

FOR LEASE

GATEWAY BUSINESS PARK

8135 GATEWAY DRIVE, ARGYLE, TX 76226

VERUS
COMMERCIAL



PROPERTY DESCRIPTION

Gateway Business Park offers a great opportunity for a variety of uses. Gateway drive offers great access from FM 407 and ample parking is available on site. This new construction is set to deliver Q2 of 2022.

LOCATION DESCRIPTION

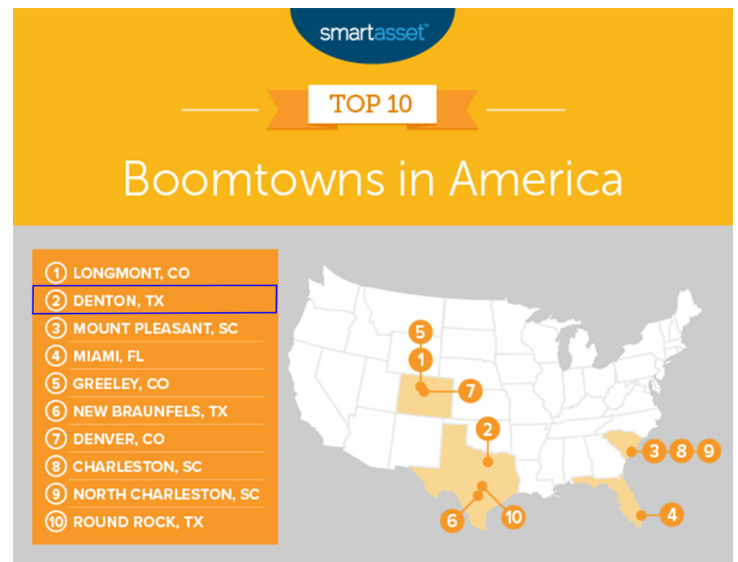
Gateway Business Park is located just off I-35W in Argyle, Texas. The property sits less than 6 miles from TX-114 and the Alliance Corridor and is located within minutes of existing and planned developments, both Commercial and Residential. This strategic location is minutes from Denton and Alliance Airport and both I-35 and TX-114 offer major roadways into Fort Worth and Dallas.

OFFERING SUMMARY

Lease Rate:	\$11.50 SF/yr (NNN)
Available SF:	10,000 SF
Building Size:	36,850 SF

GREG JOHNSON

940.381.2220
gjohnson@v-re.com



INFORMATION ABOUT BROKERAGE SERVICES LINK
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	10,000 SF	Lease Rate:	\$11.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Available	Available	10,000 SF	NNN	\$11.50 SF/yr	Dock-high & Grade Level Doors

