



**1750 Briercroft Ct.  
Carrollton, Tx. 75006**



***WorkSpace Office, Warehouse  
& Secured Parking***

**ALLTRADES INDUSTRIAL PROPERTIES**

**[www.855AllTrades.com](http://www.855AllTrades.com)**

# 1750 Briercroft Court, Carrollton Tx. 75006

## FEATURES

### Workspace Shops:

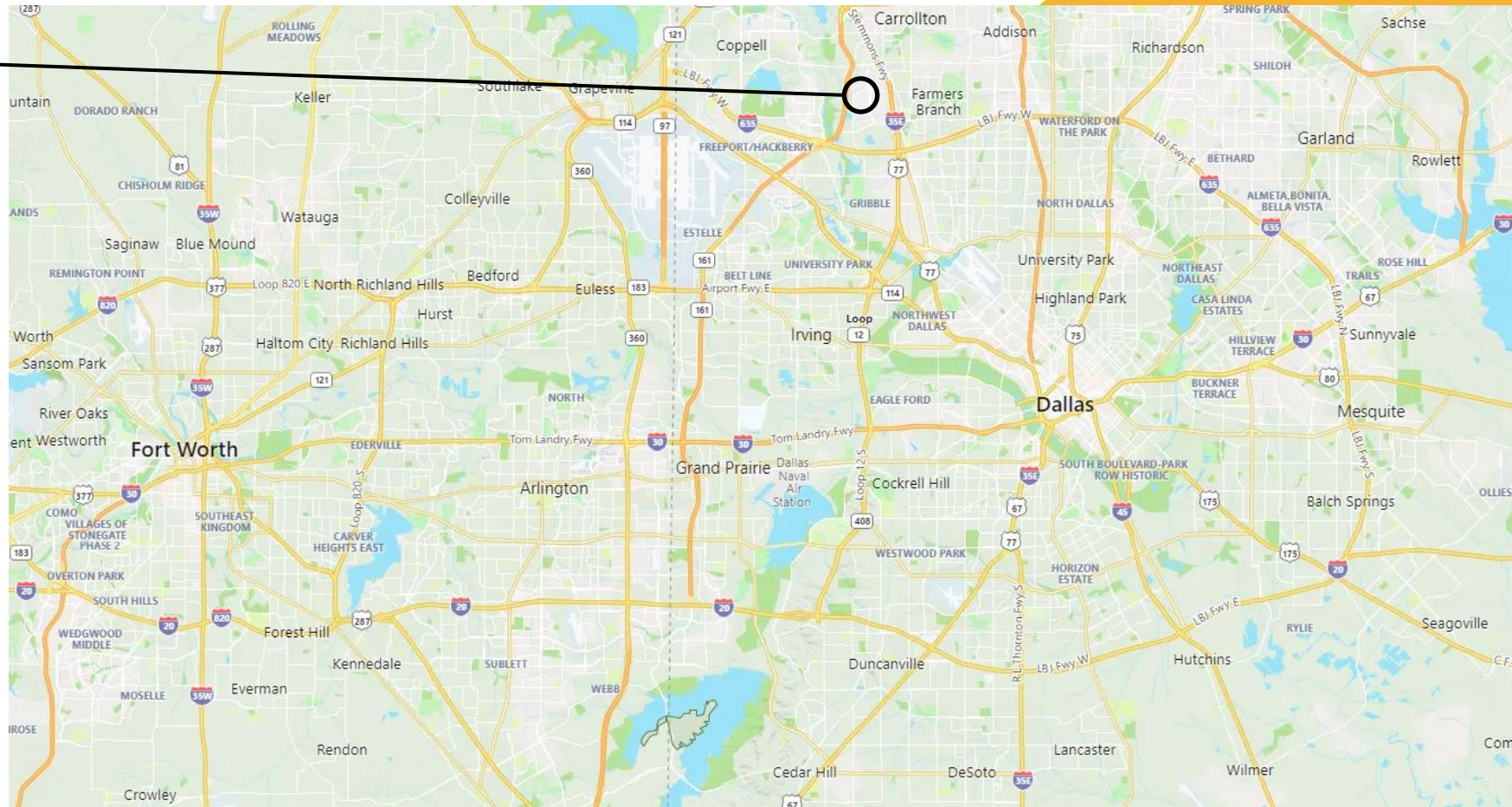
- 3,450 SF
- 2,600 SF
- Two story office with two restrooms
- 5,200 SF (two units combined)

