

Industrial Space for Lease

14207 Proton Rd, Dallas, Texas 75244



Property Description

- **Location:** NEQ of Midway & Spring Valley
14207 Proton Road
Dallas, Texas 75244
- **Size:** 4,000 SF Office/Warehouse
- **Ceiling Height:** Office: 8', Warehouse: 15'
- **Lease Rate:** \$18.00 PSF/YR
- **Description:** Fully built out, office/warehouse, in a prime location. Close proximity to I-635, DNT & US-75. Consists of 3 offices, 2 bathrooms (1 full), break room and a lobby. 521 SF office, 2,836 SF warehouse with ramp, shared dock hi, a roll up door, and 8 parking spaces.



Demographics

	1-mile	3-miles	5-miles
2023 Population	12,959	128,778	362,927
Daytime Population	52,783	243,112	515,376
Average Household Income	\$104,883	\$115,847	\$122,285

Traffic Counts

Midway Rd: 40,640 VPD | Proton Rd: 2,530 VPD
Spring Valley Rd: 21,470 VPD (Kalibrate 2023)

Abbas Fakhri
214-395-4218
abbasfakhri@judgefite.com
www.C21JFCommercial.com



COMMERCIAL

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14207 - AVAILABLE



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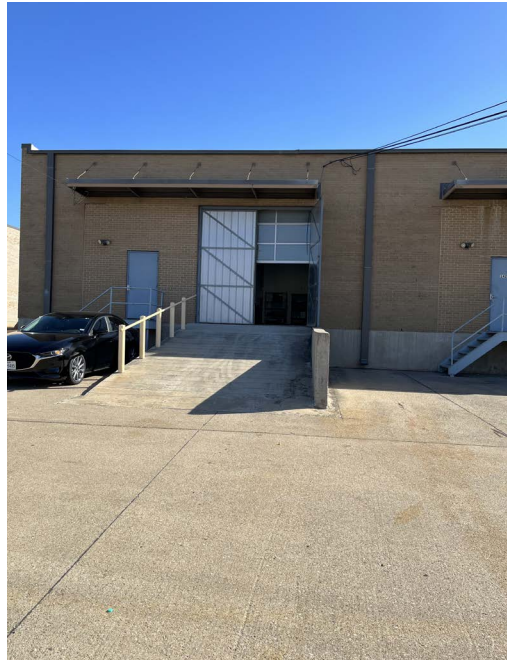
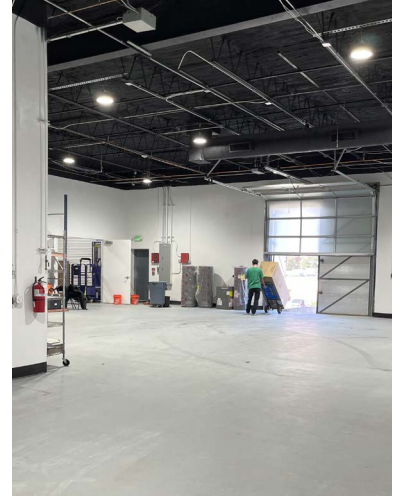


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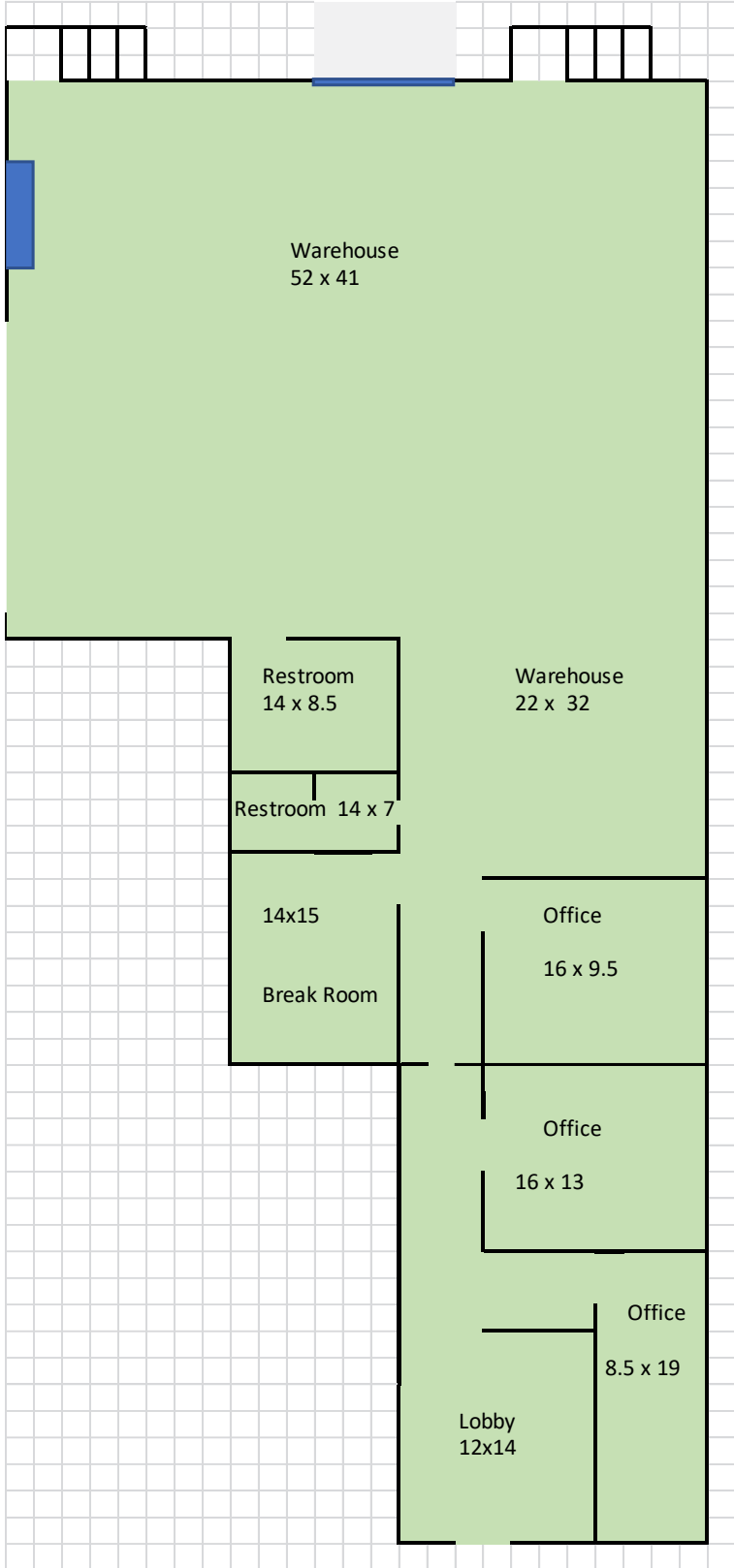


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Information About Brokerage Services

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

11-2-2015



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 confidential 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.

Century 21 Judge Fite Company	0316490	BradHorak@JudgeFite.com	972-691-9987
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James R. (Jim) Fite	0161054	JimFite@JudgeFite.com	972-691-9987
Designated Broker of Firm	License No.	Email	Phone
Brad Horak	0578918	BradHorak@JudgeFite.com	972-691-9987
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Abbas Fakhri	0466989	AbbasFakhri@JudgeFite.com	214-395-4218
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date