

CENTRAL GREEN CORPORATE CENTER BUILDINGS 8&9

AVAILABLE
NOW

FOR LEASE

Building 8 76,976 SF
Building 9 76,976 SF

Central Green Boulevard, Houston, TX 77032



- New Class-A Warehouses
- Excellent access to the Hardy Toll Road, Beltway 8, and I-45
- Less than 3 miles from Bush Intercontinental Airport

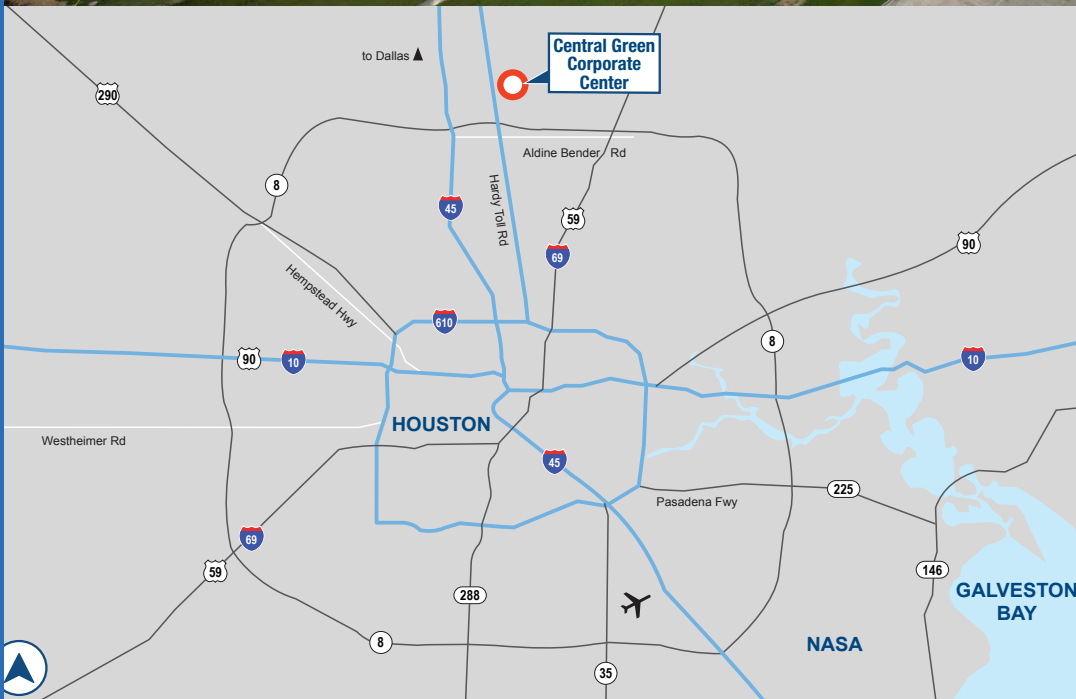


 **IDI Logistics**
CBRE

SITE INFORMATION



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-45. Less than 3 miles away from Bush Intercontinental Airport, Central Green is an ideal location for local and regional businesses.



DRIVING DISTANCES

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
Beltway 8	2.3 miles
I-45	4 miles
I-610	12 miles
I-10	15 miles

AIR

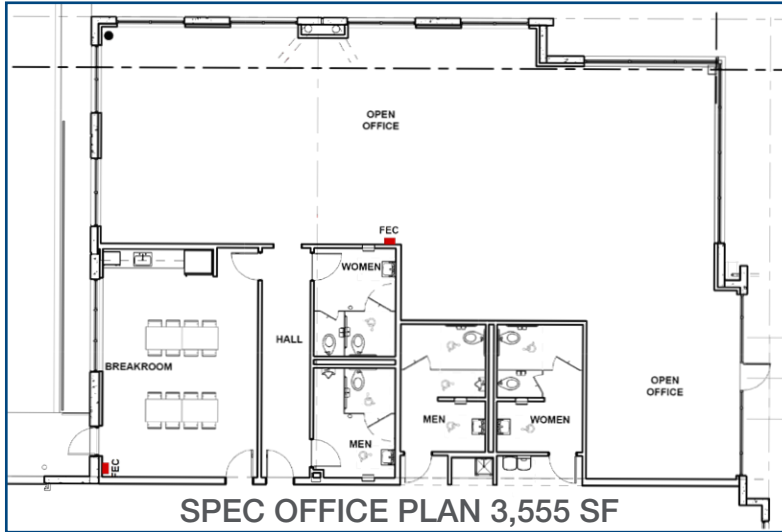
George Bush Int'l Airport	3 miles
Hobby Int'l Airport	26 miles
West Houston Airport	28 miles
Ellington	35 miles

