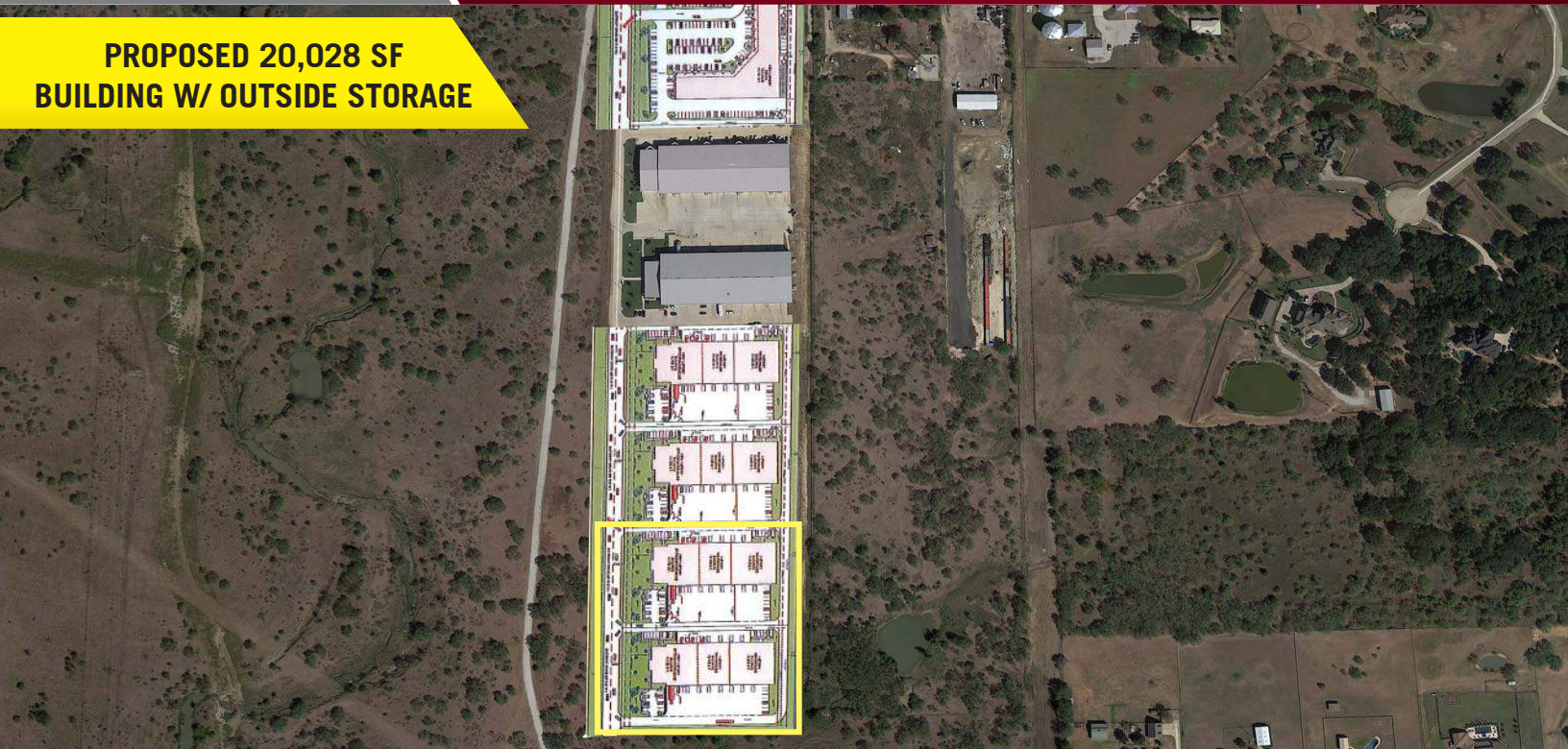


# For Lease

## Gateway Business Park, FM 407, Lots 7&8, Argyle, TX 76226

### AVAILABLE: 20,028 SF WITH OUTSIDE STORAGE

**PROPOSED 20,028 SF  
BUILDING W/ OUTSIDE STORAGE**



#### PROPERTY OVERVIEW

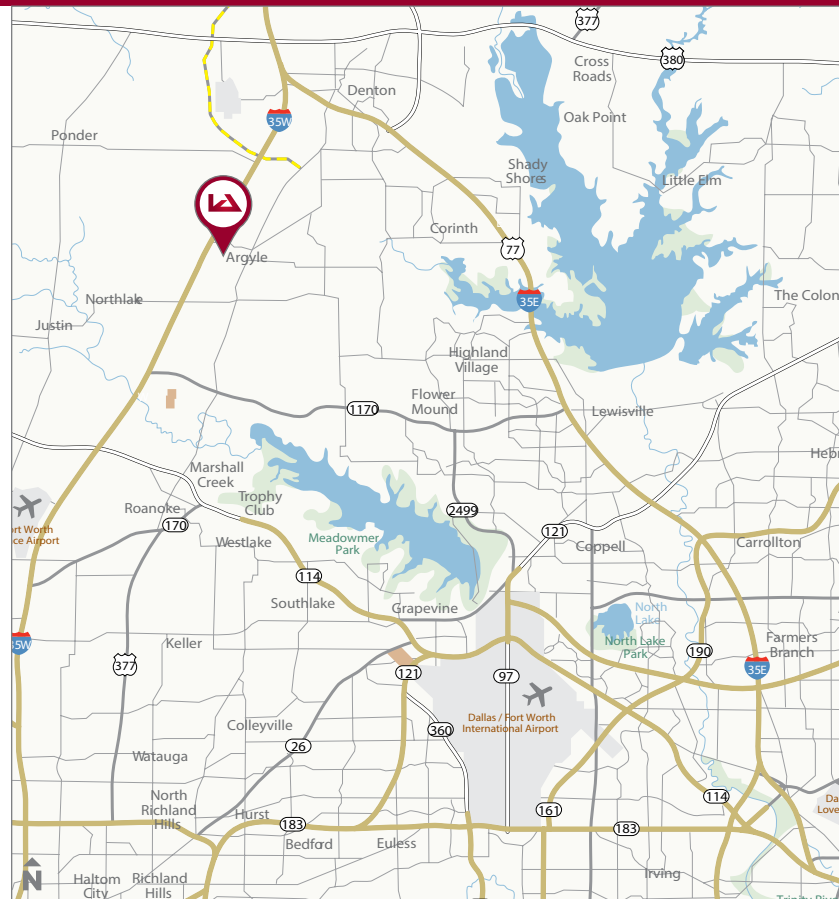
**County:** Denton  
**Market:** N. Fort Worth Industrial  
**Sub Market:** NE Tarrant/Alliance Industrial

