

FOR LEASE

8141 GATEWAY SUITE 250

+/- 18,341 SF FOR LEASE
8141 GATEWAY SUITE 250, ARGYLE TX 76226

THE SPACE

Location	8141 Gateway Suite 250 Argyle , TX 76226
County	Denton
APN	R556453
Size	18,341 SF
Lease Rate	\$11.95 PSF (Yearly)
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
	3,686	33,004	50,312

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$198,559	\$195,574	\$188,986

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	1,309	11,168	18,259







**SINGLE
SOURCE**

LANCO CONTACTS
Premium-Quality Electrical Contacts and Coils

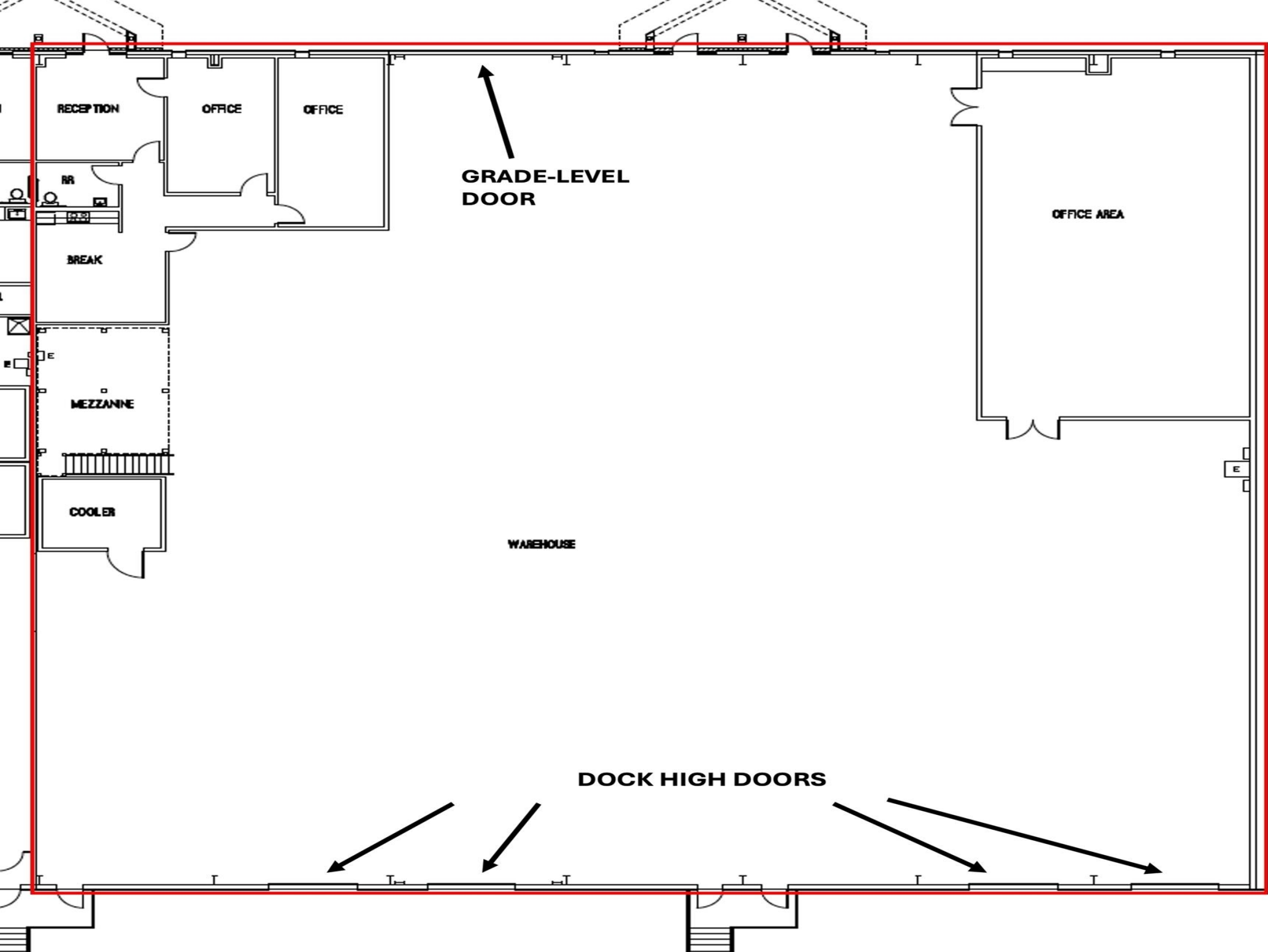
+/- 18,341 SF

CALIBER
COLLISION





+/- 18,341 SF





9 miles



10 miles



FM 407

FM 407

FM 4

AVALON BLVD

GATEWAY DR

8141 Gateway



10 miles



6 miles

