



ARES  
INDUSTRIAL  
MANAGEMENT

# CENTRAL GREEN CORPORATE CENTER

16501 CENTRAL GREEN BOULEVARD, SUITE 100 | HOUSTON, TX 77032

FOR LEASE | 48,458 SQ FT | Class A End-Cap Space



TRANSWESTERN

REAL ESTATE  
SERVICES

**BRIAN GAMMILL**  
EXECUTIVE MANAGING DIRECTOR

713.270.3321

[brian.gammill@transwestern.com](mailto:brian.gammill@transwestern.com)

**DARRYL NOON**  
MANAGING DIRECTOR

713.270.3325

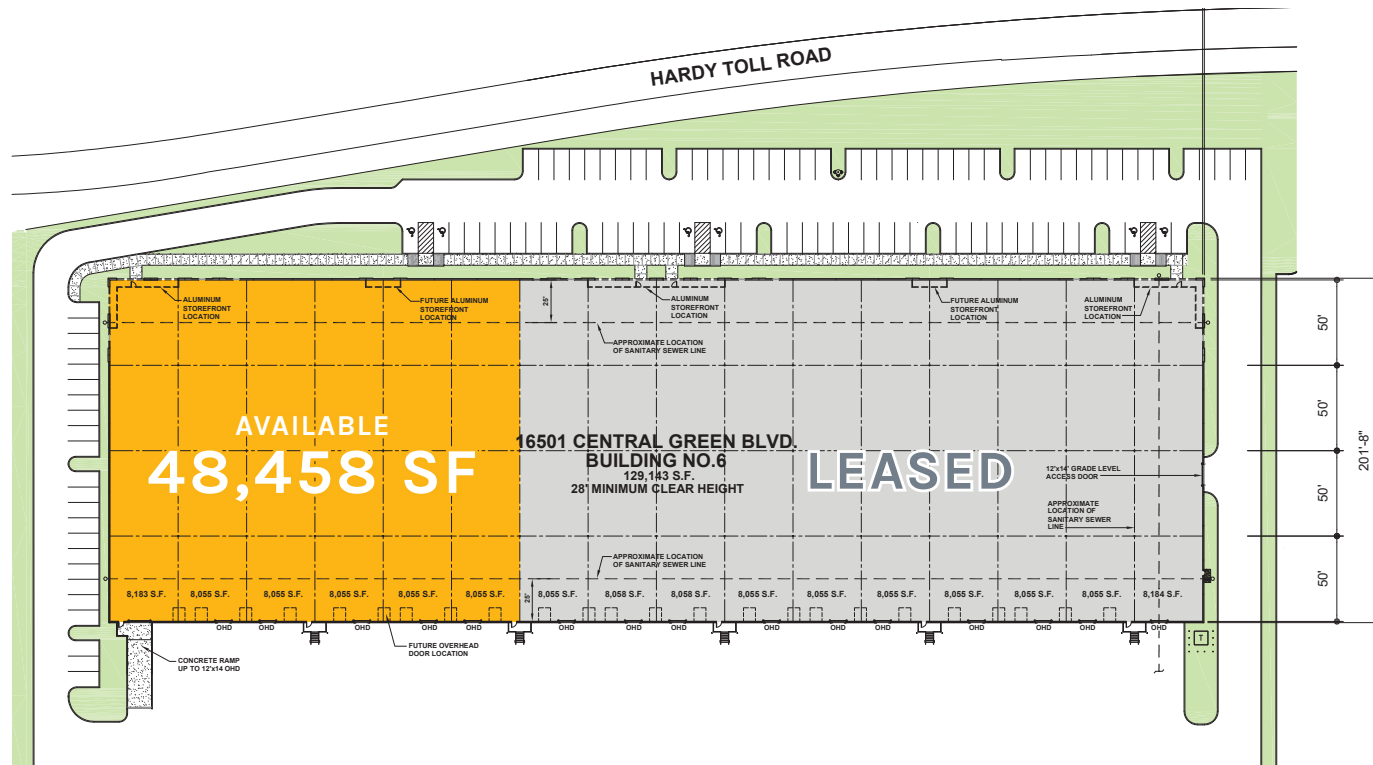
[darryl.noon@transwestern.com](mailto:darryl.noon@transwestern.com)

48,458 SQ FT

# Property FEATURES

- 48,458 SF Total
- 1,620 SF Office
- ESFR Sprinklered
- 28' Clear Height
- 40' x 50' Column Spacing
- 200' Shared Truck Court
- Dock High Rear Loading

