



FOR LEASE



5202 Interstate 45 | Ennis Texas 75119

PROPERTY OVERVIEW

PROPERTY SIZE :

19,075 SF $\pm$ (Both Buildings)

North Building: 9,395 SF $\pm$

South Building: 7,525 SF $\pm$

4 Acres $\pm$ (Can Be Demised)

PROPERTY TYPE :

Industrial + Outdoor Storage

Zoning: ETJ

PROPERTY HIGHLIGHTS :

Can Be Demised into Two (2) Acre $\pm$ Tracts, Each with a Building

Interstate 45 Frontage & Quick Access

Pole Signage Available

Secured Outdoor Storage Yard

Compacted Base Material Throughout

Updated LED Lighting Throughout

Clear Span Shop Buildings

Approx. 16'-18' Clear Heights

Northbound & Southbound Service Road Access

Excellent Truck Access & Circulation

Extensive Yard Improvements Completed in 2026

PROPERTY FEATURES:

Drive-Through Access

Quality Office Renovations Completed in 2026

Flexible Demising Options



OVERVIEW

Versatile 19,075 Sf +/- Total Building Improvements situated on approximately 4 acres $\pm$ with Interstate 45 frontage and quick access. The property features two clear-span industrial buildings and is available for lease in its entirety or can be demised into two (2) approximately 2-acre $\pm$ tracts, each with its own building. Tenants may occupy either the North Building (9,395 SF $\pm$) or the South Building (7,525 SF $\pm$), each situated on approximately 2 acres $\pm$. Additional property features include a secured yard, quality office renovations completed in 2026, extensive yard improvements completed in 2026, and both northbound and southbound service road access.

NORTH BUILDING

SHOP:

Approx. 73' Wide × 79' Deep

Approx. 16'–18' Clear Height

Clear Span Layout

GRADE-LEVEL OVERHEAD DOORS

One (1) Approx. 10' W × 14' H

One (1) Approx. 10' W × 12' H

One (1) Approx. 10' W × 10' H

OFFICE FEATURES

Three (3) Large Private Offices

Large Conference Room

Large Training / Classroom Area

Large Open Bullpen Area

Break Room

Restroom



NORTH BUILDING



SOUTH BUILDING

SHOP:

Approx. 58' Deep × 48' Wide

Clear Span Layout

GRADE-LEVEL OVERHEAD DOORS

Three (3) Approx. 14' W × 14' H

Drive-Through Access

OFFICE FEATURES

Large Bullpen / Open Office Area

Reception Area

Large Private Office

Kitchen / Breakroom

Two (2) Restrooms

Multiple Storage / Supply Closets

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.



SOUTH BUILDING





Property Overview

Features

Location

Contact



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Caleb Bates / Floyd E. Bates

 214-630-7077

 office@batesrealestate.com



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DRIVE TIMES

Downtown Dallas — 35 miles

Southern Dallas Inland Port — 20 miles

Lancaster Logistics Corridor — 20 miles

DFW International Airport — 47 miles

Downtown Fort Worth — 58 miles

Interstate 20 — 18 miles

Interstate 35E — 14 miles

Dallas Love Field — 39 miles

All specifications, drive times, and mileages are approximate and subject to verification.

A large, white, single-story industrial building with a red metal roof. The building has several vertical windows and a glass door. The foreground is a gravel lot. The sky is blue with scattered white clouds.

CONTACT US

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Texas 75119**

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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.



2-10-2025

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 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 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	

Buyer/Tenant/Seller/Landlord Initials

Date