

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
Square Feet	23,558
Annual Rent PSF	\$11.95
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



6 miles

