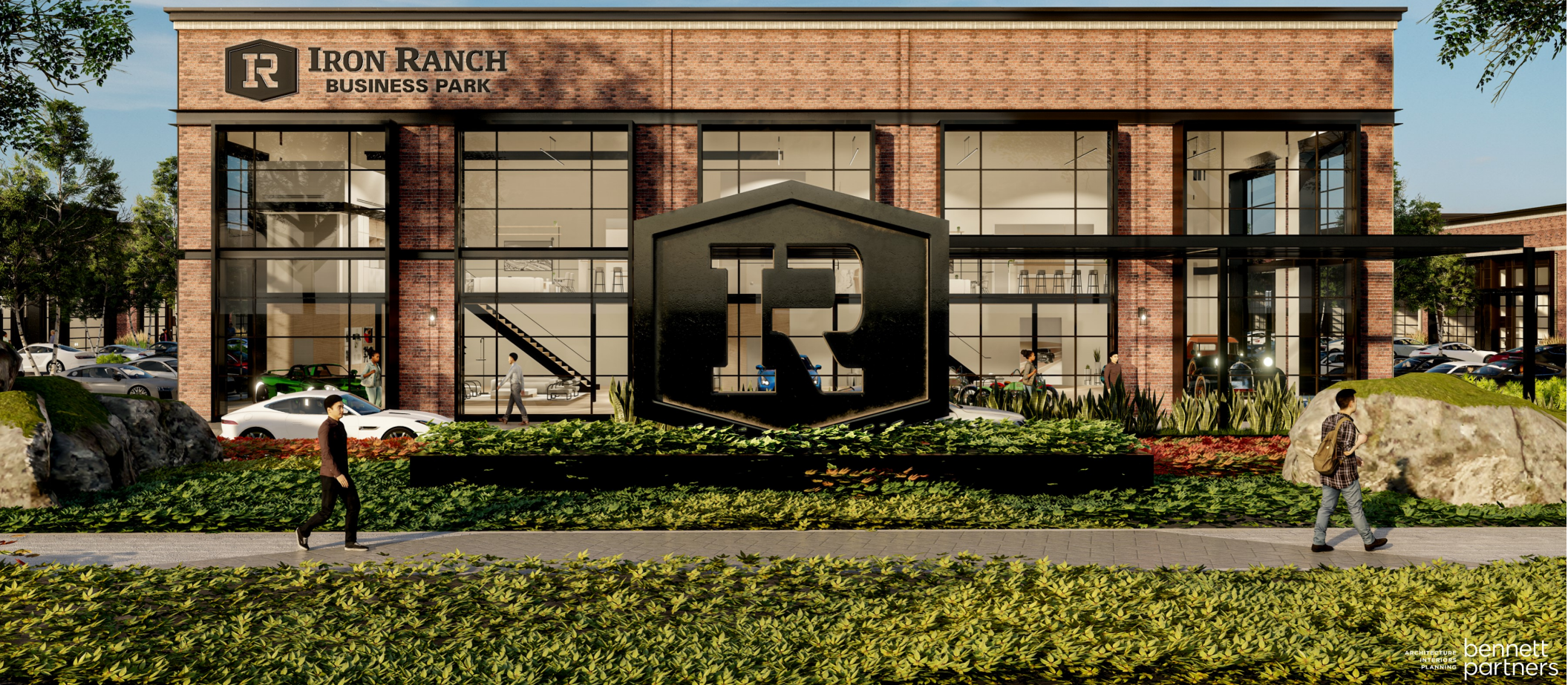


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CLIMATE CONTROLLED FLEXIBLE OFFICE/WAREHOUSE/SHOWROOM SUITES

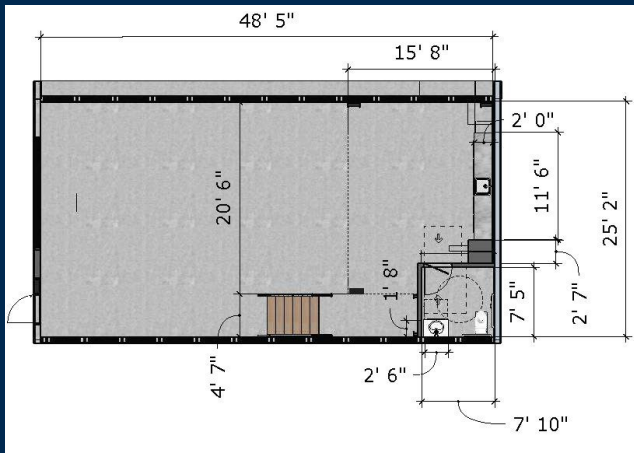


IRON RANCH
BUSINESS PARK

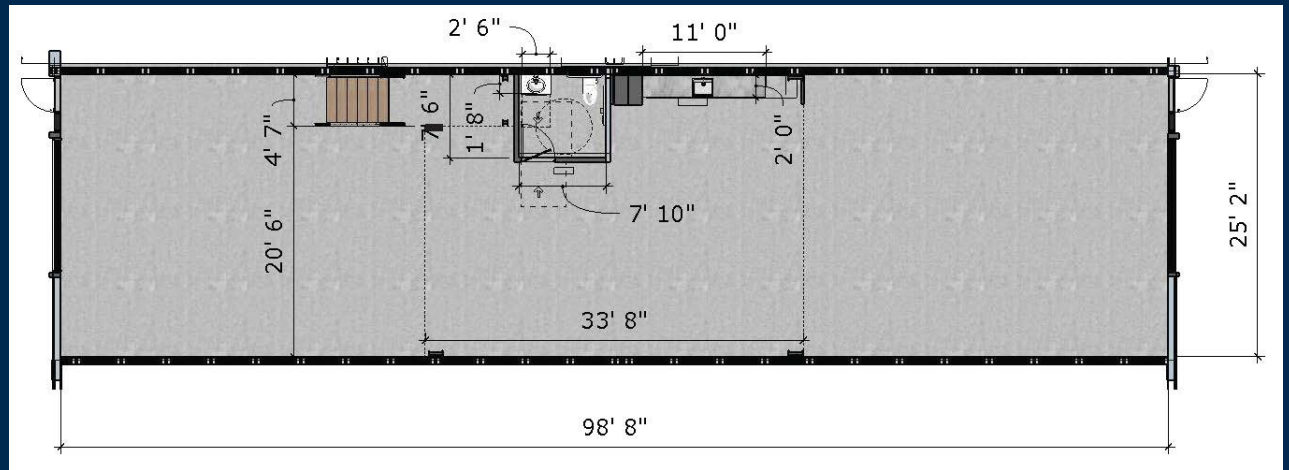
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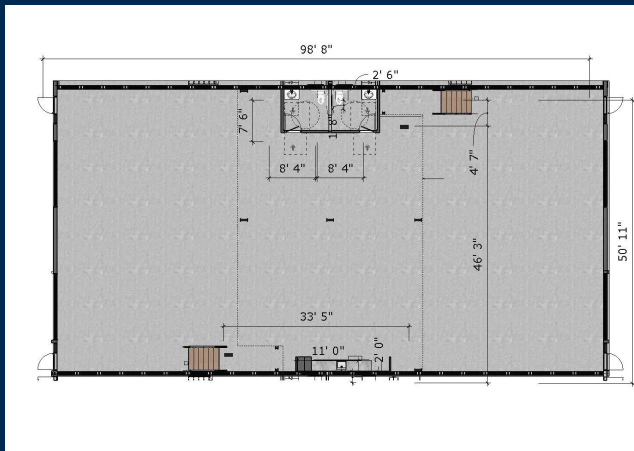
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**ONE-UNIT SUITE
