

# CENTRAL GREEN CORPORATE CENTER BUILDING 9

AVAILABLE  
NOW

FOR LEASE | 76,976 SF AVAILABLE

16410 Central Green Boulevard, Houston, TX 77032



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

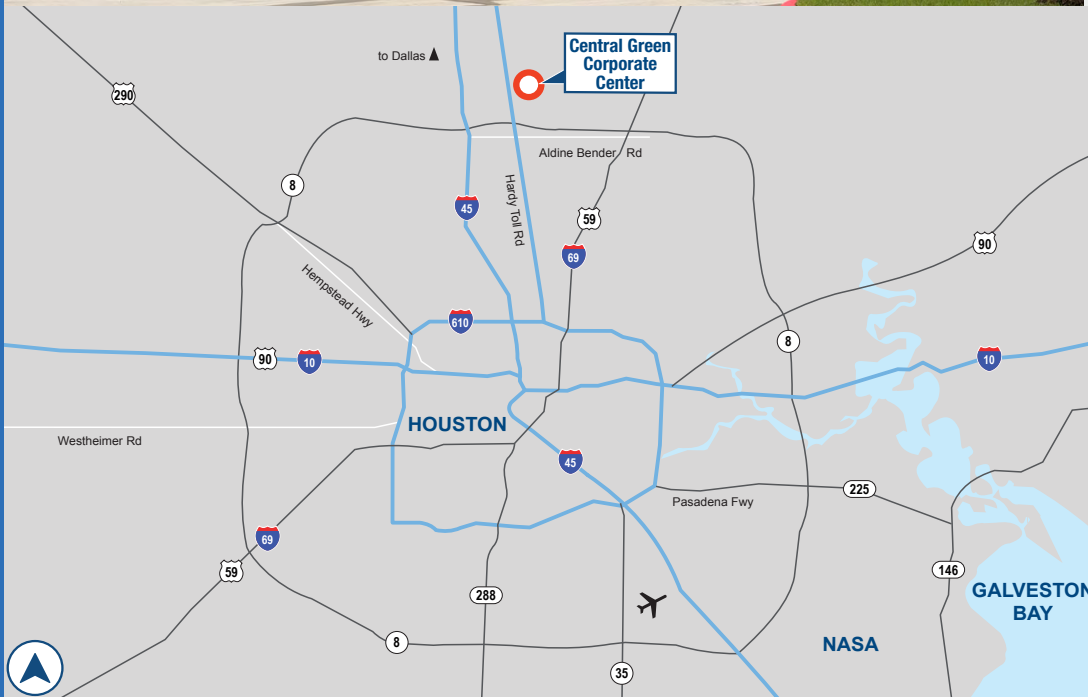


 **IDI Logistics**  
**CBRE**

# 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

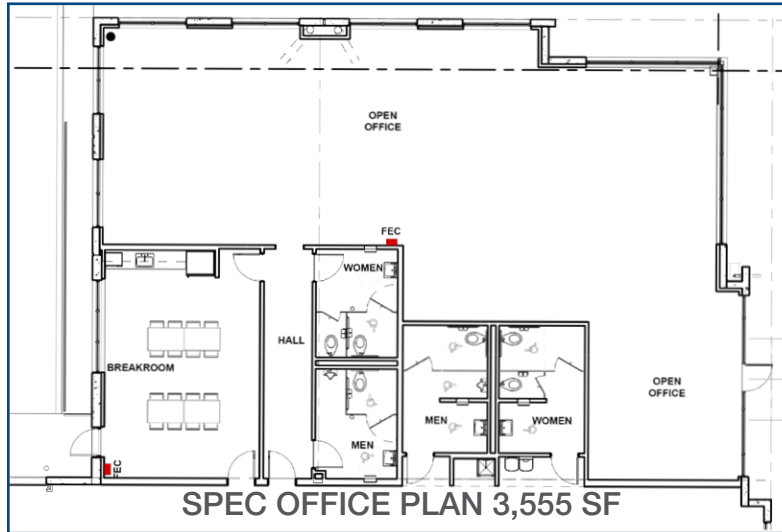
|                                 |          |
|---------------------------------|----------|
| George Bush Int'l Airport ..... | 3 miles  |
| Hobby Int'l Airport .....       | 26 miles |
| West Houston Airport .....      | 28 miles |
| Ellington .....                 | 35 miles |

