse



Sprinklers-Class IV ELO



28,370 SF Office



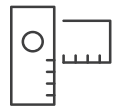
Rear Load
(24 Docks, 3 Oversized Ramps)



24' Clear Height



115 Parking Spaces



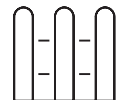
Freestanding Building



Beltway 8 Frontage



Master-Planned Business Park

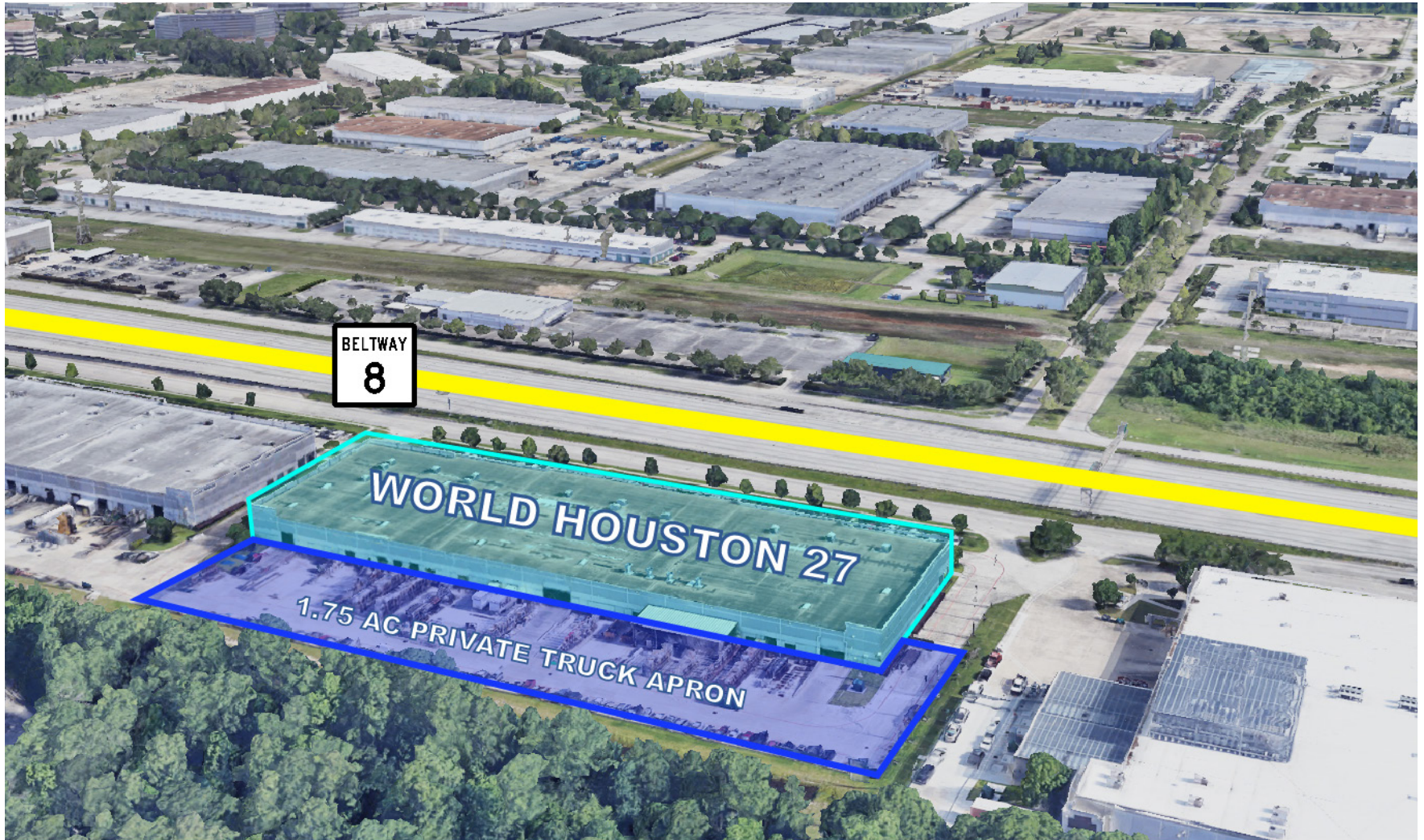


1.75 Acre Private Truck Apron

**DIVISIBLE
TO SIZES
RANGING FROM
20,000 SF
TO
91,800 SF**

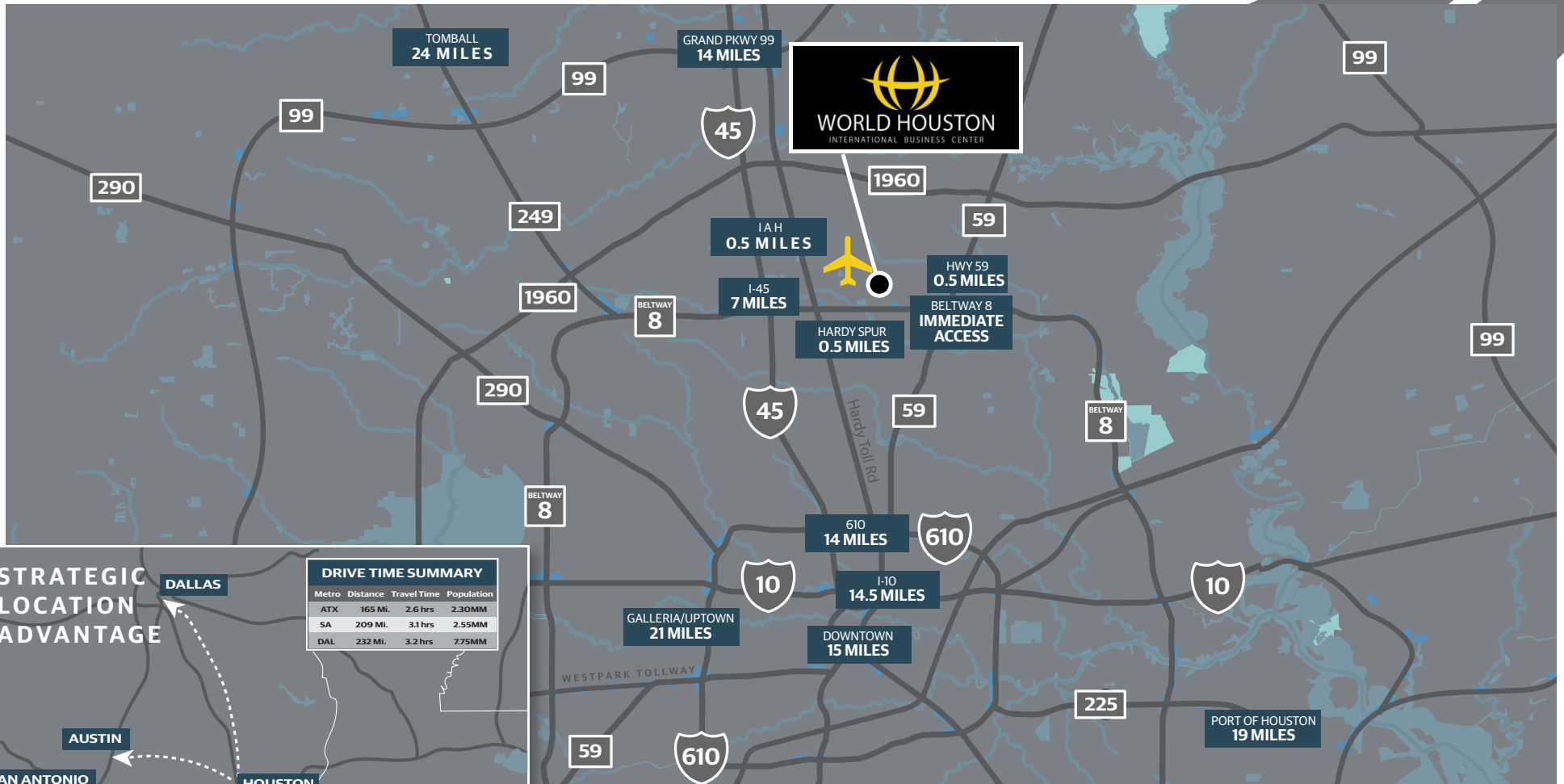


OUTSIDE STORAGE

