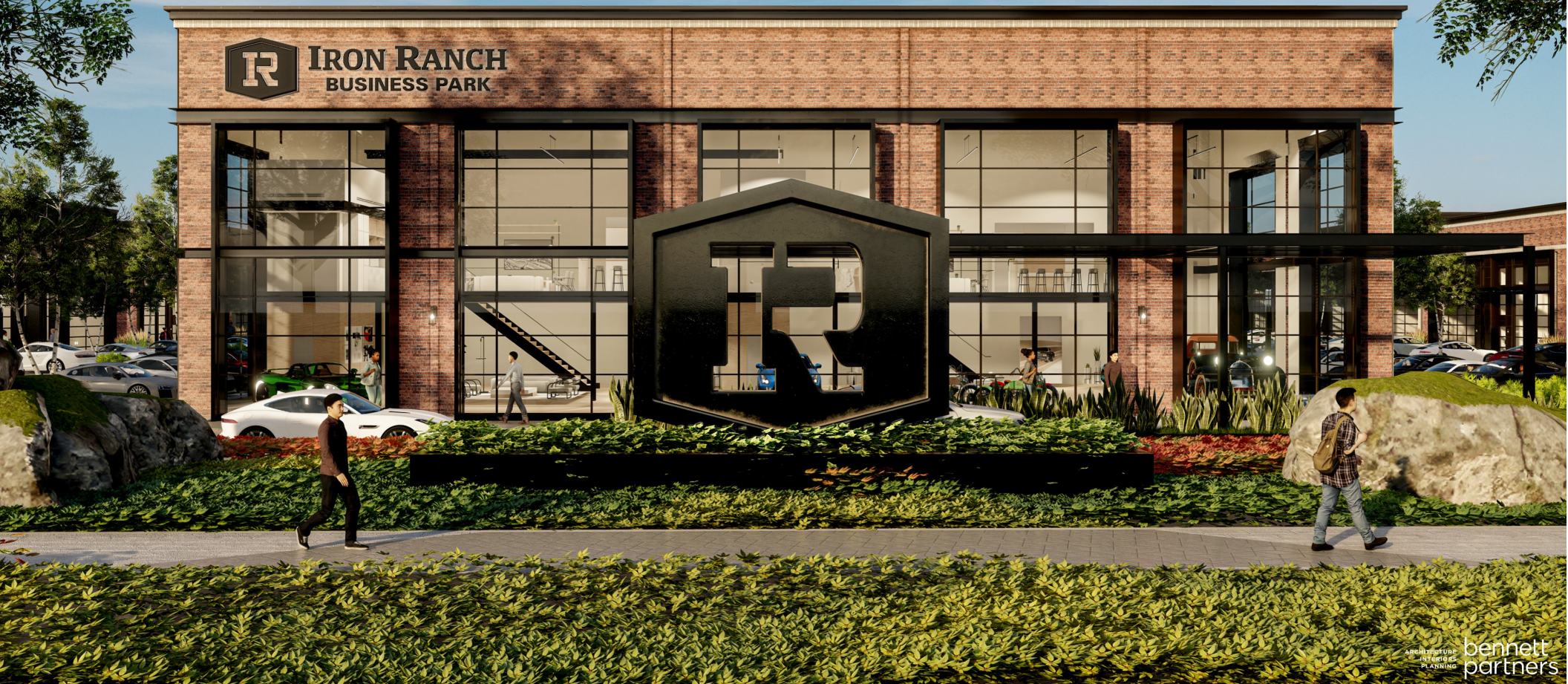


AVAILABLE FOR OCCUPANCY FALL 2025. PRE-LEASING NOW!



