

For Lease

Gateway Business Park, FM 407, Lot 6, Argyle, TX 76226

5,000 - 50,000 SF AVAILABLE

**PROPOSED
50,000 SF BUILDING**



PROPERTY OVERVIEW

County: Denton
Market: N. Fort Worth Industrial
Sub Market: NE Tarrant/Alliance Industrial

BUILDING DATA

Total Building SF: 50,000 SF
Minimum Divisible: 5,000 SF
Office SF: BTS
Land Size: 2.933 Acres
Clear Height: 16'-20'
Column Spacing: Clear Span
Sprinklered: Fully Sprinklered
Parking: 61 Free Surface Spaces
Loading Docks: 10 Dock High Doors
2 Grade Level Doors

Comments: Gateway Business Park is a 24.949 acre office/industrial project that is projected to contain approximately 300,000-500,000 square foot of buildings upon full completion. There are two existing 50,000sf building and four 3 acre land sites available offering industrial Build to Suit opportunities. The project is located in Denton county which allows for specialized uses including outside storage. The project is located 8 miles South of the I-35 E/W split in Denton and 7 miles North of Texas Motor Speedway and Alliance Texas Airport. Well located, the project serves Northern Tarrant and Southern Denton Counties which is experiencing significant population growth related to single family development in the immediate area from Alliance Texas, Lantana and most recently announced, Harvest – 1,150 acre master planned residential development. The project is well suited for industrial/distribution users seeking proximity to high growth residential areas.

ECONOMIC DATA

Lease Rate: Negotiable



For more information contact:

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