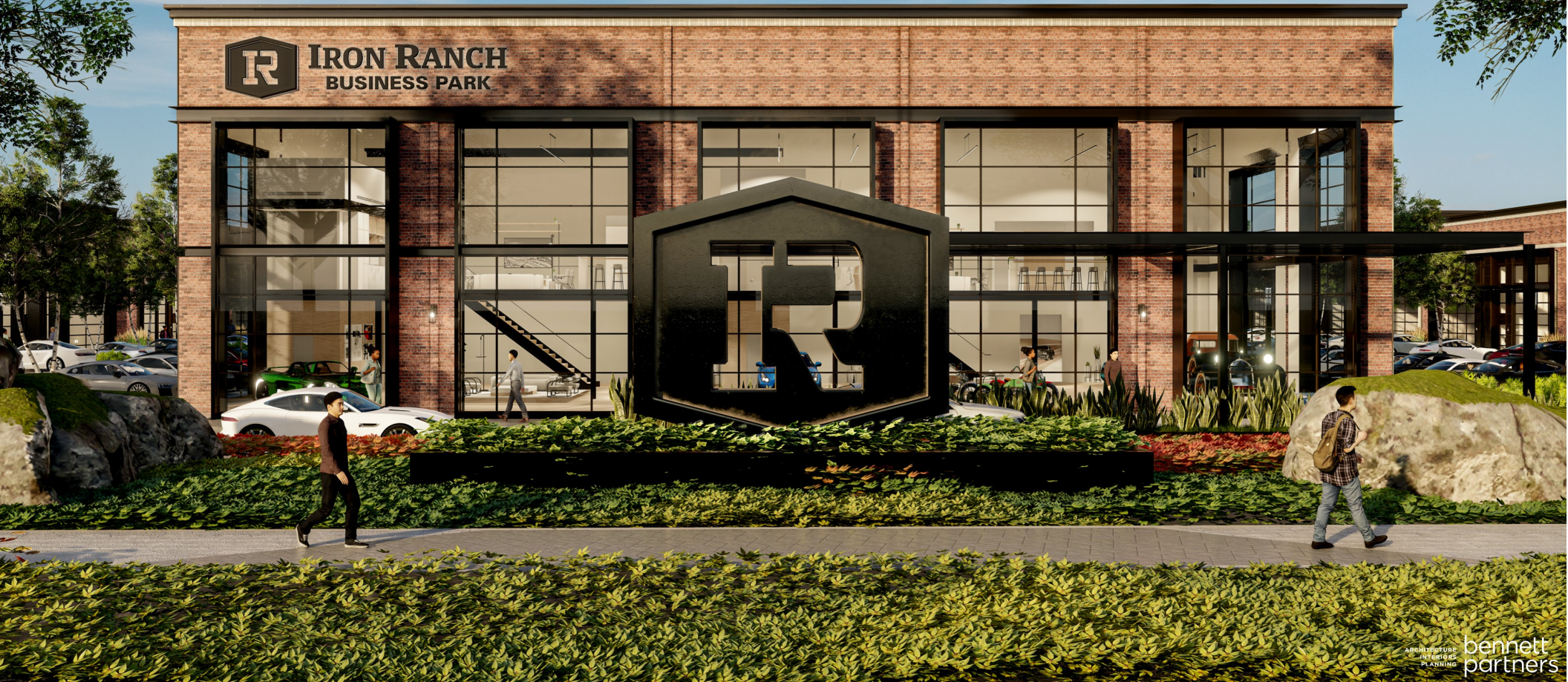


AVAILABLE FOR OCCUPANCY SPRING 2024. PRE-LEASING NOW!



ARCHITECTURE  
INTERIORS  
PLANNING  
bennett  
partners

CLIMATE CONTROLLED FLEXIBLE OFFICE/WAREHOUSE SUITES

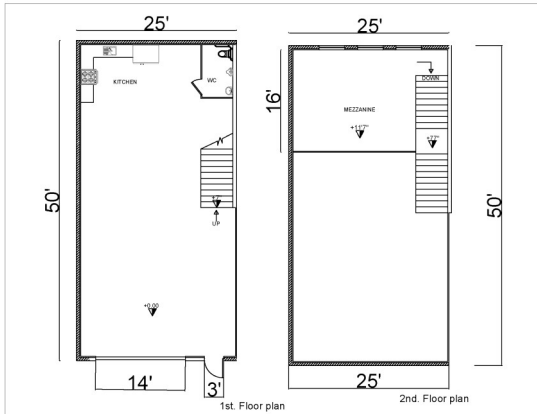


**IRON RANCH**  
**BUSINESS PARK**

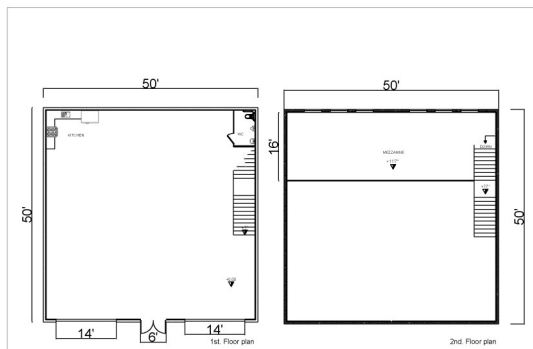
4176 EAST INTERSTATE 30, FATE, TEXAS 75087

