

# Industrial/Flex For Lease

2126 HAMILTON RD.  
ARGYLE, TX 76226



**LANCARTE**  
COMMERCIAL

Benson Williams  
bwilliams@lancartecre.com  
318.458.2318

Henry Tyng  
htyng@lancartecre.com  
210.882.7191

LanCarteCRE.com  
2627 Tillar Street, Suite 121  
Fort Worth, TX 76107

# Industrial/Flex For Lease

2126 Hamilton Rd.  
Argyle, TX 76226



## LEASE RATE & STRUCTURE

## Contact Broker

### PROPERTY FEATURES

- +/- 53,200 Total SF
- 1,400 - 7,000 SF Available
- 4.01 AC
- 28' Clear Height
- 1.88/1,000 SF Parking Ratio
- Commercial Zoning
- Built in 2006
- Outside Storage Available

### LOCATION OVERVIEW

Located off of Hamilton Rd. in Argyle, TX, near Hwy 377 and Vintage Blvd. with an average traffic count of around 8,235 vehicles daily. This location provides easy access to major highways such as Hwy 377, I-35W and I-35E.

### AVAILABLE SUITES

Suite 190: 2,800 SF

- Open Space
- 2 Grade Level Doors
- 100% HVAC

Suite 300-320: 4,200 SF

- 4-12x14 grade level doors
- +/- 500 SF of office with a restroom
- Available April 1, 2025

Suite 330-340: 2,800 SF

- Half Office / Half Warehouse

Suite 410: 1,400 SF

- Available within 30 days
- +/- 500 SF office
- +/- 900 SF warehouse
- 1 grade level door

*\*Suite 300-320 and 330-340 can be combined for a total 7,000 SF*

Benson Williams  
bwilliams@lancartecre.com | 318.458.2318

Henry Tyng  
htyng@lancartecre.com | 210.882.7191

LanCarteCRE.com  
2627 Tillar Street, Suite 121 | Fort Worth, TX 76107



RELENTLESSLY PURSUING WHAT MATTERS.



# Industrial/Flex For Lease

2126 Hamilton Rd.  
Argyle, TX 76226

## EXTERIOR PHOTOS



Benson Williams  
bwilliams@lancartecre.com | 318.458.2318

Henry Tyng  
htyng@lancartecre.com | 210.882.7191

LanCarteCRE.com  
2627 Tillar Street, Suite 121 | Fort Worth, TX 76107



RELENTLESSLY PURSUING WHAT MATTERS.



# Industrial/Flex For Lease

2126 Hamilton Rd.  
Argyle, TX 76226

## EXTERIOR PHOTOS



RELENTLESSLY PURSUING WHAT MATTERS.

