

AVAILABLE FOR OCCUPANCY DECEMBER 2024. PRE-LEASING NOW!



ARCHITECTURE  
INTERIORS  
PLANNING

bennett  
partners

CLIMATE CONTROLLED FLEXIBLE OFFICE/WAREHOUSE/SHOWROOM SUITES



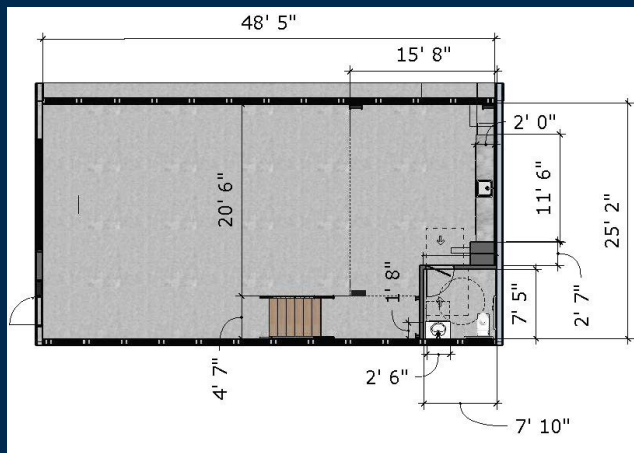
**IRON RANCH**  
**BUSINESS PARK**

**4176 EAST INTERSTATE 30, FATE, TEXAS 75087**

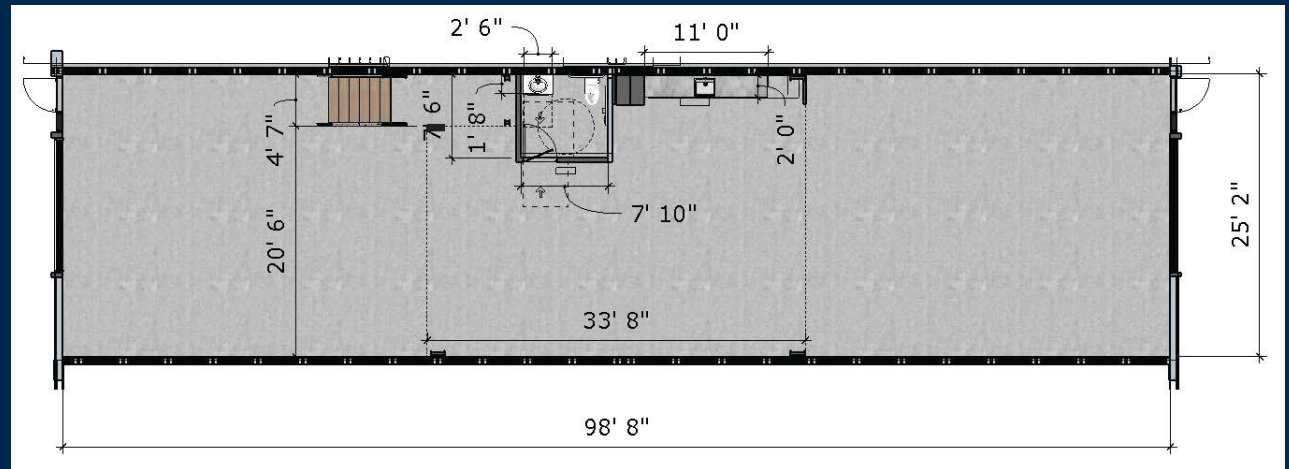
**[WWW.IRONRANCHBUSINESSPARK.COM](http://WWW.IRONRANCHBUSINESSPARK.COM)**

**800-506-6989**

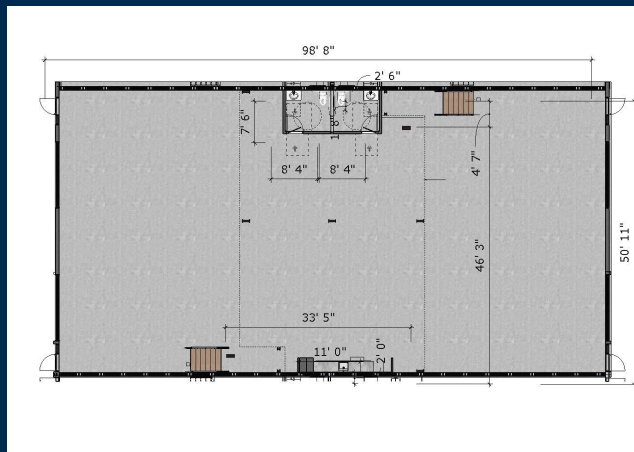




**ONE-UNIT SUITE  
(1,650 SQUARE FEET)**



**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. FLEXIBILITY IS THE NAME OF THE GAME - WORK WITH OUR IN-HOUSE DESIGN TEAM TO CUSTOMIZE YOUR SUITE TO MEET YOUR SPECIFIC NEEDS.

