



4687 & 4691 JOHNSON LN
ARGYLE, TX 76226
Forum Business Park

PROPERTY DETAILS

| | |
|-----------------|------------------|
| Space Available | 1,500 – 6,000 SF |
| Property Type | Industrial |
| Subtype | Warehouse |
| Rentable Area | 64,000 SF |
| Year Built | 2018 & 2025 |
| Clear Height | 17' – 19' |
| Power | 200A 3-Phase |
| Rental Rate | Upon Request |
| Lease Term | Negotiable |

Brand New Warehouse Space in a *Rapidly Growing Corridor*

Built in 2023 in one of DFW's fastest-growing nodes, Forum Business Park offers warehouses from 1,500 to 6,000 SF with sleek designs, finished offices, grade-level loading, high clear heights, and 200 amps of 3-phase power. Move-in-ready units available with flexible lease terms.

— WAREHOUSE FEATURES

- Grade-level loading with 12' x 14' overhead doors
- Clear heights from 17' – 19'
- 200 amps of 3-phase power
- Modern finished interior offices
- Move-in ready or customizable

— STRATEGIC LOCATION

- Directly off US-377 in Argyle
- 10 minutes to Downtown Denton
- 30 minutes to Fort Worth
- 45 minutes to Dallas

CONTACT

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— GROWTH FORECASTED AREA

Residents within a 5-mile radius projected to rise by 62.5% through 2027 — one of the most aggressive growth trajectories in North Texas.

— INDUSTRY PRESENCE

Lowe's and Elite Material & Logistics Solutions have established operations here, contributing to nearly 2 million SF of industrial space leased since 2021.

INDUSTRIAL WAREHOUSE & FLEX SPACE
SPECIALIST SINCE 1998

OVERHEAD DOORS

12' x 14' grade-level loading on every unit

POWER & UTILITY

200 amps of 3-phase power — industrial-grade capacity

LEASE FLEXIBILITY

From 1,500 SF — combine units for up to 6,000 SF