### PORT OF HOUSTON

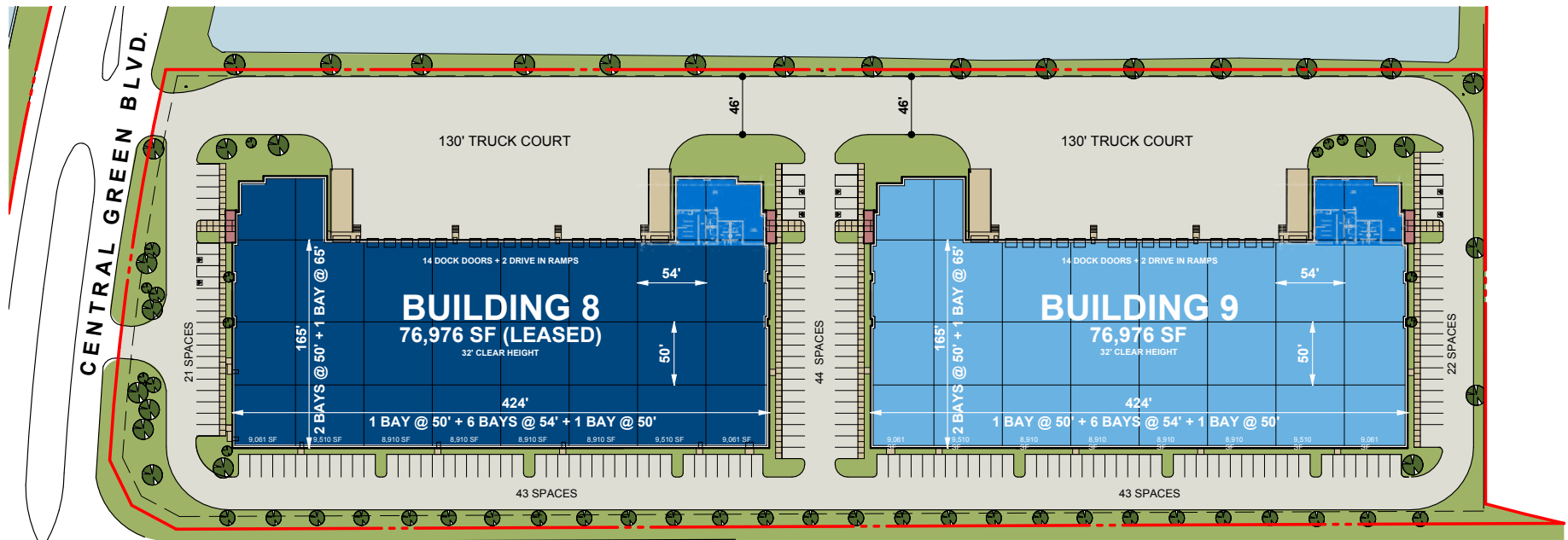
|                                  |          |
|----------------------------------|----------|
| Barbours Cut Terminal .....      | 37 miles |
| Bayport Container Terminal ..... | 45 miles |

