



OFFICE + WAREHOUSE · GRADE-LEVEL LOADING

INDUSTRIAL · OFFICE / WAREHOUSE · ADDISON AIRPORT DISTRICT

4750 Ratliff Lane, Addison, TX.

SUBLEASE RATE

Call Agent

FOR RATE & TERMS

A ±10,500 SF office/warehouse available for sublease in Addison's Airport industrial district — 16'–18' clear, oversized grade-level loading, and ±1,800 SF of finished office. Available now.

BUILDING SF	OFFICE SF	CLEAR HEIGHT	GRADE DOOR
10,500	~1,800	16-18'	1 OVERSIZED

↓ FOR A PRIVATE TOUR CONTACT

LISTING BROKER

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Dallas, TX

4750 RATLIFF LANE · ADDISON, TX 75001

Property Details.

PROPERTY OVERVIEW

4750 Ratliff Lane is a ±10,500 SF office/warehouse building available for sublease in the heart of Addison's Addison Airport industrial district. The space pairs ±1,800 SF of finished office with a clear-span warehouse featuring 16'–18' clear height and an oversized grade-level door for efficient loading.

Located one block off Addison Road with quick connections to Belt Line Road, the Dallas North Tollway and I-635/LBJ Freeway, the property offers a central DFW location well suited to distribution, service, light manufacturing or flex users. Office and warehouse restrooms are in place, and the space is available now.

PROPERTY HIGHLIGHTS

- ±10,500 SF office/warehouse · grade-level loading
- 1 oversized grade-level door
- 16'–18' clear height
- ±1,800 SF finished office
- Office + warehouse restrooms
- Available now · Addison Airport district
- Fast access to Belt Line Rd & Dallas North Tollway

PROPERTY SPECS

PROPERTY TYPE	Office / Warehouse
AVAILABLE SF	±10,500 SF
OFFICE SF	±1,800 SF
CLEAR HEIGHT	16' – 18'
GRADE DOORS	1 Oversized
RESTROOMS	Office + Whse
AVAILABILITY	Available Now
COUNTY	Dallas
MARKET	Addison
ZONING	Industrial (verify)
SUBLEASE RATE	Call Agent

LOCATION & ACCESS

Addison Airport industrial district · Dallas, TX

Addison Airport

Adjacent to the site
Central DFW · minutes to DNT & I-635

Belt Line Road	±0.5 mi
Dallas North Tollway	±1 mi
I-635 / LBJ Freeway	±2 mi
Downtown Dallas	±14 mi
DFW International Airport	±16 mi

Distances are approximate driving estimates and provided for marketing illustration only; verify independently.

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Photos · Location

EXTERIOR VIEWS

±10,500 SF · OFFICE / WAREHOUSE



LOCATION & TRADE AREA

ADDISON AIRPORT DISTRICT · ADDISON, TX



Aerial is approximate and for marketing illustration only; distances, boundaries and nearby locations must be independently verified.

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation. Square footage, clear height, zoning and

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or, if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Buyer/Tenant/Seller/Landlord Initials		Date	