



**IRON HORSE
CROSSING**

890 Cook Lane
Building 2
Saginaw, TX 76131

For Sale /Lease
83,294 SF on $\pm$ 5.06 AC



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 **IRONWOOD**
REALTY PARTNERS LLC

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VELOCIS



IRON HORSE CROSSING

890 Cook Lane
Building 2 Saginaw, TX 76131

This brand-new 83,294 SF industrial facility offers premier construction and design built to meet the demands of modern manufacturing, logistics, and tech-driven operations. Strategically located with excellent access to major highways, this one-of-a-kind space is ideal for companies seeking a high-performance, future-ready industrial environment.

32'

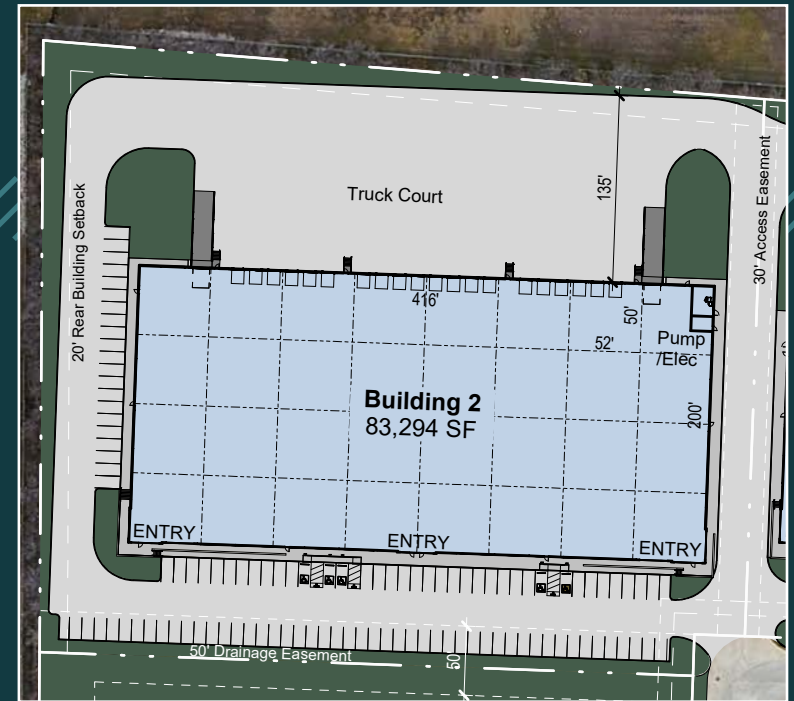
Clear Height

Q3 2026

Completion Date

20

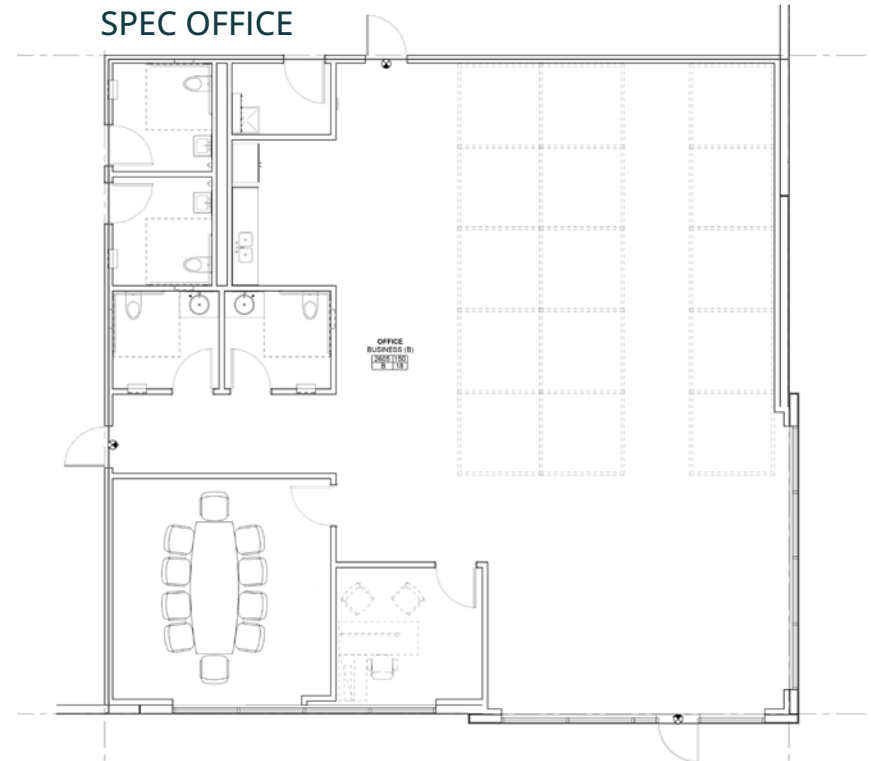
Dock High Doors



PROPERTY HIGHLIGHTS

Property Address	890 Cook Lane
Building Size	83,294 SF
Minimum Divisible	20,800 SF
Office SF	2,605
Configuration	Rear Load
Truck Court Depth	135'
Clear Height	32'
Column Spacing	52' x 50' 50' Speed Bay
Dock High Doors	20
Ramped Doors	2
Car Parks	106
Sprinklers	ESFR
Outside Storage	Adjacent 2.4 Acres Available

