



MODERN
INDUSTRIAL
SUITES
DESIGNED FOR
GROWTH,
LOGISTICS, AND
PROFESSIONAL
EXCELLENCE.

CONTACT US

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MIKENPRANG

TIMBER FOREST BUSINESS PARK

PREMIUM FLEX-SPACE

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EMAIL:

LEAH@MIKENPRANG.COM

THE INVESTMENT

Simplified, transparent pricing so you can focus on your business.

ESTIMATED MONTHLY

\$3,000

All-in estimated total per 2k SF suite

What's Included:

- Base Rent: \$1.25/SF
- Estimated NNN: ~\$0.25/SF
 - Property Taxes & Insurance
 - Landscaping & Trash Service
 - Proportional Water Service
- Total Estimated Rent: \$1.50/SF



THE SPACE

High-performance industrial units built to your specifications.

- Volume: 22' eave heights
- Access: 12'x14' roll-up bay doors
- Dual Entry: Front and rear man doors
- Dimensions: 25' x 80' (2,000 SF)
- Amenities: Private restroom in every unit

READY TO MOVE IN?

1. Reserve Your Suite:
A security deposit of \$4,500 (1.5x rent) secures your unit immediately.
2. Easy Documentation:
Contracts are handled via DocuSign for a fast, paperless experience.
3. Approval:
Standard credit and financial review required for all tenants.

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