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FOR SALE

BATES 8900 Ambassador Row Dallas, TX 75247

PROPERTY OVERVIEW

Office/Warehouse

25,200 SF +/-

Corner Lot

Remodeled in 2024

55 +/- Gated Parking Spaces

Secured/ Fenced Outdoor Storage



8900 AMBASSADOR ROW DALLAS, TX

Located in the heart of Dallas, 8900 Ambassador Road offers a versatile office and warehouse facility with gated parking for approximately 55 vehicles and a secure perimeter fence. The remodeled office space (2024) features 10 private offices, a spacious bullpen, a large 13' x 22' conference room, a generous kitchen/break room, and four sets of restrooms, including two within the shop area. The warehouse provides 12' up to 16' clear heights with efficient column spacing, heavy 3-phase/1,600 amp power distributed throughout, and dock-high loading via three doors—including a transportable Medlin ramp and electric leveler. Approximately 75% of the building is climate-controlled with six modern package units (totaling +/- 67 tons, with newer systems as recent as 2024). Sale includes a Kaeser ASD 40 compressor (condition unknown), a (1) Medlin ramp, and a commercial stretch wrap machine (condition unknown), making this property well-suited for a range of office, distribution, or light industrial uses.



Property Overview

Features

Location

Contact



WAREHOUSE AREA FEATURES:

60%+/- HVAC

Clear Height: 12' up to 16'

Dock-high Loading (3 Dock Doors)

Heavy Power

Two (2) Warehouse Bathrooms



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CALEB BATES

214-797-7939

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Property Overview

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OFFICE AREA FEATURES:

100%+/- HVAC

10 Private Offices

Large Bullpen Area & Conference Room

Large Kitchen/Breakroom

Two (2) Office Bathrooms




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DRIVE TIMES

0.7 +/- Miles to I-35E

3.5 +/- Miles to I-30

5 +/- Miles to Dallas North Tollway

3.5 +/- Miles to Dallas Love Field

13 +/- Miles to DFW International Airport

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Property Overview

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CONTACT US

FOR SALE

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Dallas, TX 75247**

CALEB BATES

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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.



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:
 - 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 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____