



**Iowa Park Industrial Building
900 North West Access Road – Iowa Park, Texas
Located on US 287 in Business Park**

(8 miles from I-44)

Specifications:

Square Footage: 15,000 – expandable to 25,000

Building Dimensions: 150' X 100'

Land: 5 acres – additional acreage available

Dock Height: 3' or will build to suit tenant

Ceiling Height: 20'

Parking Spaces: 35 - located at front of building

Floor: 6" reinforced concrete

Exterior Walls: Metal w/split-face block

Roof: Metal

Utilities: Electric – TXU Delivery, Gas – Atmos Energy, Water/Sewer – City

Telecommunications: Southwestern Bell

Internet Service: T1 line available

Terms: Owner will sell or lease. Possible incentives.

This building is a shell. Owner will consider finishing the building to suit tenant who prefers to lease. Building is designed to expand to 25,000 square feet. Can be lease to a single tenant or to multi-tenants.

Owner: Iowa Park Economic Development Corporation - Contact: 940-592-5441