(1,650 SQUARE FEET)**



DRIVE-THROUGH TWO-UNIT SUITE



FOUR-UNIT SUITE (6,600 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. 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.

**LEASE RATES AND OTHER INFORMATION AVAILABLE AT:
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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

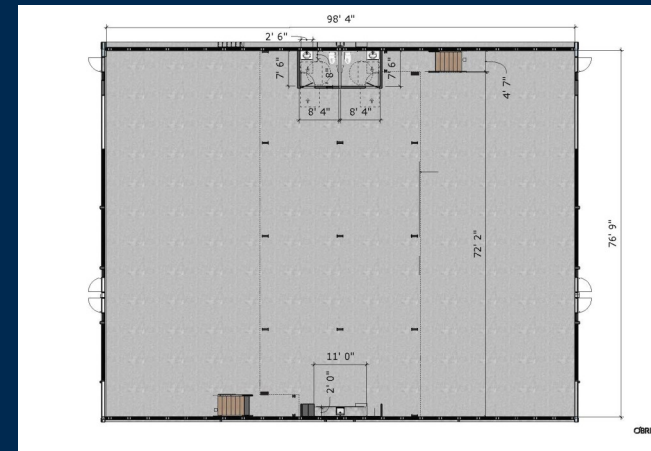
LEASE TYPE: TRIPLE NET LEASE (NNN)