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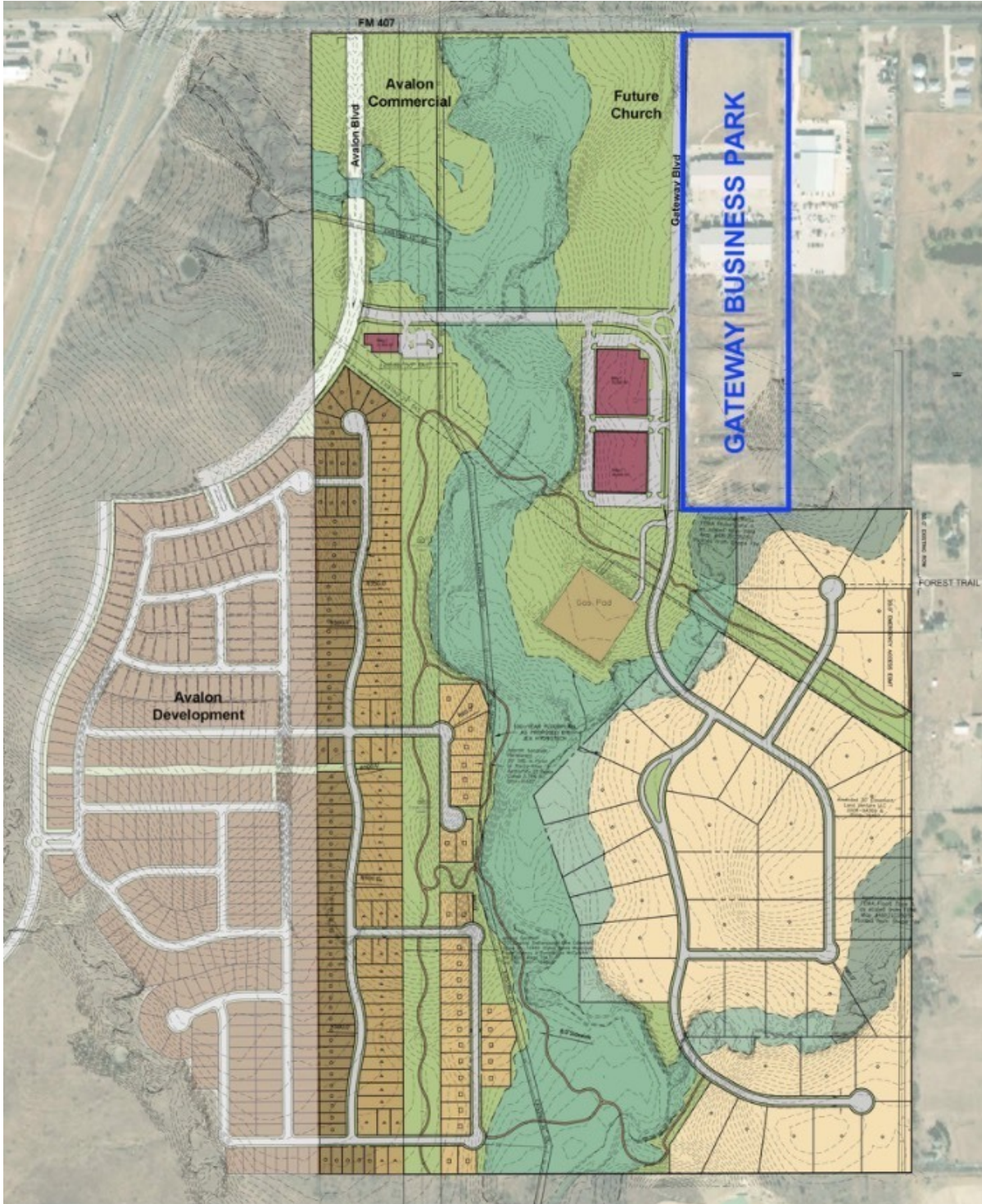
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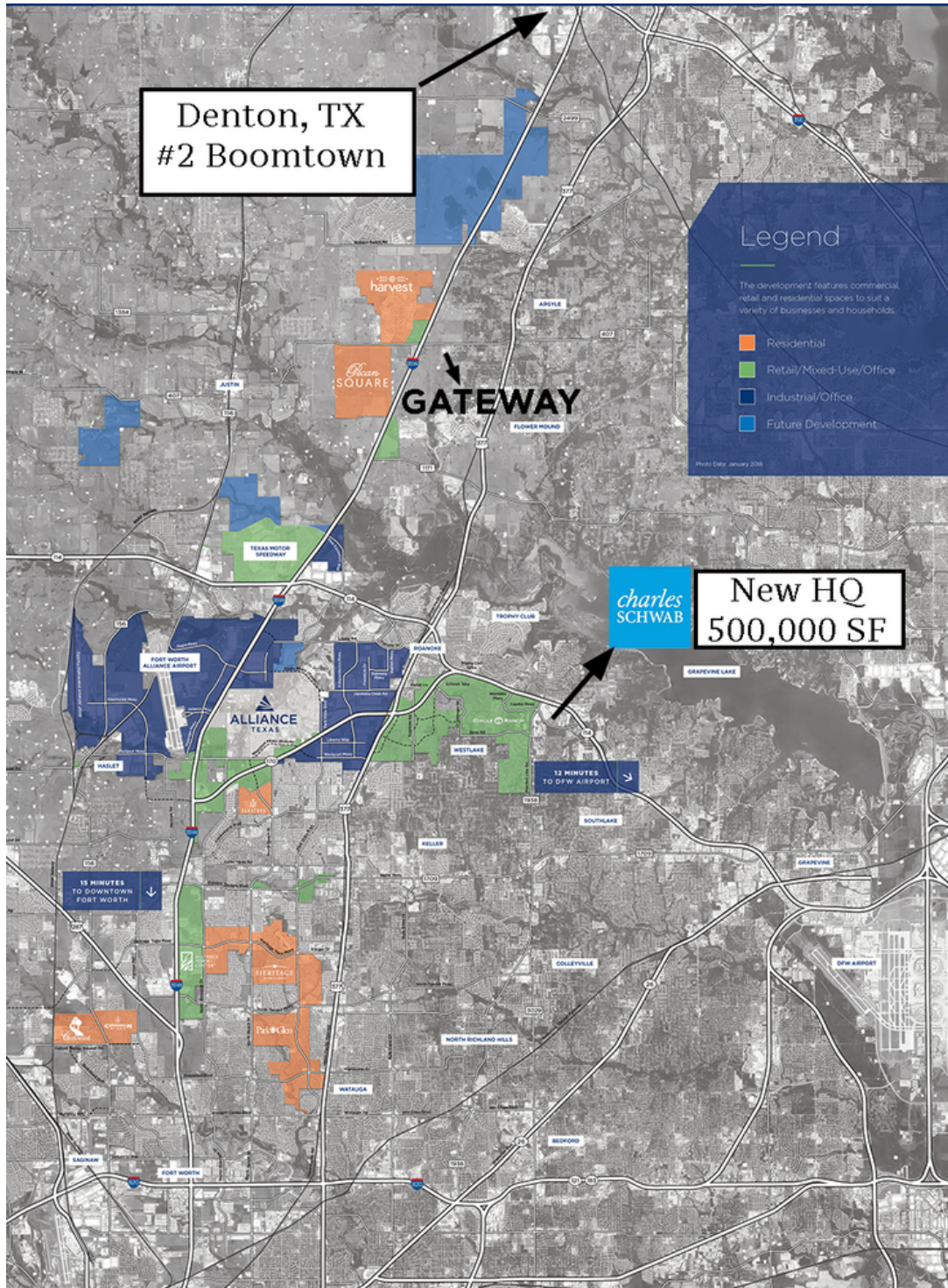
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LOCATION INFORMATION

Building Name	Gateway Business Park
Street Address	8135 Gateway Drive
City, State, Zip	Argyle, TX 76226
County/Township	Denton

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Warehouse/Distribution

BUILDING INFORMATION

Building Size	36,850 SF
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