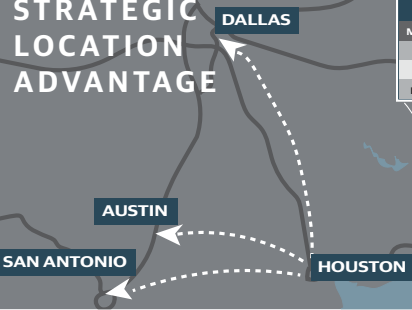




LOCATION MAP



STRATEGIC LOCATION ADVANTAGE

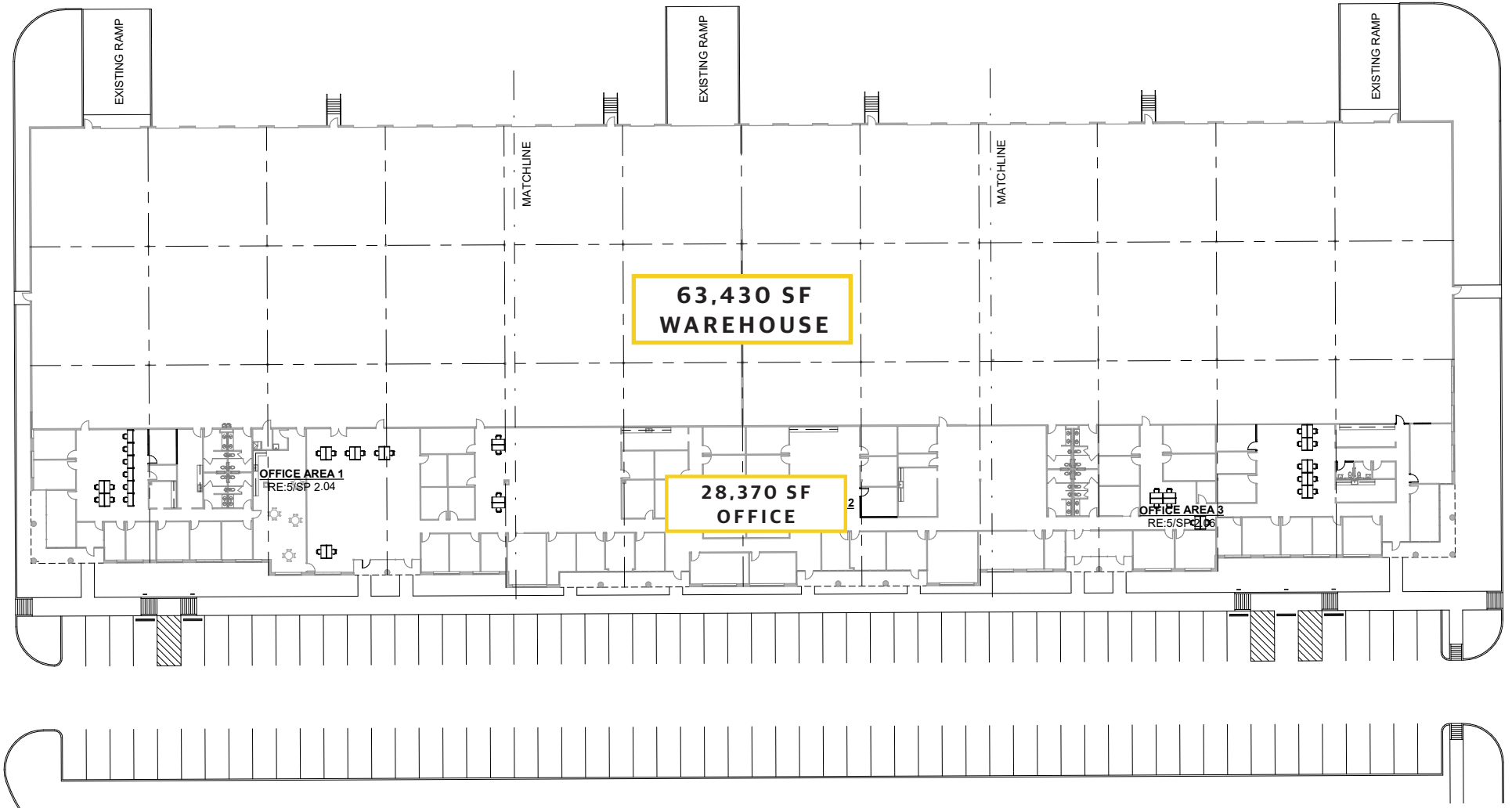


DRIVE TIME SUMMARY			
Metro	Distance	Travel Time	Population
ATX	165 Mi.	2.6 hrs	2.30MM
SA	209 Mi.	3.1 hrs	2.55MM
DAL	232 Mi.	3.2 hrs	7.75MM