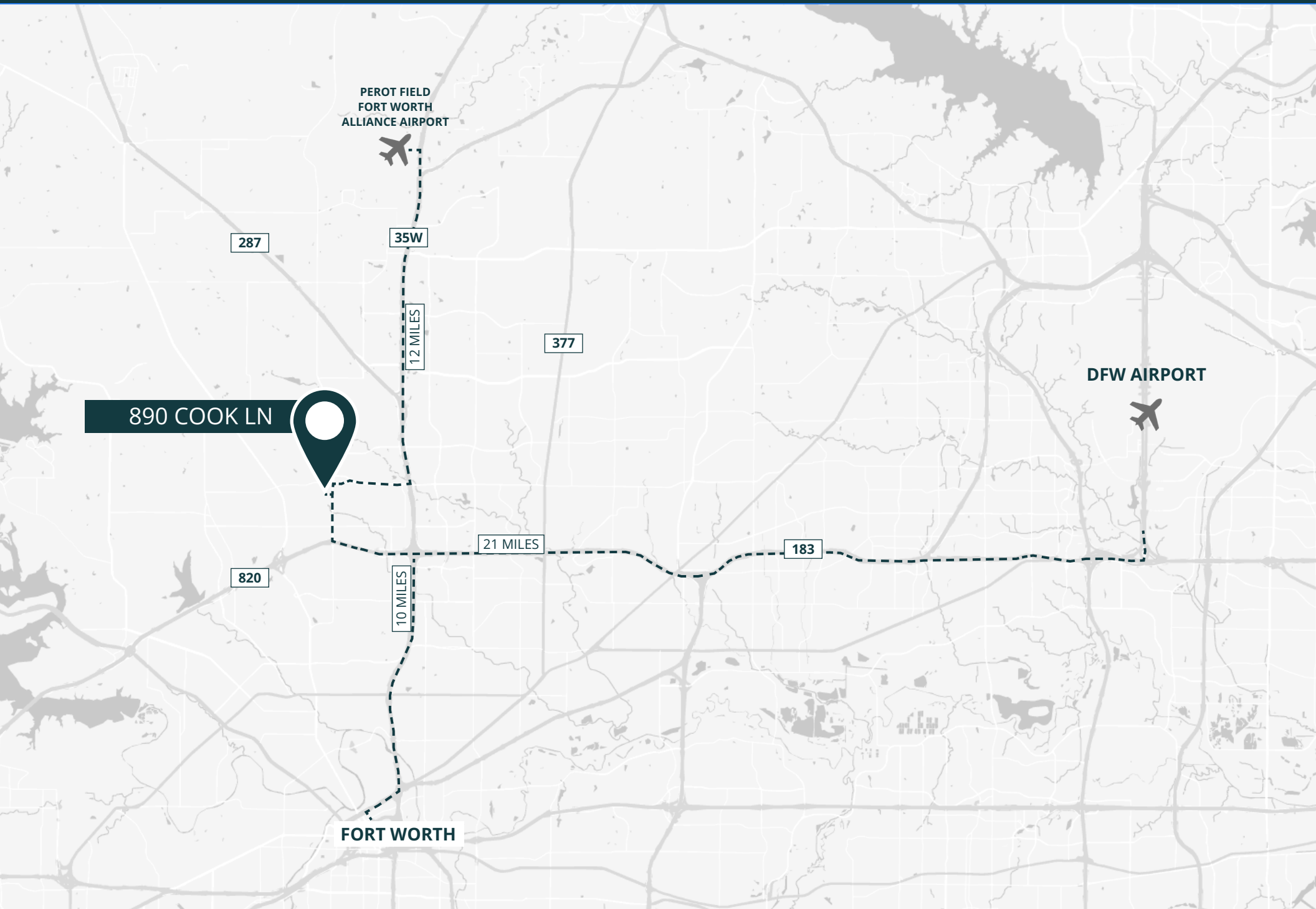
SPEC OFFICE



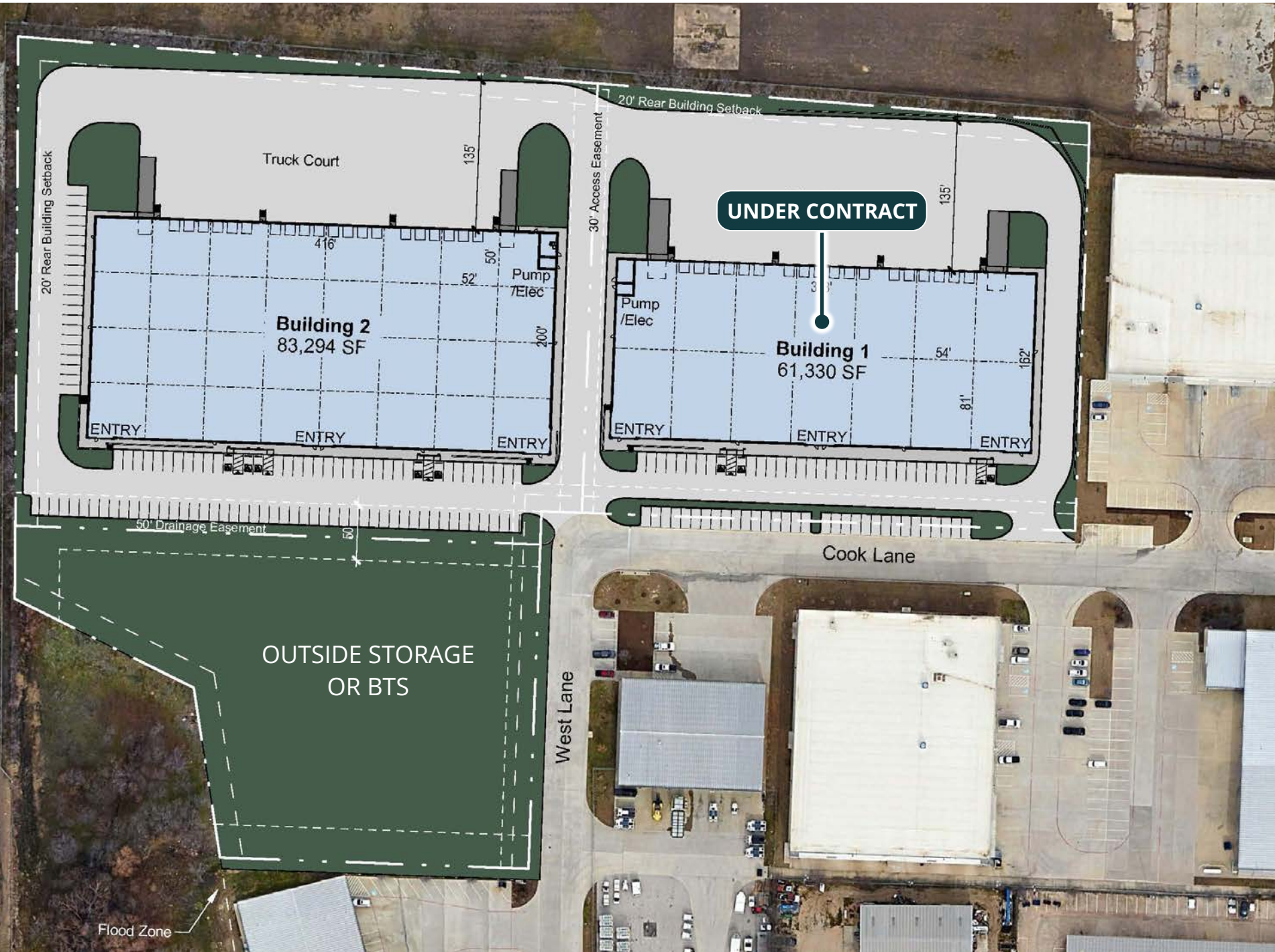
WALLS TILTING



CLOSE PROXIMITY



SITE PLAN



CORPORATE NEIGHBORS



AMENITIES MAP

Restaurants

- Arby's
- Burger King
- Cane's
- Cheddar's
- Chili's
- Chipotle
- Church's Chicken
- In-N-Out Burger
- Jack in the Box
- Jimmy John's
- KFC
- Lenny's Grill & Subs
- Little Caesars
- Luby's
- McDonald's
- Mi Cocina
- Olive Garden
- On the Border
- Panda Express
- Pluckers
- Popeyes
- Red Robin
- Saltgrass Steakhouse
- Schlotzsky's
- Smoothie King
- Sonic
- Starbucks
- Taco Bell
- Taco Bueno
- Texas Roadhouse
- Whataburger
- Wendy's
- Wingstop