# AVAILABLE SPACE

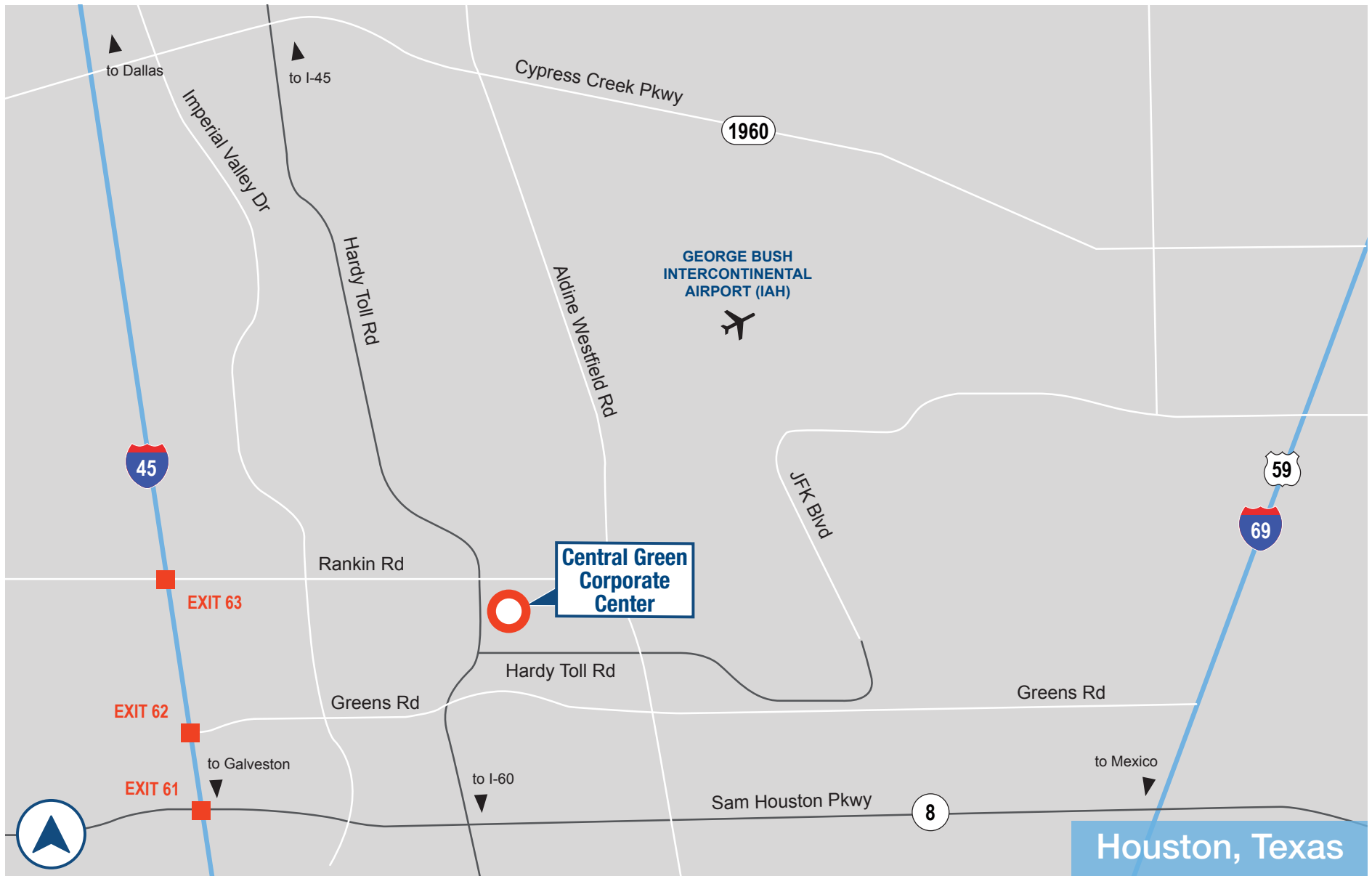
76,976 SQUARE FEET



|                  |               |
|------------------|---------------|
| 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          |
| CERTIFICATION:   | LEED® SILVER  |



# PARK LOCATION



# PARK LOCATION



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## CBRE

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

**Cape Bell**  
+1.713.577.1737  
cape.bell@cbre.com

**Jason Dillee**  
+1.713.577.1796  
jason.dillee@cbre.com

**Savannah Smith**  
+1.713.577.1851  
savannah.smith@cbre.com

## 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.

**Tim Moore**  
+1.901.219.2927  
tim.moore@idilogistics.com

**Trynne Jonas**  
+1.715.214.8168  
trynne.jonas@idilogistics.com

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