

EastGroup Properties Breaks Ground on New 180,992 SF Distribution Facility in North Houston

HOUSTON, TX – EastGroup Properties (NYSE: EGP) is excited to announce the groundbreaking of its latest development in the World Houston International Business Center. The new facility, located at 4735 Consulate Plaza Drive, will be a 180,992-square-foot speculative distribution center, strategically positioned near Houston’s Bush Intercontinental Airport.

“We are thrilled to expand our footprint in North Houston with this new facility, which will further enhance our offerings in one of Houston’s most sought-after industrial business parks,” said Kevin Sager, Vice President at EastGroup Properties.

About the Facility

The World Houston 46 facility is designed with flexibility in mind, featuring:

- 4 storefront entries allowing for divisibility down to 45,000 square feet
- Cross-dock loading
- 32-foot clear height
- ESFR sprinkler system
- 54 dock high doors
- 4 oversized (20’ x 20’) drive-in ramps
- 130’-180’ truck courts
- 248 parking spaces
- 39 trailer parking spaces
- Option to fence up to 3.4 acres for outside storage

About the Location

World Houston International Business Center is Houston’s premier industrial business park, offering over 3.8 million square feet across 44 Class A industrial buildings. The park is wholly developed, owned, and operated by EastGroup Properties, with local asset and property

management on-site. Additionally, the park features 11 acres available for build-to-suit opportunities.

The facility's location offers unmatched accessibility to Bush Intercontinental Airport and key industrial markets in North, Northwest, and Northeast Houston. The region provides a robust labor market for both professional and unskilled workers, making it an ideal location for businesses with a heavy distribution focus.

The location offers unmatched logistical advantages with close proximity to major highways and the broader Houston metropolitan area, making it ideal for tenants with a strong distribution focus. The facility is situated less than one mile from Beltway 8, two miles from I-69/Hwy-59, four miles from Hardy Toll Road, and six miles from I-45.

Completion and Leasing

The project is expected to be completed by May 2025. InSite Realty's Logan Greer and Dayne Wunderlich have been appointed as leasing agents for the property.

For leasing inquiries about World Houston 46, please contact Logan Greer at (713) 339-5363 or lgreer@insiterealty.com.