Retail

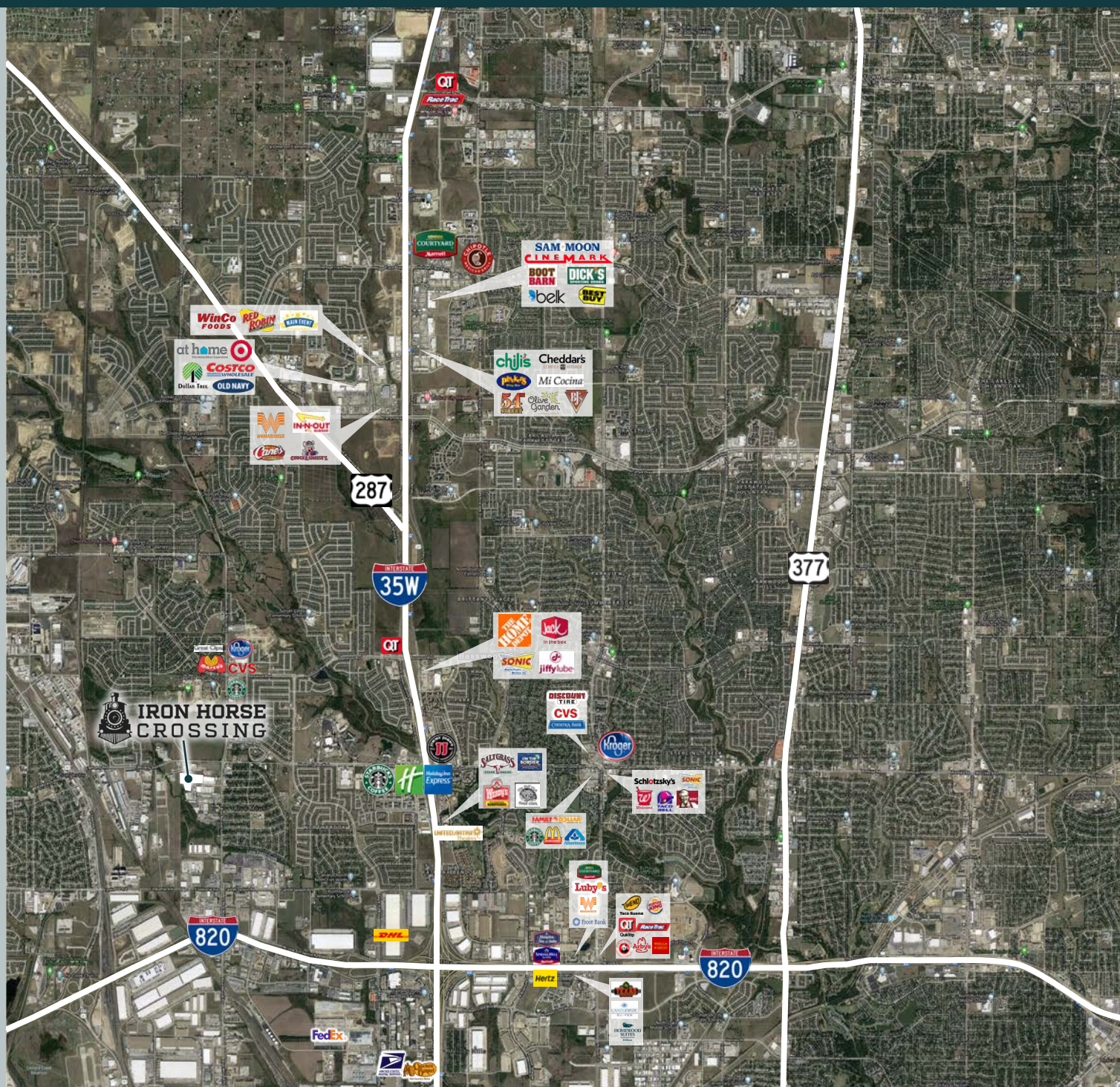
- Anytime Fitness
- At Home
- Belk
- Best Buy
- Boot Barn
- Burlington
- Costco
- CVS Pharmacy (multiple locations)
- DHL
- Dick's Sporting Goods
- Dollar Tree
- FedEx
- Home Depot
- Kroger
- Old Navy
- Sam Moon
- Target
- Walgreens
- WinCo Foods