ARCHITECTURE  
INTERIORS  
PLANNING  
bennett  
partners

CLIMATE CONTROLLED FLEXIBLE OFFICE/WAREHOUSE/SHOWROOM SUITES



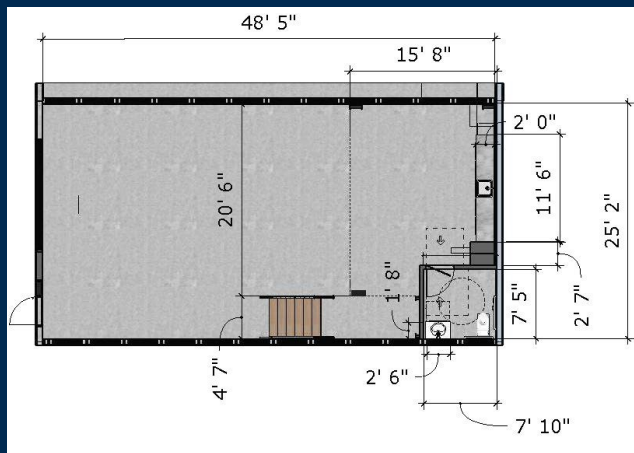
**IRON RANCH**  
**BUSINESS PARK**

4176 EAST INTERSTATE 30, FATE, TEXAS 75087

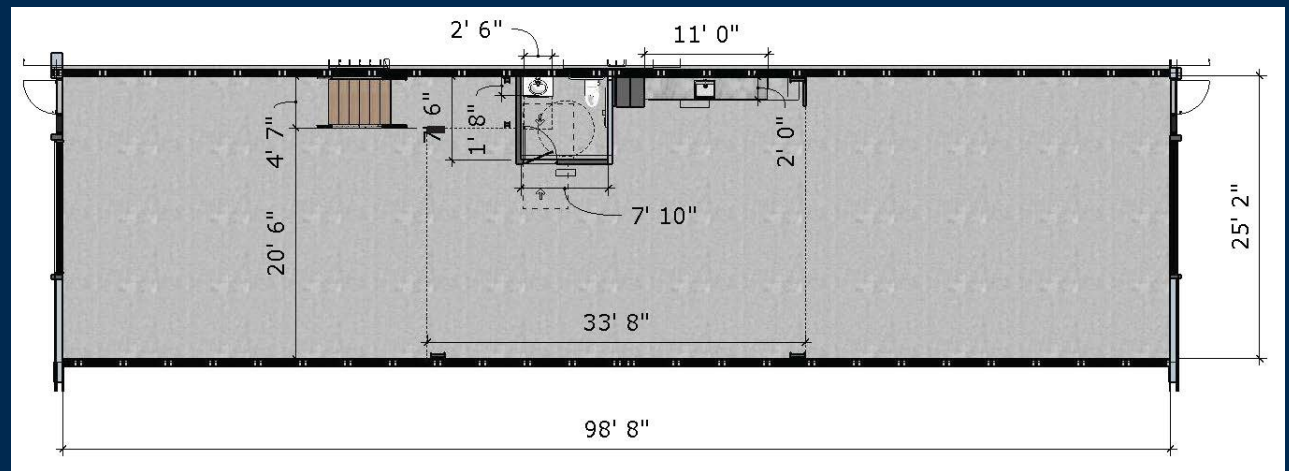
[WWW.IRONRANCHBUSINESSPARK.COM](http://WWW.IRONRANCHBUSINESSPARK.COM)

800-506-6989

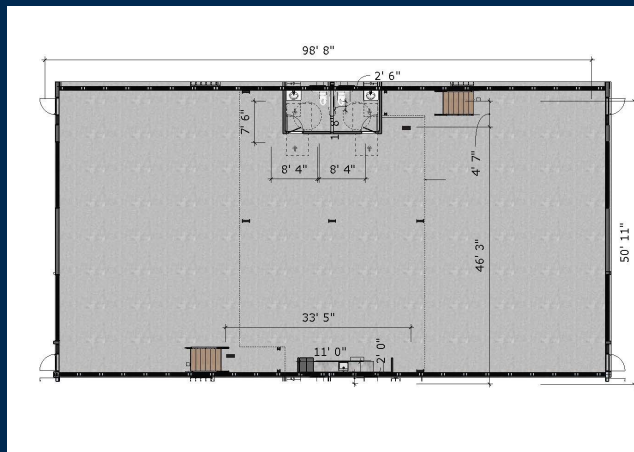




**ONE-UNIT SUITE  
(1,650 SQUARE FEET)**



**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. 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:**  
**[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