**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

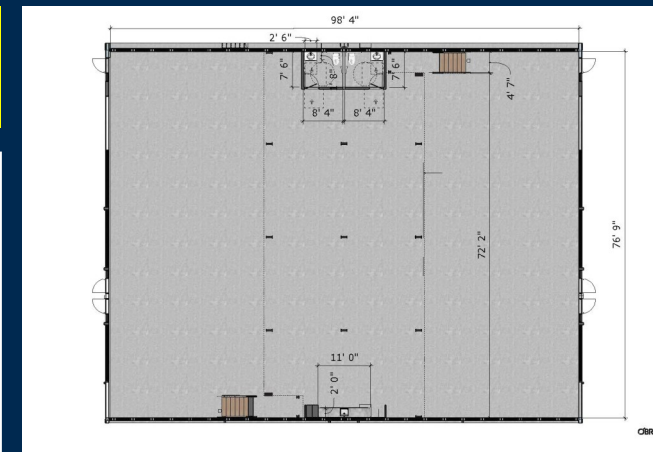
**LEASE TYPE:** TRIPLE NET LEASE (NNN)

**BASE LEASE RATE:** 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)**

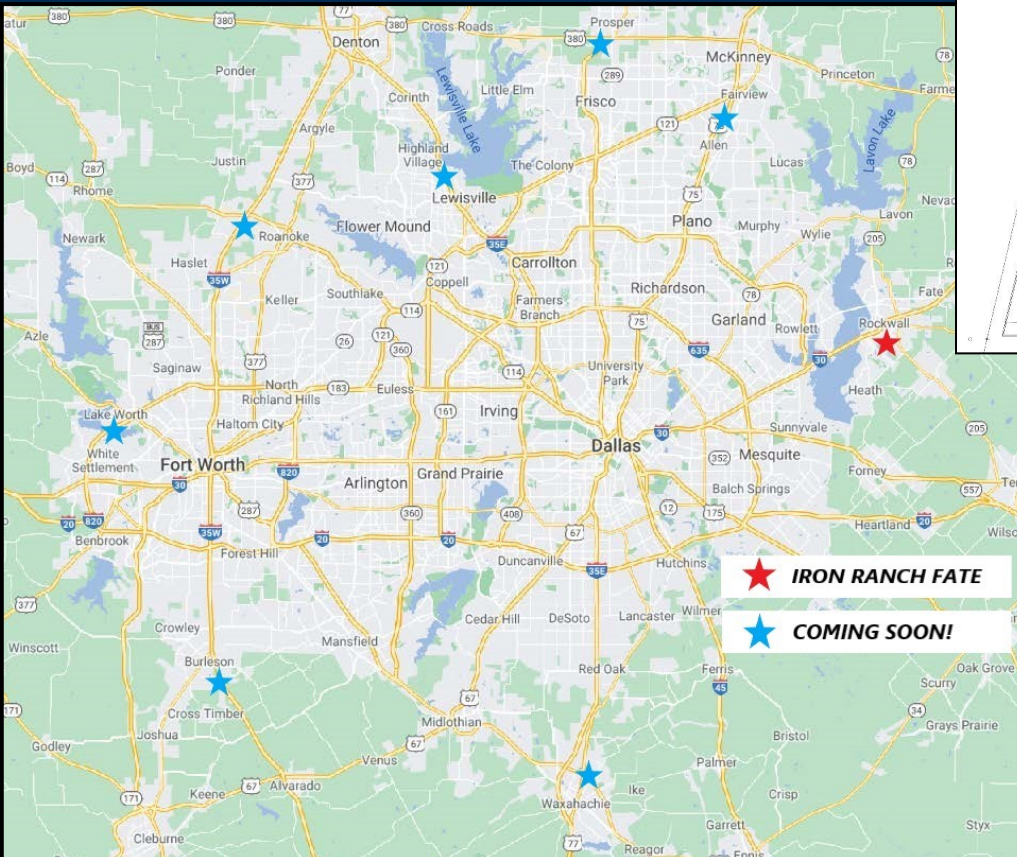
## CLIMATE CONTROLLED WAREHOUSES

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.



## SPACIOUS HIGH CEILING SHOWROOM

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.





- FLEXIBLE OFFICE/WAREHOUSE/SHOWROOM FOR LEASE
- 100% CLIMATE CONTROLLED
- 1,650 TO 9,900 SQUARE FOOT SUITES
- 21 FOOT CLEAR HEIGHT
- 10'x12' GRADE-LEVEL ROLLUP GARAGE DOORS



## IRON RANCH BUSINESS PARK



- EVERY SUITE HAS A MEZZANINE LEVEL
- PRE-LEASING NOW
- READY FOR OCCUPANCY SUMMER 2024

ARCHITECTURE  
INTERIORS **bennett**  
partners



PROUDLY LOCATED  
IN THE CITY OF :



**bennett**  
partners