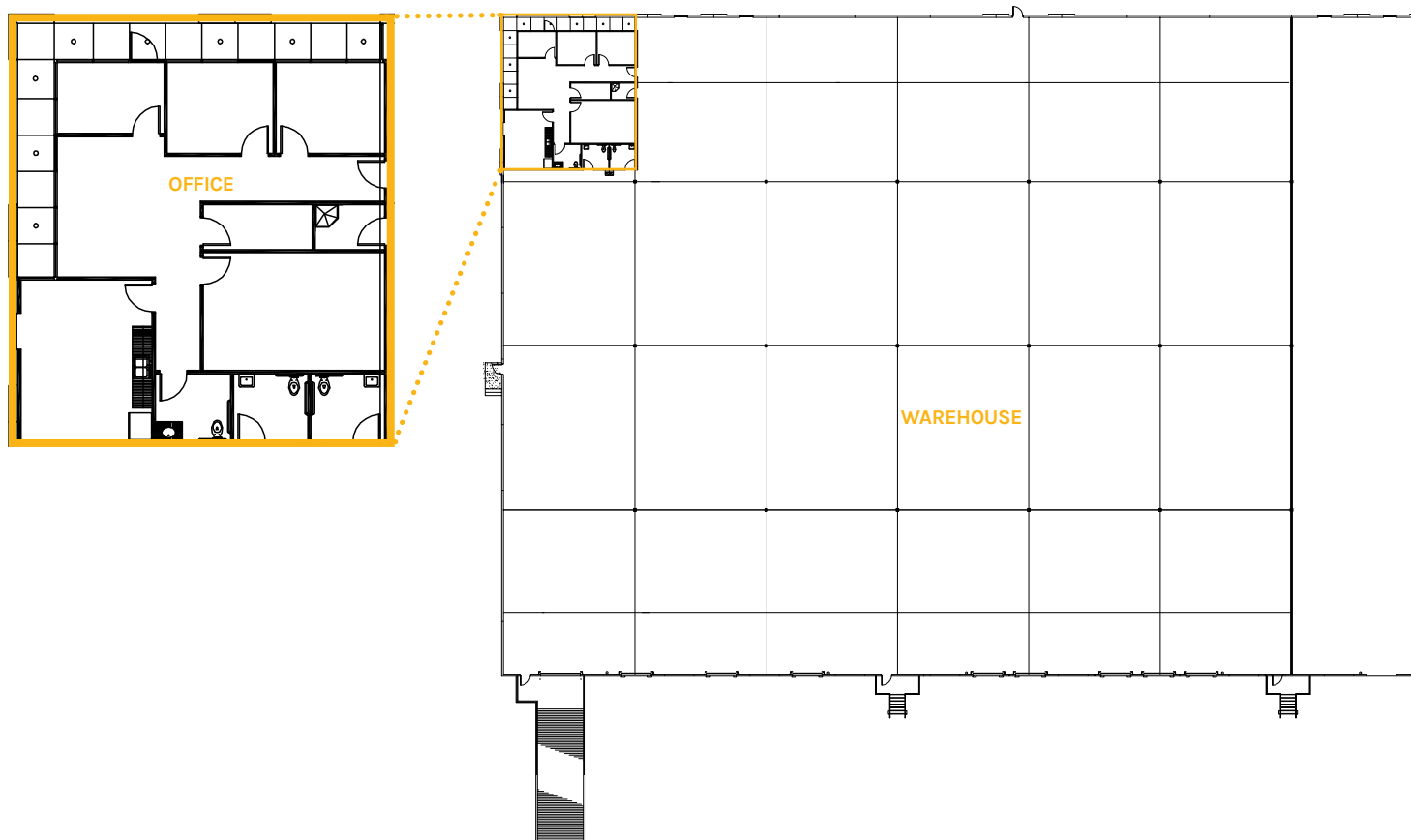
- 8 (9' x 10') Dock High Doors
- 1 (12' x 14') Ramp Door
- 2 (35,000 lb) Pit Levelers
- 6 Edge-of-Dock Levelers
- LED Lighting Throughout
- 200 Amps of Power



ARES  
INDUSTRIAL  
MANAGEMENT

48,458 SQ FT

# Floor Plan



ARES  
INDUSTRIAL  
MANAGEMENT



# Location HIGHLIGHTS

- A STATE-OF-THE-ART DISTRIBUTION BUILDING WITH 48,458 SF AVAILABLE IN HOUSTON, TX.
- LOCATED IN THE HEART OF NORTH HOUSTON, WITH DIRECT ACCESS TO HARDY TOLL ROAD AND CLOSE PROXIMITY TO IAH AIRPORT
- OUTSTANDING VISIBILITY TO HARDY TOLL ROAD



ARES  
INDUSTRIAL  
MANAGEMENT





ARES  
INDUSTRIAL  
MANAGEMENT

# CENTRAL GREEN CORPORATE CENTER

16501 CENTRAL GREEN BOULEVARD, SUITE 100 | HOUSTON, TX 77032



TRANSWESTERN

REAL ESTATE  
SERVICES

**BRIAN GAMMILL**  
**EXECUTIVE MANAGING DIRECTOR**

713.270.3321

[brian.gammill@transwestern.com](mailto:brian.gammill@transwestern.com)

**DARRYL NOON**  
**MANAGING DIRECTOR**

713.270.3325

[darryl.noon@transwestern.com](mailto:darryl.noon@transwestern.com)