[www.IRONRANCHBUSINESSPARK.COM](http://www.IRONRANCHBUSINESSPARK.COM)

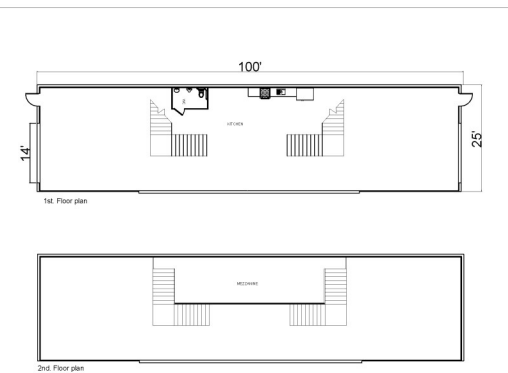
800-506-6989



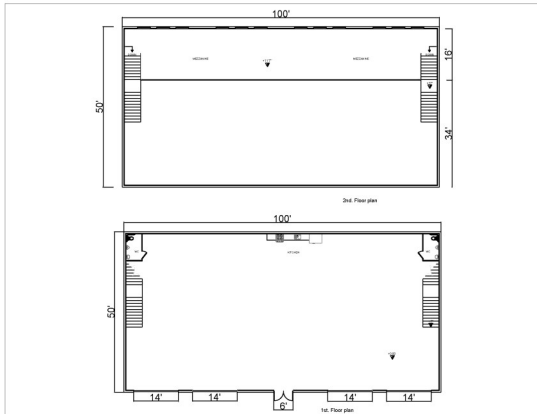
**ONE-UNIT SUITE  
(1,650 SQUARE FEET)**



**SIDE-BY-SIDE TWO-UNIT SUITE  
(3,300 SQUARE FEET)**



**DRIVE-THROUGH TWO-UNIT SUITE  
(3,300 SQUARE FEET)**



**SIDE-BY-SIDE FOUR-UNIT SUITE  
(6,600 SQUARE FEET)**

**LEASE RATES AND OTHER INFORMATION AVAILABLE AT:  
[www.ironranchbusinesspark.com](http://www.ironranchbusinesspark.com)**

**UNIT SIZE:** 1,650 LEASABLE SQUARE FEET (1,250SF GROUND LEVEL, 400SF MEZZANINE; 1 TO 6 UNITS CAN BE COMBINED TO CREATE LARGER SUITES)

**LEASE TERM:** 36 MONTHS

**LEASE TYPE:** TRIPLE NET LEASE (NNN)

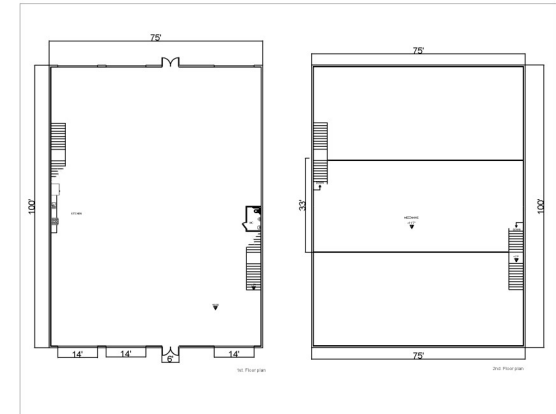
**BASE LEASE RATE:** \$2,750 TO \$3,575/MONTH PER UNIT PLUS NNN EXPENSES

**DELIVERY OF SUITE:** EACH SUITE WILL BE DELIVERED TO BUILDING STANDARDS, READY TO OCCUPY, WITH A FUNCTIONING RESTROOM AND KITCHENETTE

