



**FOR LEASE**

 **BATES**

**4710 CAROL LANE SUITES 110 & 120 DALLAS, TX**

## PROPERTY OVERVIEW

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Each Suite Is Sized 1,750 SF +/-

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Combined Building Size: 3,500 SF +/-

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Zoning: Industrial

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## PROPERTY FEATURES

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Prime Central Location

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New Construction

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Heavy Power

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1 Dock Door Per Suite: 13.5'-16.5'

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## 4710 CAROL LANE 110 & 120 DALLAS, TX 75247

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4710 Carol Lane, Suites 110 & 120, Dallas, TX 75247 presents a flexible leasing opportunity in a prime central location just off Mockingbird Lane and Irving Boulevard. Each suite offers approximately 1,750 SF of functional industrial space, and they can be leased together for a combined total of 3,500 SF. Both suites feature heavy power, one grade-level dock door, and clear heights ranging from 14 to 16 feet—ideal for a variety of warehouse or light industrial uses. Secured off-street parking adds convenience and peace of mind. With excellent access to major Dallas thoroughfares, this is a strategic option for businesses seeking quality space in the heart of the city.



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The information contained herein was obtained from sources believed reliable; however, Bates Real Estate Company makes no warranties, or representations as completeness of accuracy thereof. The presentation submitted subject to errors, omissions, change of price, or conditions, prior sale or lease, or withdrawal notice.

**FLOYD BATES**



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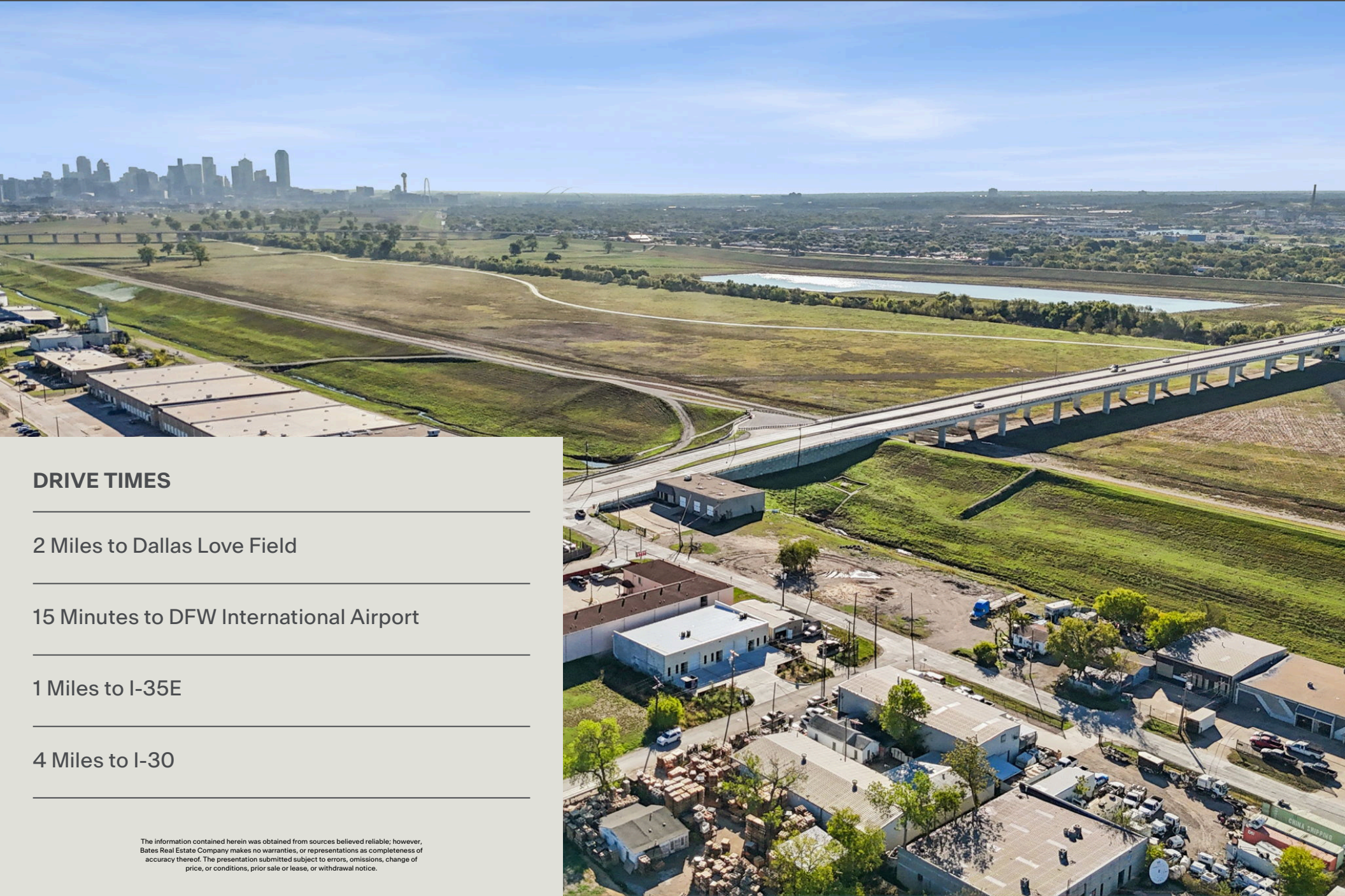
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## DRIVE TIMES

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2 Miles to Dallas Love Field

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15 Minutes to DFW International Airport

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1 Miles to I-35E

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4 Miles to I-30

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A photograph of a modern, single-story industrial building with a light beige facade. The building features several large white roll-up doors and smaller windows. The foreground shows a concrete parking lot with red and white painted lines. The sky is clear and blue.

# CONTACT US

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DALLAS, TX 75247**

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# Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or undefined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Bates &amp; Myers Company</b>	License No.	Email	Phone
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>337380</b>	<b>fbates@batesandmyers.com</b>	<b>(214)630-7077</b>
<b>Floyd E. Bates</b>	License No.	Email	Phone
Designated Broker of Firm			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Caleb Bates</b>	<b>660669</b>	<b>cbates@batesandmyers.com</b>	<b>(214)630-7077</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
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