



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



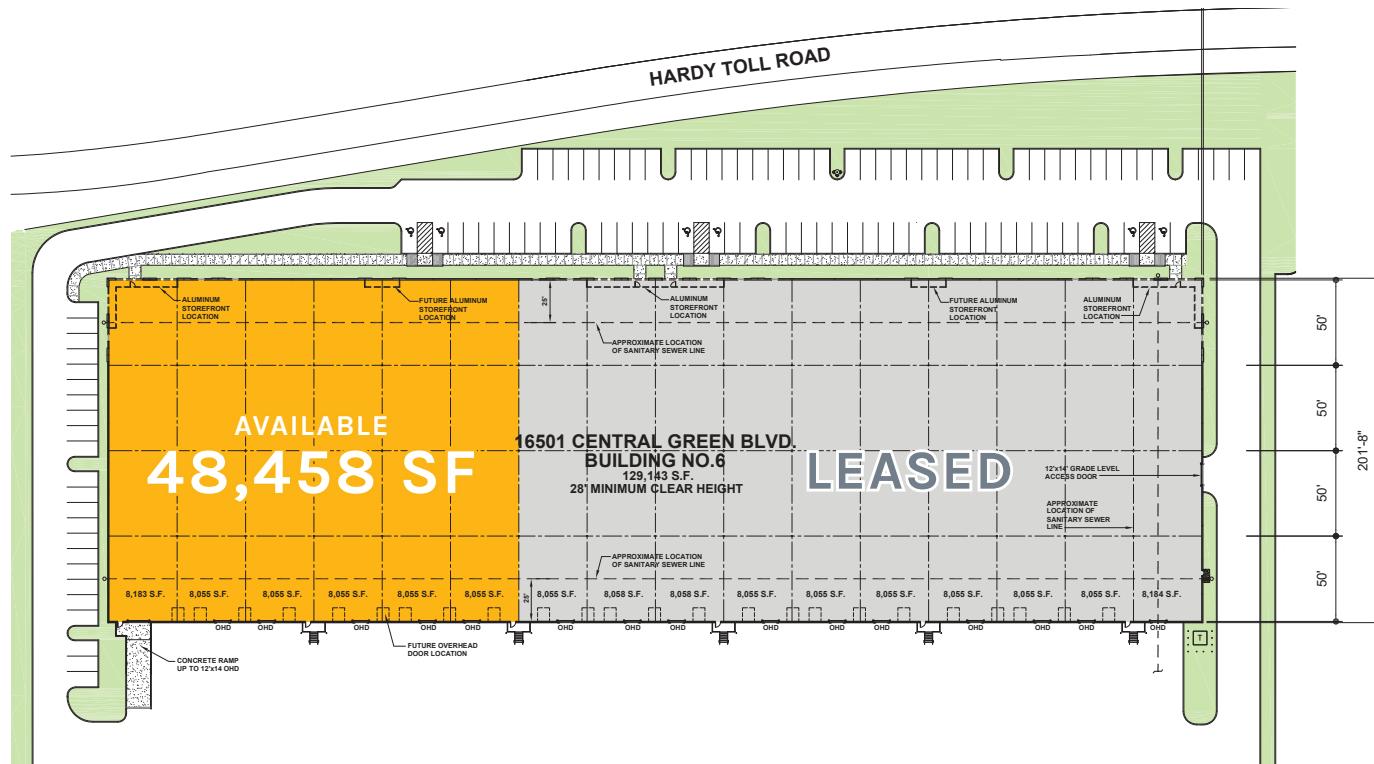
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48,458 SQ FT

# 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



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48,458 SQ FT

## Floor Plan



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# Location HIGHLIGHTS

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



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