**UTILITIES:** TENANT PAYS FOR SEPARATELY METERED ELECTRICITY, LANDLORD PAYS FOR NORMAL WATER USAGE

*COLLECTOR'S AREA INCLUDES UNITS 74-98 AND HAS CONTROLLED ACCESS ENTRY*

ALL SUITES WILL BE READY FOR OCCUPANCY IN SPRING 2024



**DRIVE-THROUGH SIX-UNIT SUITE  
(9,900 SQUARE FEET)**

**UNIQUE, FLEXIBLE OFFICE/WAREHOUSE LEASE  
SPACE FOR YOUR BUSINESS**

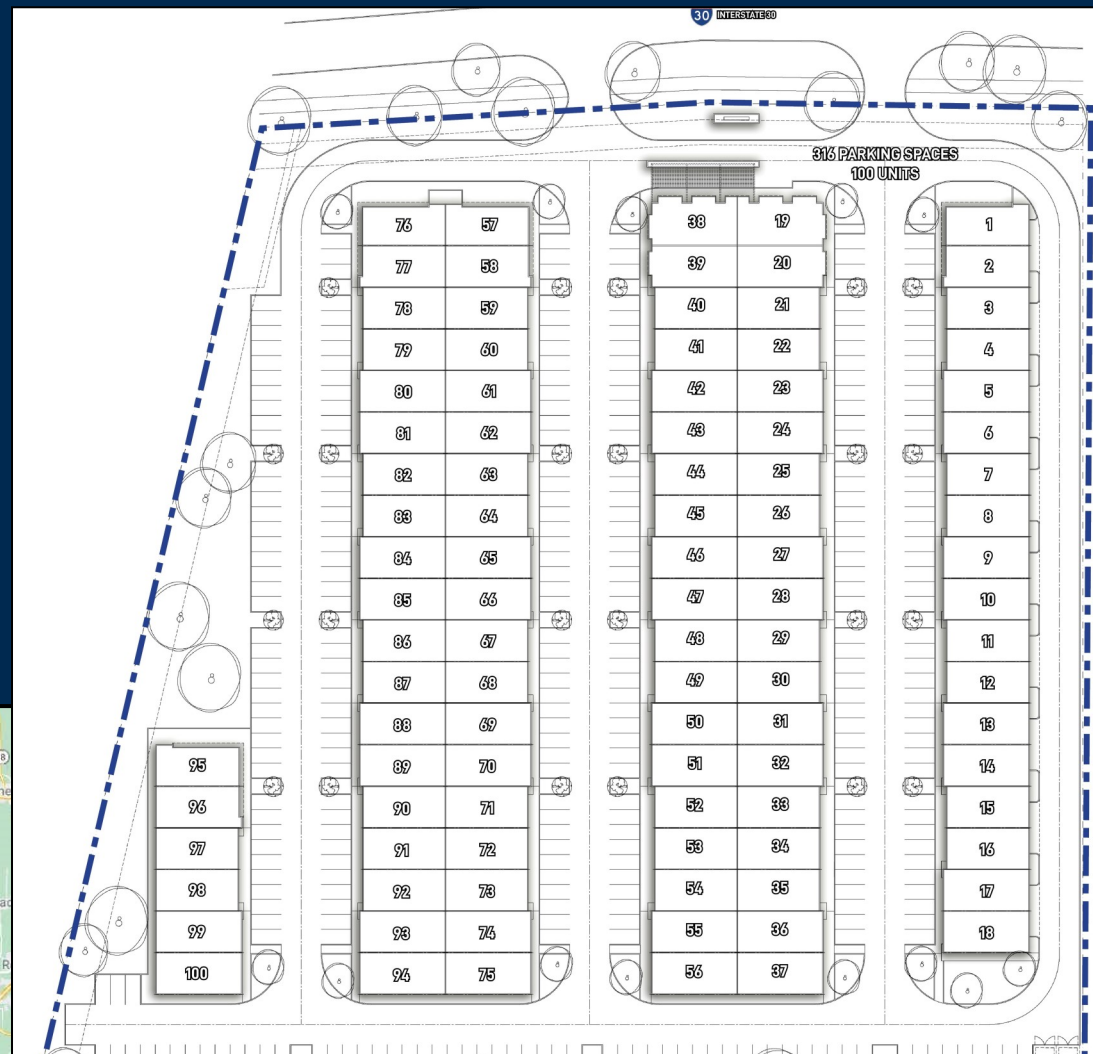
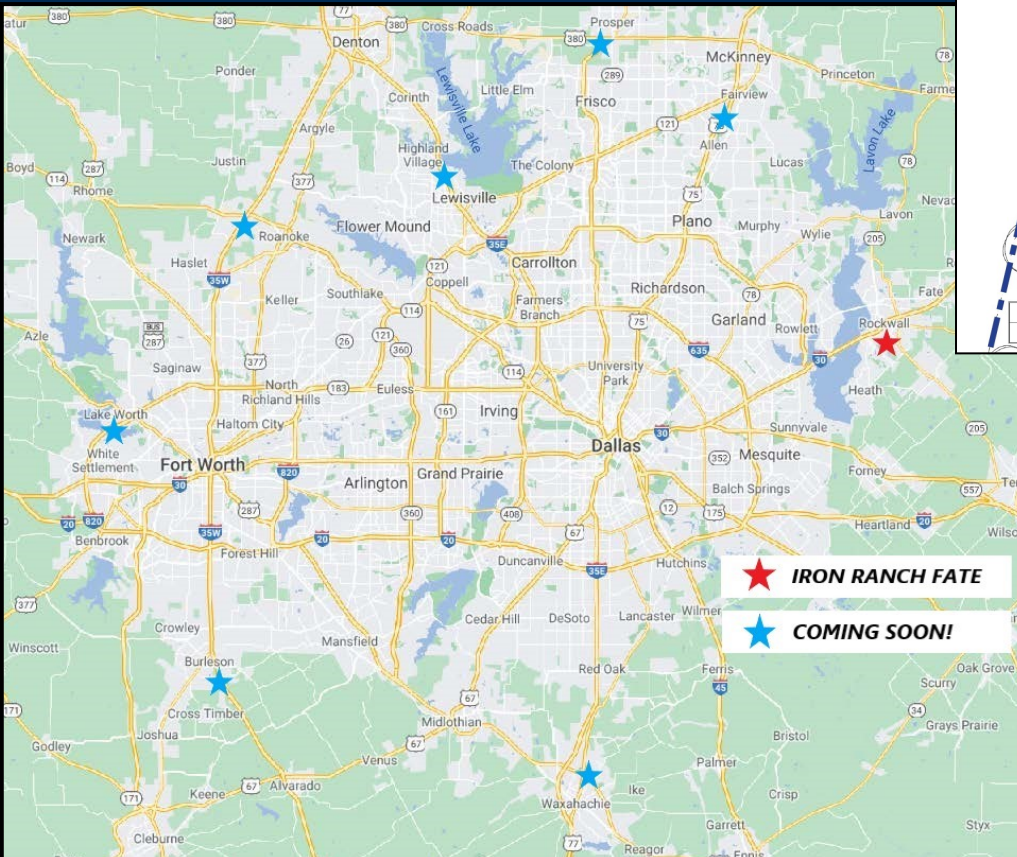
IRON RANCH BUSINESS PARK IS A GREAT HOME FOR BUSINESSES LOOKING FOR CLIMATE CONTROLLED, OPEN FACILITIES AVAILABLE FOR OFFICE OR WAREHOUSE USE. FLEXIBILITY IS THE NAME OF THE GAME - WORK WITH OUR IN-HOUSE DESIGN TEAM TO CUSTOMIZE YOUR SUITE TO MEET YOUR SPECIFIC NEEDS.