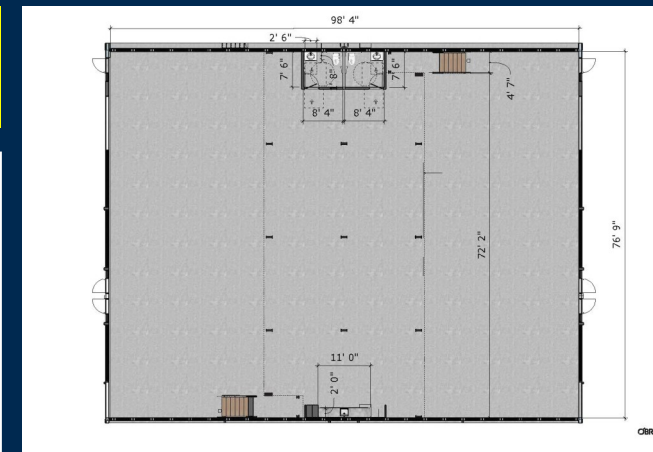
**DELIVERY OF SUITE:** EACH SUITE WILL BE DELIVERED TO BUILDING STANDARDS, READY TO OCCUPY, WITH A FUNCTIONING RESTROOM AND KITCHENETTE

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

**ALL SUITES WILL BE READY FOR  
OCCUPANCY IN FALL 2025**



**IRON RANCH  
BUSINESS PARK**



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

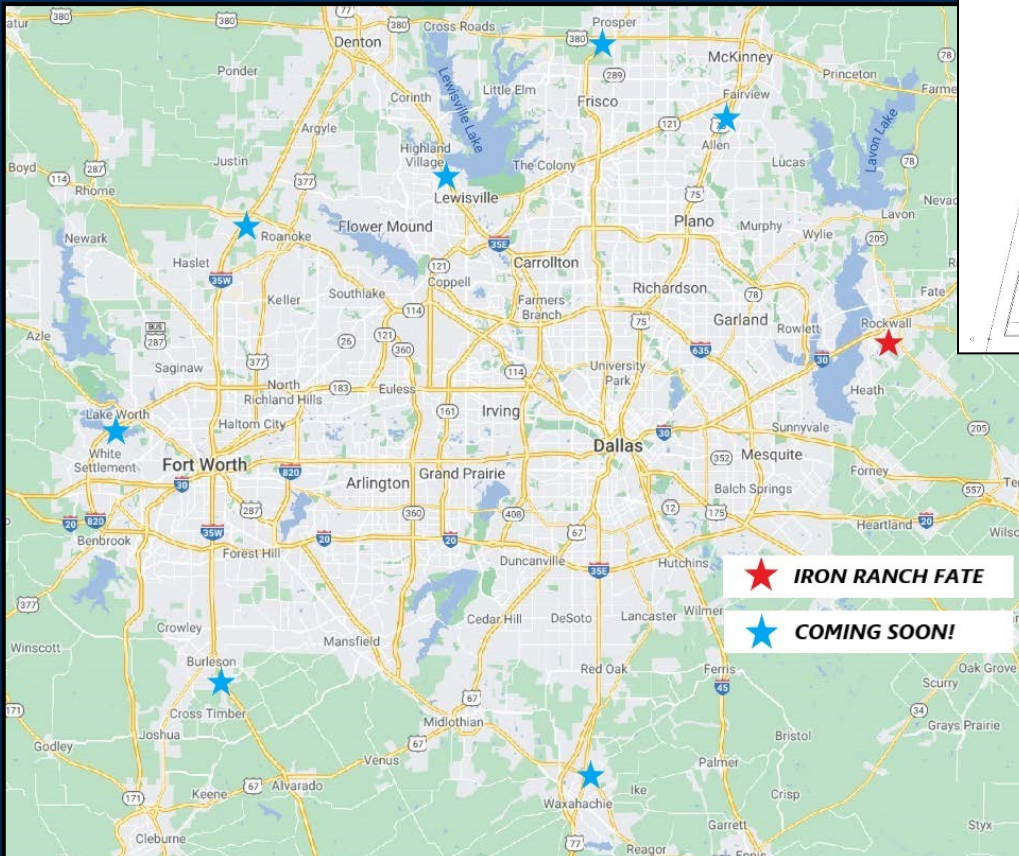
### CLIMATE CONTROLLED WAREHOUSES

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.

## OPEN OFFICE ENVIRONMENT



We will deliver your space with a modern finish out, functioning restroom and break area, and ready for occupancy. Or if 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!



## 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 FALL 2025

ARCHITECTURE  
INTERIORS **bennett**  
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PROUDLY LOCATED  
IN THE CITY OF :



**bennett**  
partners