FLOOR PLAN

WH 27 | 4310 N. SAM HOUSTON PKWY EAST

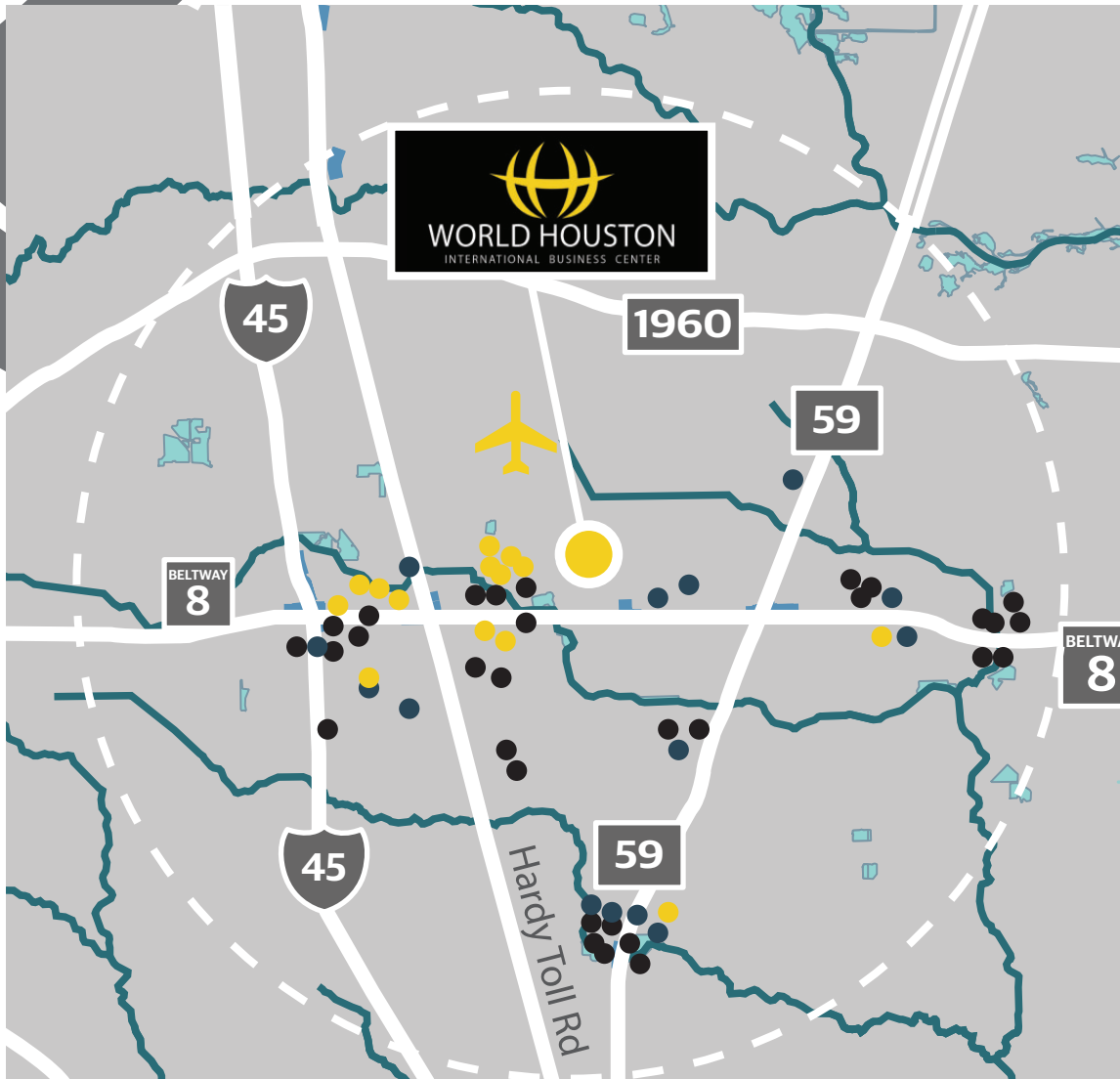




WORLD HOUSTON M A P



AMENITIES M A P



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

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EASTGROUP
PROPERTIES

INSITE