#### BUILDING DATA

**Total Building SF:** 20,028 SF  
**Office SF:** Shell  
**Land Size:** 5.87 Acres  
**Clear Height:** 16'-20'  
**Column Spacing:** Clear Span  
**Sprinklered:** Fully Sprinklered  
**Parking:** 18 Free Surface Spaces  
**Loading Docks:** 2 Dock High Doors  
**Comments:** Gateway Business Park is a 24.949 acre office/industrial project that is projected to contain approximately 300,000-500,000 square feet of buildings upon full completion. There are two existing 50,000 SF buildings 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 are experiencing significant population growth related to single family development in the immediate area from Alliance Texas, Lantana and most recently announced, Harvest – a 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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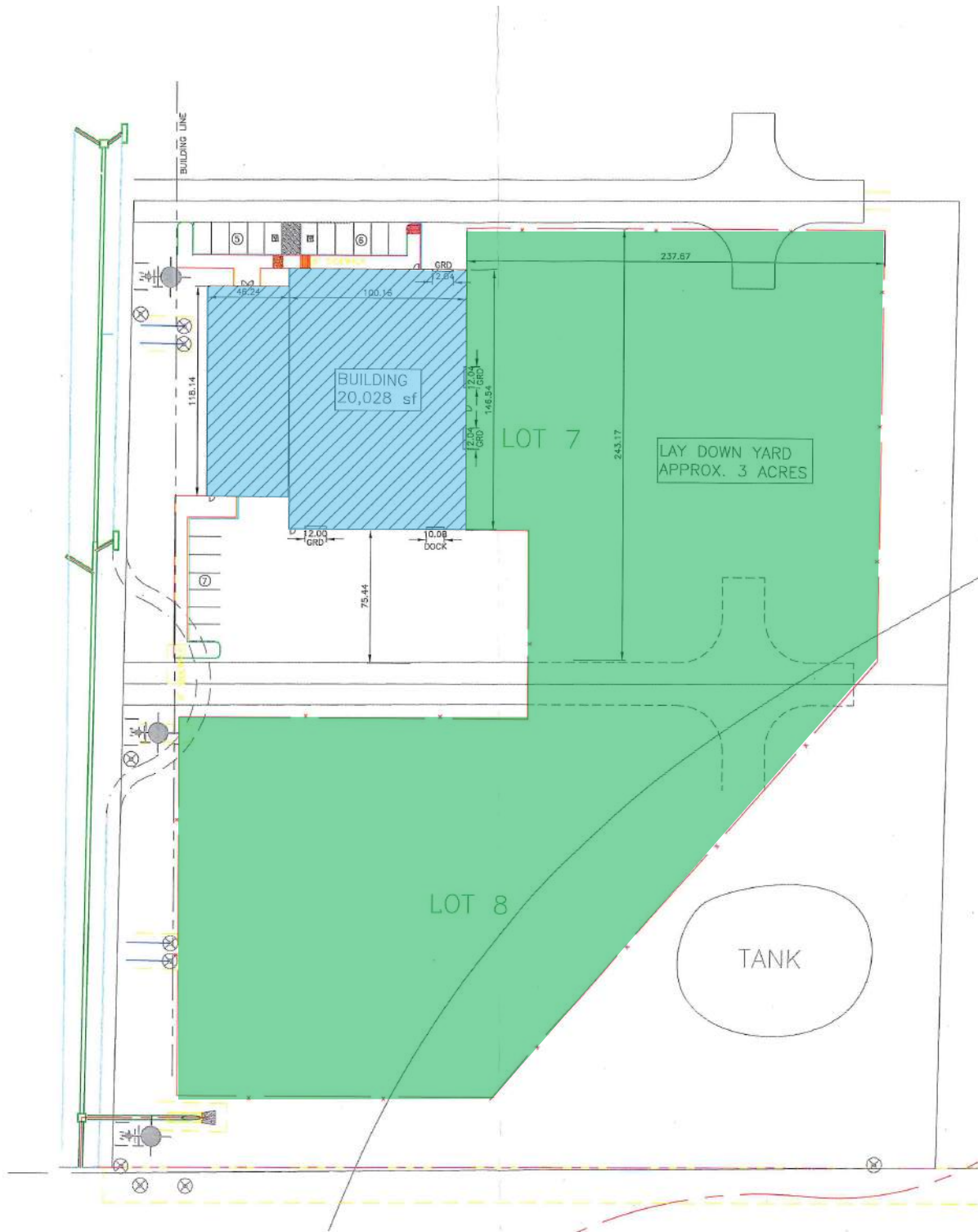
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