**CLIMATE CONTROLLED WAREHOUSES**

100% CLIMATE CONTROLLED WAREHOUSES PERFECT FOR LAST-MILE DISTRIBUTION AND FULFILLMENT, LIGHT ASSEMBLY AND INVENTORY STORAGE, HANDS-ON TRAINING FACILITIES, LARGE-SCALE GRAPHICS PRINTING ALONG WITH OTHER USES UTILIZING A CONTROLLED WAREHOUSE ENVIRONMENT.

# OPEN OFFICE ENVIRONMENT

HIGH CEILINGS, OPEN SPACE AND A MEZZANINE LEVEL IN EACH SUITE CREATE A COMFORTABLE, MODERN ATMOSPHERE FOR BUSINESSES WHO WANT MORE THAN THE SAME OLD TRADITIONAL OFFICE SUITE. IF YOU ARE AN ESTABLISHED BUSINESS, OR JUST MOVING YOUR GROWING HOME-BUSINESS OUT OF THE HOUSE, WE CAN CUSTOMIZE YOUR FINISH-OUT TO MATCH YOUR COMPANY'S CULTURE AND IMAGE.



# ACCESS-CONTROLLED SPACE FOR COLLECTORS

SHOWCASE AND STORE YOUR VEHICLES IN OUR SAFE, SECURE FACILITY. THERE ARE 25 UNITS RESERVED FOR COLLECTORS, INCLUDING A SEPARATE ACCESS-CONTROLLED ENTRANCE. PERFECT FOR HOT RODS, EXOTICS AND MOTORCYCLE COLLECTIONS.



- FLEXIBLE OFFICE/WAREHOUSE FOR LEASE
- 100% CLIMATE CONTROLLED
- 1,650 TO 9,900 SQUARE FOOT SUITES
- 21 FOOT CLEAR HEIGHT
- 14'x14' GRADE-LEVEL ROLLUP GARAGE DOORS



**IRON RANCH**  
BUSINESS PARK



- CAR COLLECTOR SUITES AVAILABLE
- EVERY SUITE HAS A MEZZANINE LEVEL
- PRE-LEASING NOW
- READY FOR OCCUPANCY SPRING 2024

ARCHITECTURE **bennett**  
INTERIORS



PROUDLY LOCATED  
IN THE CITY OF :



bennett  
partners