



FOR LEASE



4710 CAROL LANE SUITES 110 & 120 DALLAS, TX

PROPERTY OVERVIEW

Each Suite Is Sized 1,750 SF +/-

Combined Building Size: 3,500 SF+/-

Zoning: Industrial

PROPERTY FEATURES

Prime Central Location

New Construction

Heavy Power

1 Dock Door Per Suite: 13.5'-16.5'



4710 CAROL LANE 110 & 120 DALLAS, TX 75247

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.



Property Overview

Features

Location

Contact



FOR LEASE

4710 CAROL LANE 110 & 120 DALLAS, TX 75247

FLOYD BATES

214-797-8500

fbates@batesandmyers.com



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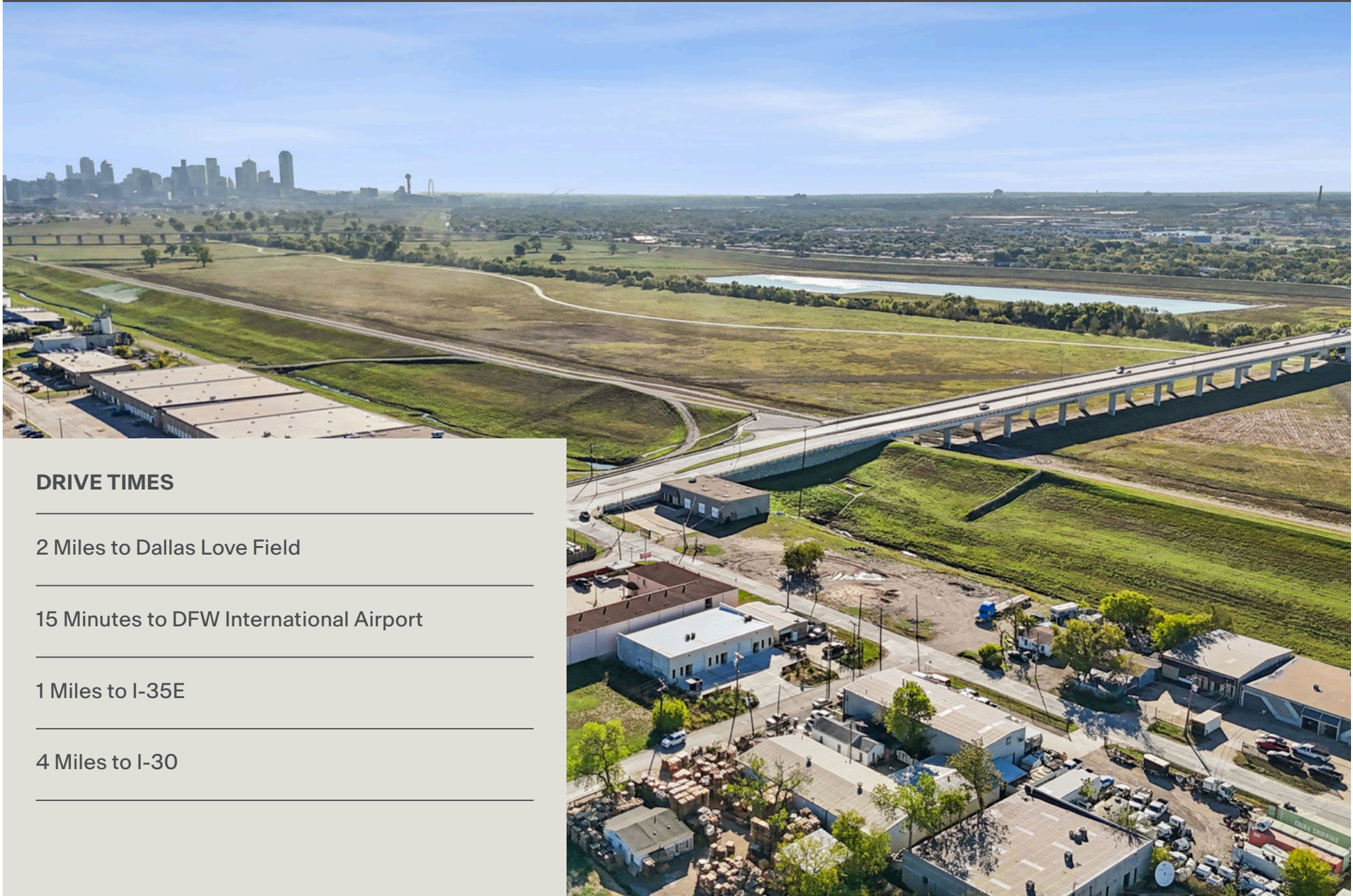
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DRIVE TIMES

2 Miles to Dallas Love Field

15 Minutes to DFW International Airport

1 Miles to I-35E

4 Miles to I-30



CONTACT US

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DALLAS, TX 75247**

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Bates & Myers Co.

11/2/2015

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 underlined 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Bates & Myers Company			
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Floyd E. Bates	337380	fbates@batesandmyers.com	(214)630-7077
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Caleb Bates	660669	cbates@batesandmyers.com	(214)630-7077
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
IABS 1-0**