Benson Williams  
bwilliams@lancartecre.com | 318.458.2318

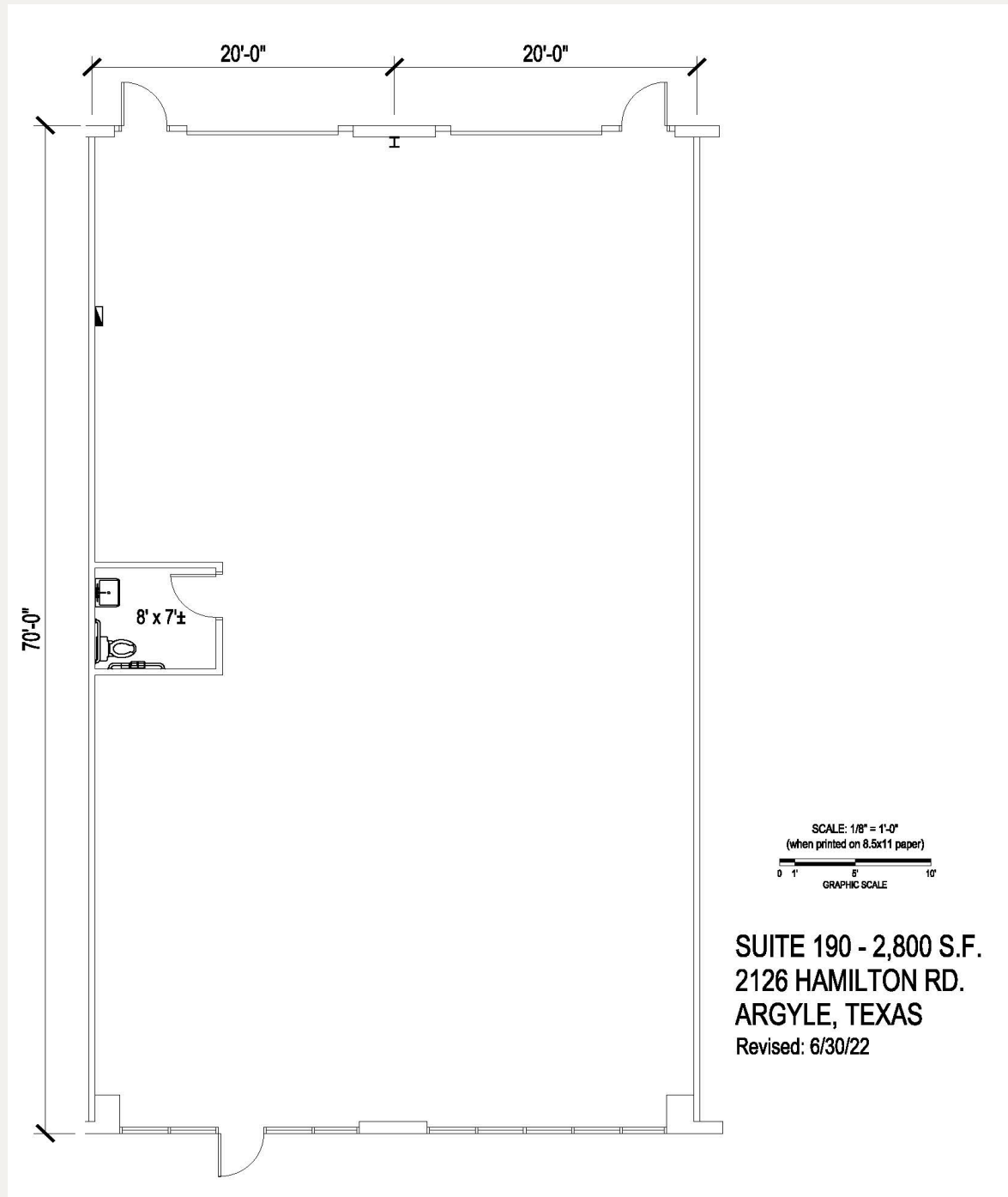
Henry Tyng  
htyng@lancartecre.com | 210.882.7191

LanCarteCRE.com  
2627 Tillar Street, Suite 121 | Fort Worth, TX 76107

# Industrial/Flex For Lease

2126 Hamilton Rd.  
Argyle, TX 76226

## FLOOR PLAN - SUITE 190



**SUITE 190 - 2,800 S.F.**  
**2126 HAMILTON RD.**  
**ARGYLE, TEXAS**  
Revised: 6/30/22

Benson Williams  
bwilliams@lancartecre.com | 318.458.2318

Henry Tyng  
htyng@lancartecre.com | 210.882.7191

LanCarteCRE.com  
2627 Tillar Street, Suite 121 | Fort Worth, TX 76107



RELENTLESSLY PURSUING WHAT MATTERS.



# LANCARTE

## COMMERCIAL

Benson Williams  
bwilliams@lancartecre.com | 318.458.2318

Henry Tyng  
htyng@lancartecre.com | 210.882.7191

LanCarteCRE.com  
2627 Tillar Street, Suite 121 | Fort Worth, TX 76107



**RELENTLESSLY PURSUING WHAT MATTERS.**

The information provided herein was obtained from sources believed to be reliable. However, LanCarte Commercial makes no guaranties, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright 2024 LanCarte Commercial Real Estate, LLC.