PORT OF HOUSTON

Barbours Cut Terminal	37 miles
Bayport Container Terminal	45 miles

AVAILABLE SPACE

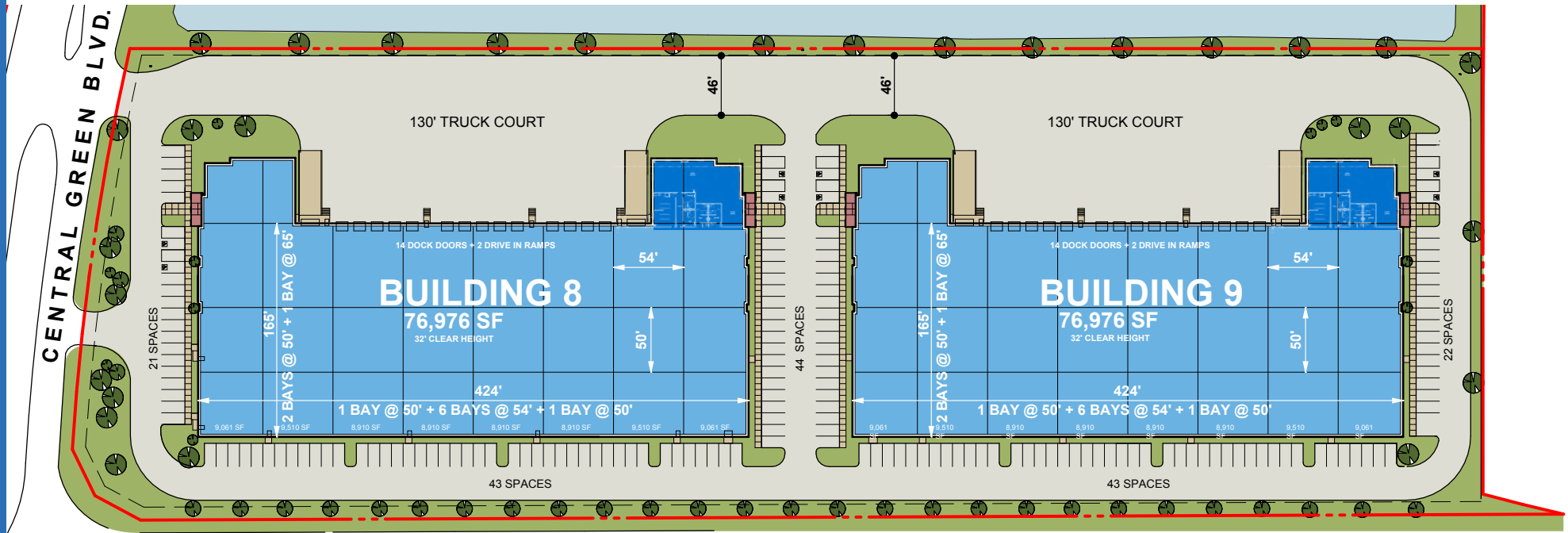
153,952 TOTAL SQUARE FEET



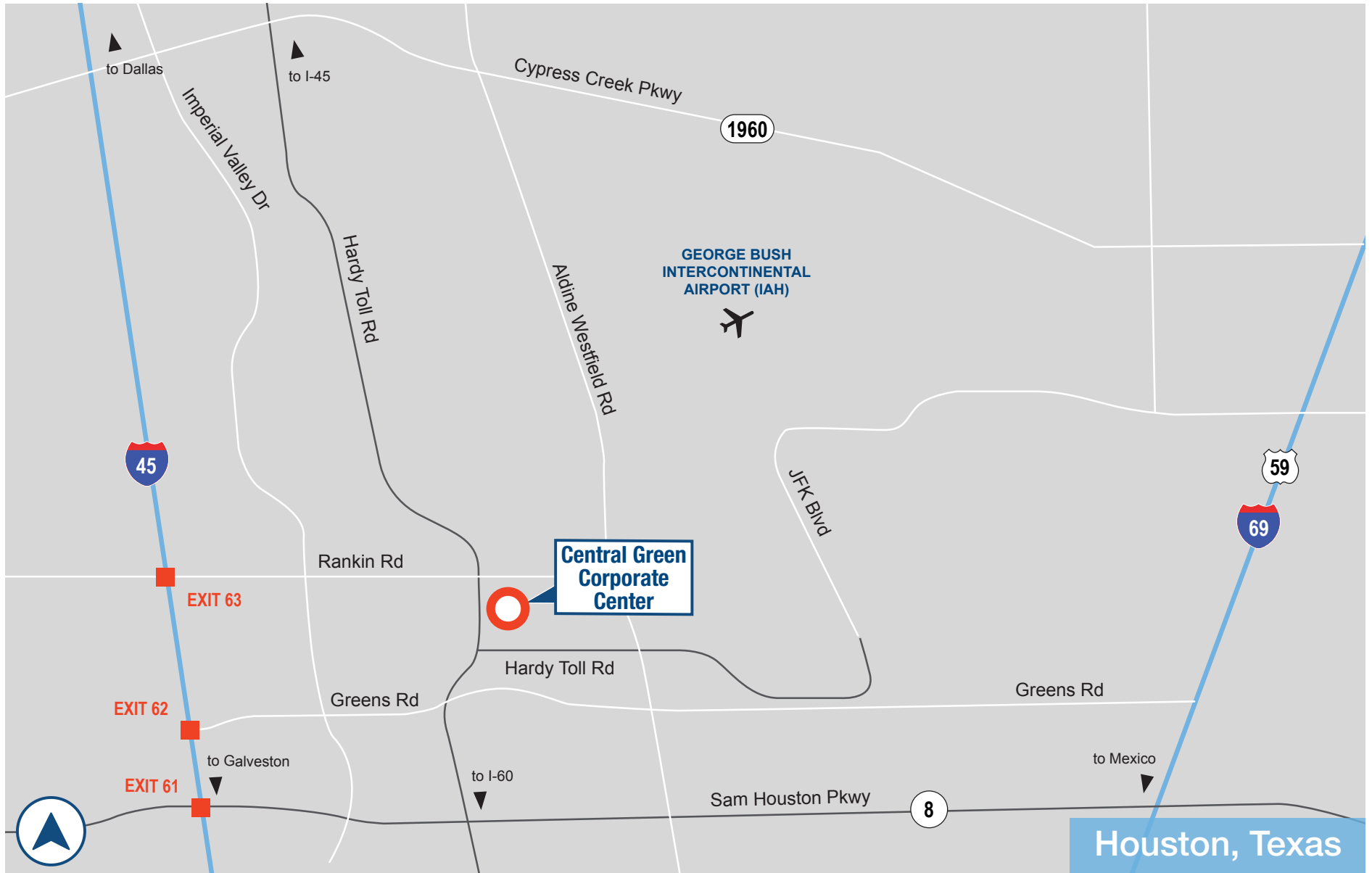
SPEC OFFICE PLAN 3,555 SF

BUILDING 8 & 9 ARE IDENTICAL

AVAILABLE SPACE:	76,976 SF
OFFICE SPACE:	3,555 SF
CLEAR HEIGHT:	32'
DIMENSIONS:	424' x 165'
COLUMN SPACING:	54' x 50'
DOCK DOORS:	14 (9' x 10')
DRIVE-IN DOORS:	2 (14' x 16')
AUTO PARKING:	109 spaces
TRAILER PARKING:	86 stalls
TRUCK COURT:	130'
FIRE SPRINKLER:	ESFR



PARK LOCATION



PARK LOCATION



CENTRAL GREEN CORPORATE CENTER

AVAILABLE
NOW

FOR LEASE | up to 153,952 AVAILABLE



CBRE

For more information, or to set up a tour, please contact:

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IDI Logistics

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.

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