

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



SAM DAVIS RD



10 miles

FM 407

FM 407

INTERSTATE

TEXAS

35W

76

PEROT FIELD
FORT WORTH
ALLIANCE AIRPORT

10 miles

AVALON BLVD

8141 Gateway

GATEWAY DR

114
TEXAS

6 miles

BLVD