BASE LEASE RATE: CALL FOR BASE LEASE RATE + 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

**ALL SUITES WILL BE READY FOR
OCCUPANCY IN DECEMBER 2024**



SIX-UNIT SUITE (9,900 SQUARE FEET)

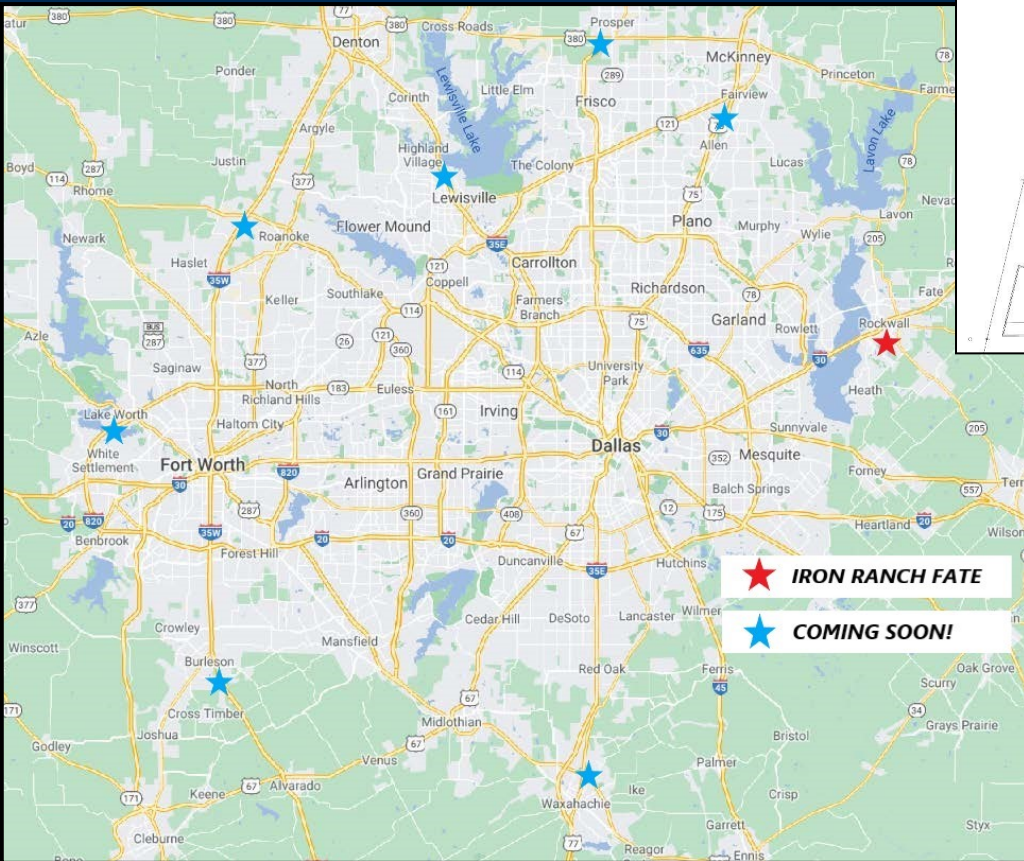
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High ceilings, open space, and a mezzanine level perfect for office use in each suite, create a comfortable, modern atmosphere for businesses who want more than the same old traditional office suite. If you are an established business, or just moving your growing home-business out to the house, IRON RANCH BUSINESS PARK can provide you the flexibility to grow your space as your business grows. Combine single-unit suites to create larger work spaces, up to a 6-unit suite.



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We will deliver your space with a modern finish out, with a functioning restroom and break area, ready for occupancy. Or is you prefer to customize your space, you can work with our in-house design team and contractor to create a suite that is functional for your needs and style!



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SHOWCASE AND DISPLAY YOUR COMPANY'S PRODUCTS IN A CLIMATE CONTROLLED HIGH-CEILING GROUND LEVEL SHOWROOM WHILE MAINTAINING YOUR OFFICE SPACE ABOVE IN THE MEZZANINE.



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- 100% CLIMATE CONTROLLED
- 1,650 TO 9,900 SQUARE FOOT SUITES
- 21 FOOT CLEAR HEIGHT
- 10'x12' GRADE-LEVEL ROLLUP GARAGE DOORS



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