Fuel/Auto

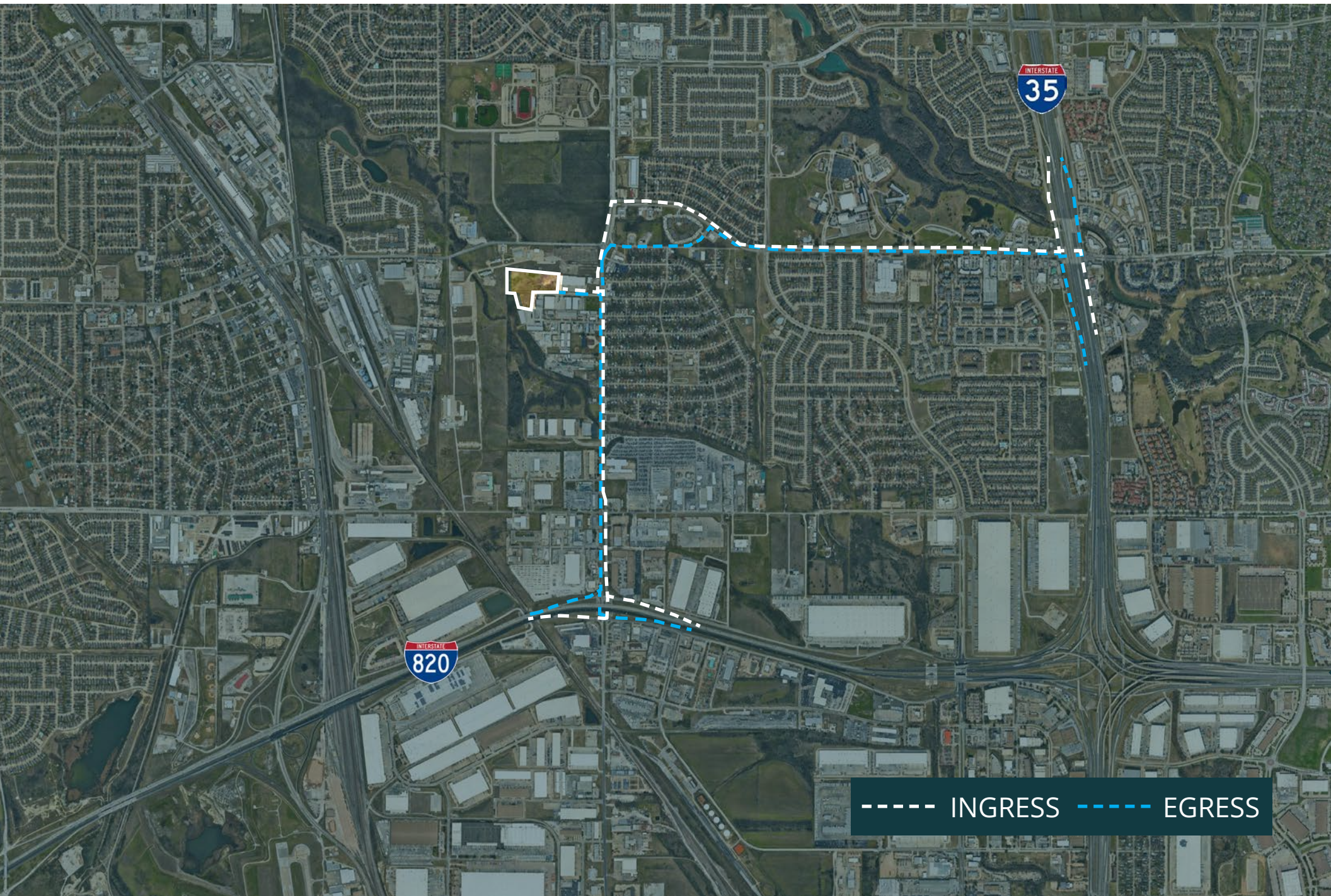
- 7-Eleven
- Discount Tire
- Enterprise
- Hertz
- Jiffy Lube
- O'Reilly Auto Parts
- QuikTrip (QT)
- RaceTrac
- Valvoline

Hotels

- Candlewood Suites
- Hampton Inn
- Holiday Inn Express
- Homewood Suites
- Marriott Courtyard
- Spring Hill Suites



INGRESS/EGRESS MAP



----- INGRESS ----- EGRESS



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



2-10-2025

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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