

# CENTRAL GREEN CORPORATE CENTER

Proposed Building 8

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.



## ABOUT 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.

# 8.90 acres

TOTAL PROPOSED BUILDING: 472,244 SF

DIMENSIONS: 170' x 894'

REAR-LOAD CONFIGURATION

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

CLEAR HEIGHT: 24' minimum

DOCK DOORS: 43

DRIVE-IN DOORS: 2

TYPICAL BAY: 54' x 54'

STAGING BAY SIZE: 54' x 60'

TRUCK COURT: 134'

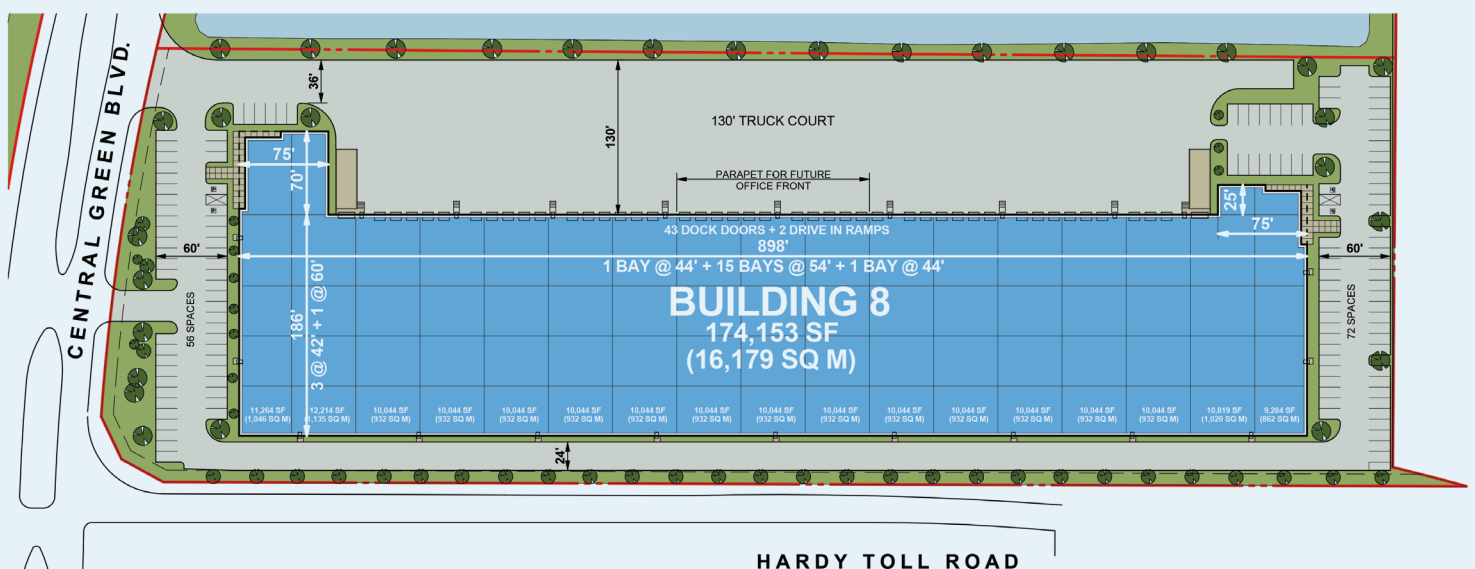
AUTO PARKING: 90 spaces

TRAILER PARKING: 3 stalls

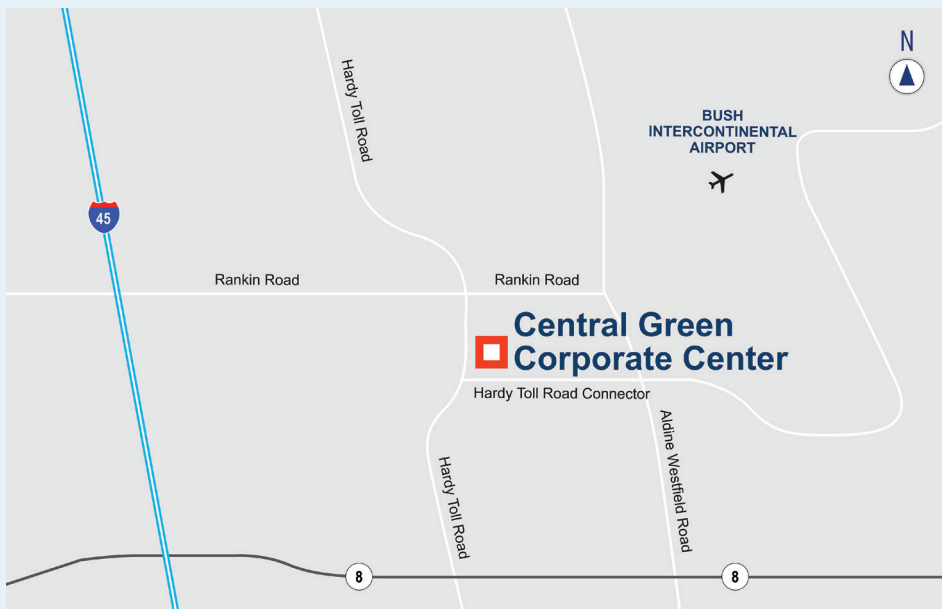
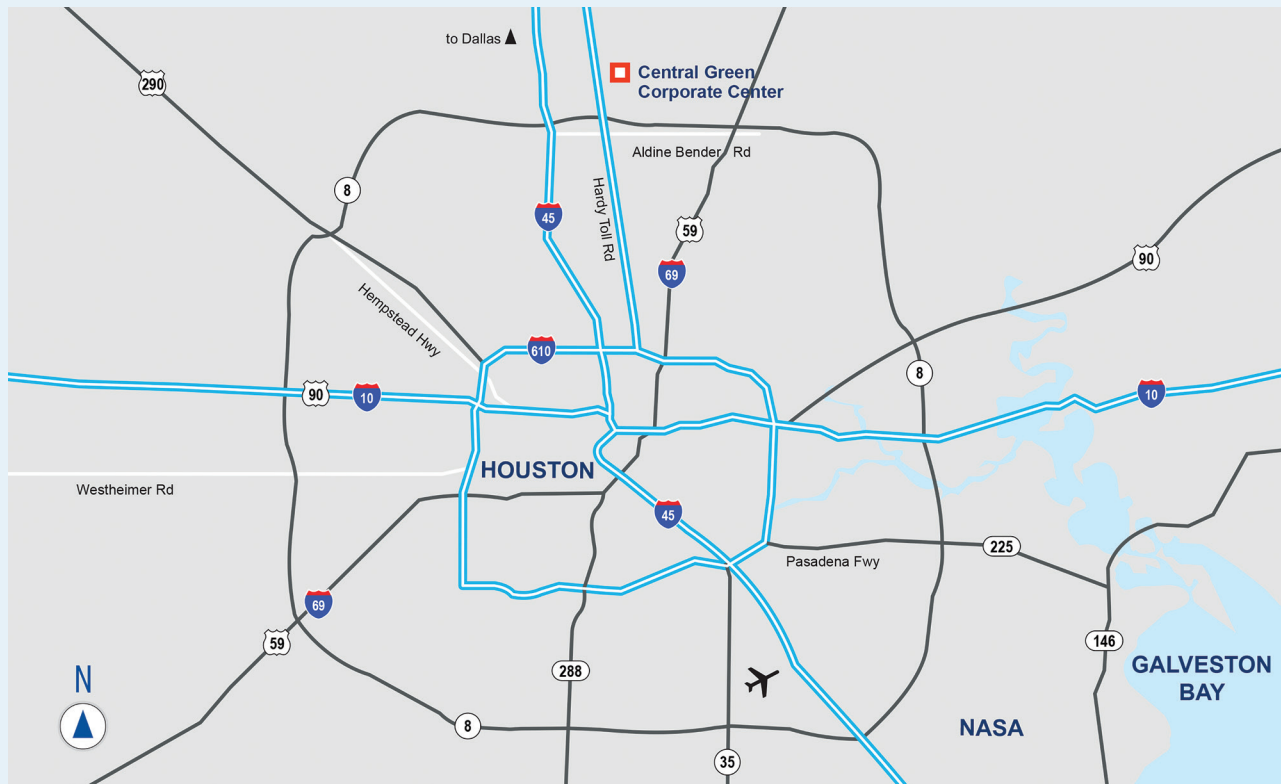
FIRE SPRINKLER: ESFR

CLASS A MASTER-PLANNED PARK

LESS THAN 3 MILES FROM BUSH INTERCONTINENTAL AIRPORT







## 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
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



**Cape Bell**  
+1.713.577.1677  
cape.bell@cbre.com

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

**Jon Harmon**  
+1.972.560.7001  
jon.harmon@idilogistics.com

**Tony Maclin**  
+1.972.560.7009  
tony.maclin@idilogistics.com

www.idilogistics.com

© 2022 IDI Logistics LLC. All right reserved. IDI Logistics and design are registered trademarks of IDI Logistics LLC.

