

FOR LEASE

8141 GATEWAY SUITE 240

+/- 23,558 SF FOR LEASE  
8141 GATEWAY SUITE 240, ARGYLE TX 76226

# THE SPACE

Location	8141 Gateway Suite 240 Argyle , TX 76226
County	Denton
APN	R556453
Sq Ft	23,558 SF
Lease Rate	\$10.50 PSF (Yearly)
Lease Type	NNN

# HIGHLIGHTS

- Located just off I-35W - minutes from Denton and Alliance Airport
- Truck-Friendly Access – Grade-level and dock-high loading capabilities
- Industrial/Flex Space – Ideal for warehouse, light manufacturing, or distribution
- Growing Trade Area – Located in one of North Texas’ fastest-growing corridors



## POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	3,342	32,968	50,210

## AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$199,347	\$195,669	\$189,030

## NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	1,234	11,145	18,221





**+/- 24,000 SF**



**SINGLE SOURCE**

**LANCO CONTACTS**  
Premium-Quality Electrical Contacts and Coils

**+/- 24,000 SF**

**CALIBER**  
COLLISION





**9 miles**



**10 miles**



FM 407

FM 407

FM 407

AVALON BLVD

GATEWAY DR

**8141 Gateway**



**10 miles**



**114 TEXAS**

**6 miles**

