



4687 JOHNSON LN ARGYLE, TX 76226 FORUM BUSINESS PARK

Space Available: 1,500 - 6,000 SF
Property Type: Industrial
Property Subtype: Warehouse
Rentable Building Area: 64,000 SF
Year Built: 2023
Rental Rate: Upon Request
Lease Term: Negotiable

Set up shop in one of the fastest-growing nodes of the Dallas-Fort Worth metro with the newly constructed facilities at Forum Business Park, presented by Americo Real Estate. Established in 2023, these warehouses range from 1,500 to 6,000 square feet and boast sleek, efficient designs with finished offices that foster a productive atmosphere.

MODERN DESIGN AND ACCESS



Each warehouse grade-level loading with 12-foot by 14-foot overhead doors, clear heights from 17 to 19-foot allow for intensive workloads with 200 amps of 3-phase power, and modern interior offices.

INDUSTRIAL FUNCTIONALITY



Generous clear heights from 17 to 19 feet accommodate intensive workloads with 200 amps of 3-phase power.

STRATEGIC LOCATION



Positioned directly off US-377, 10 minutes from Downtown Denton, 30 minutes from Fort Worth, and 45 minutes to Dallas.

INDUSTRY PRESENCE

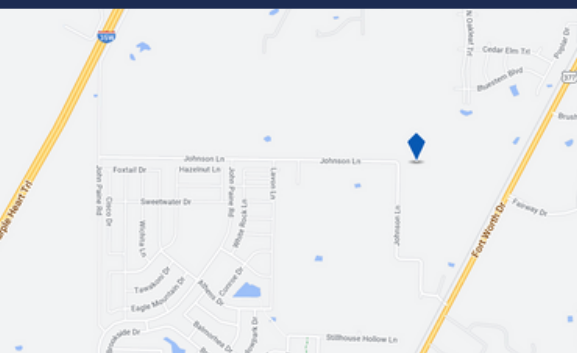


Verdant submarket has attracted national players like Lowe's and Elite Material & Logistics Solutions, contributing to nearly 2 million in industrial square footage leased since 2021.

GROWTH FORECASTED AREA



Located in a rapidly growing area; the number of residents within a 5-mile radius is projected to rise by 62.5% through 2027.



**Shane
Clark**

 (469) 688-6663
 shane@americorealestate.com
 14800 Landmark Blvd, Ste 100
Dallas, TX 75254

