



FOR LEASE

BATES

2805 NATIONAL DRIVE GARLAND, TX

PROPERTY OVERVIEW

Building Size: 2,400 SF +/-

Zoning: Industrial District

PROPERTY FEATURES

One Roll-Up Grade Door Per Unit

12' Clear Height



2805 NATIONAL DRIVE GARLAND, TX 75041

Located at 2805 National Drive in Garland, TX, this versatile 2,400 square foot building is well-suited for a range of industrial or commercial operations. The property features functional offices, functional warehouse space, outside security lighting, insulated, and off street parking. Whether you're looking to expand your business or establish a new location in the thriving Garland market, this property offers an efficient layout and functional amenities to meet your needs.



FOR LEASE

2805 NATIONAL DRIVE GARLAND, TX 75041

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.

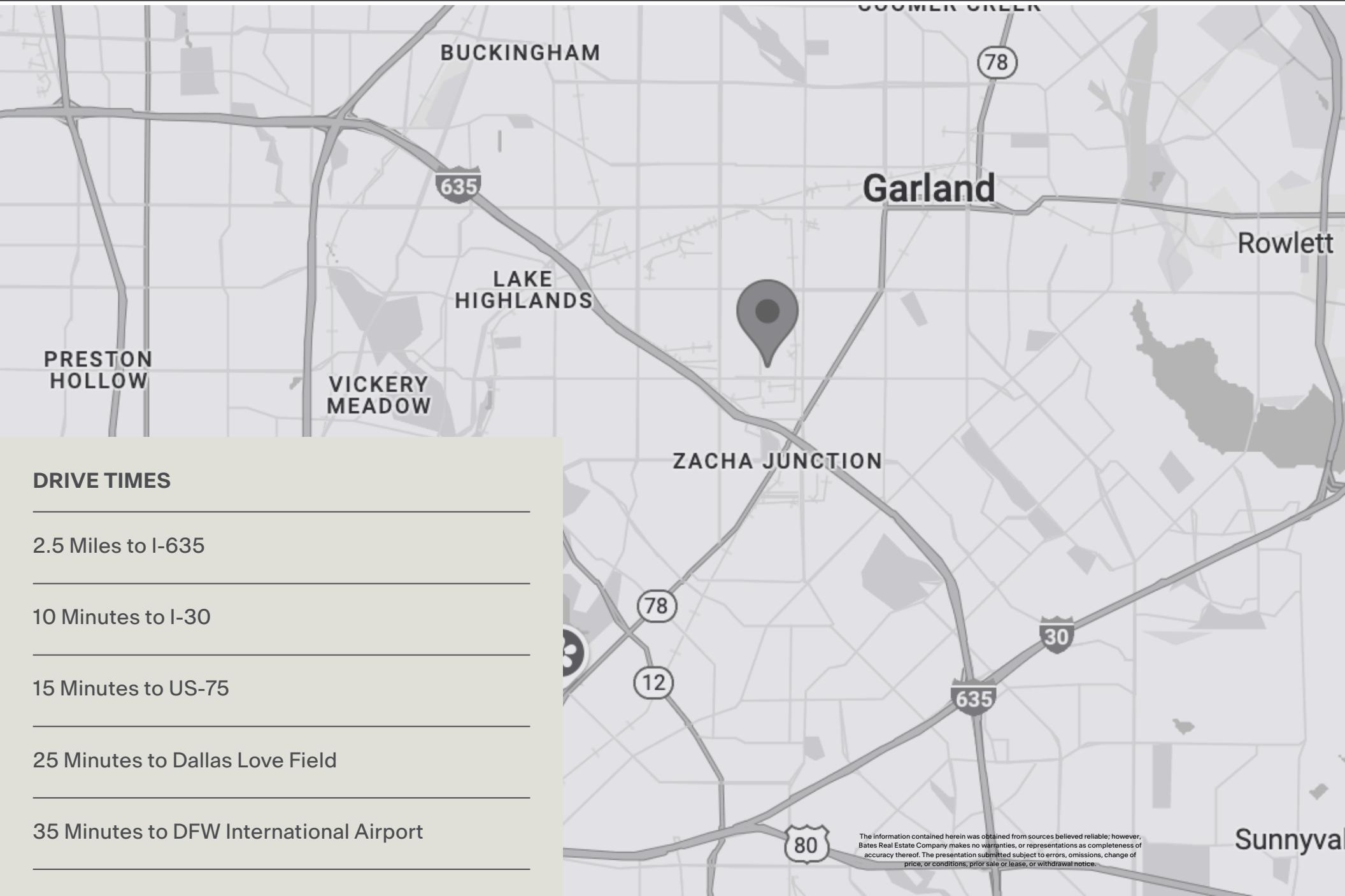
CALEB BATES



214-797-7939



caleb@batesrealestate.com



A photograph of a large, empty industrial-style space. The ceiling is high with exposed wooden beams and several long, linear fluorescent light fixtures. The floor is made of large, light-colored concrete tiles. In the background, there are white walls with doors and a small white reception desk. A large red rectangular overlay is positioned in the center-right portion of the image. Inside this red box, the words "CONTACT US" are written in a large, white, sans-serif font. Below this, the words "FOR LEASE" are written in a large, dark gray, sans-serif font. At the bottom left of the image, there is a small, faint text disclaimer in a very small font.

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

CONTACT US FOR LEASE

**2805 NATIONAL DRIVE
GARLAND, TX 75041**

CALEB BATES
214-797-7939
caleb@batesrealestate.com

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 ESTABLISHED:

- 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 Real Estate, LLC	9014642	accounts@batesrealestate.com	
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Caleb Bates	660669	caleb@batesrealestate.com	
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
		Date	
Buyer/Tenant/Seller/Landlord Initials			