### Workspace Studios:

- 1,870 SF
- 3,230 SF
- Single story office, one restroom, mezzanine storage

### All units have:

- Ground floor kitchenette (*includes sink, bar fridge & dishwasher*)
- Community forklift for use by all tenants
- Fire suppression system in all offices & warehouse
- Controlled access gates & 24/7 video



# Facility Layout

## WorkSpace Studios

- 1,870 or 3,230 SF

## WorkSpace Shops

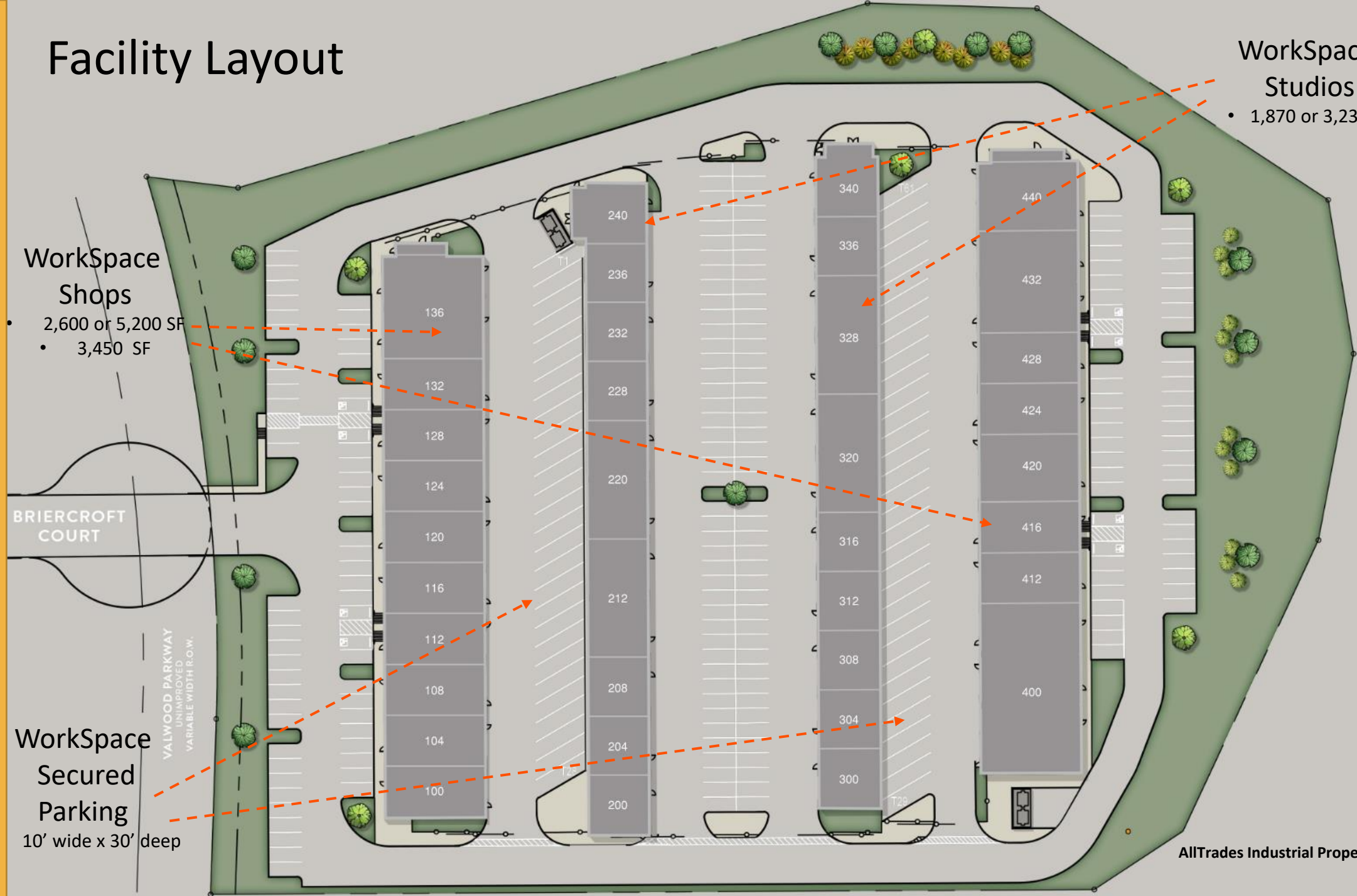
- 2,600 or 5,200 SF
- 3,450 SF

BRIERCROFT COURT

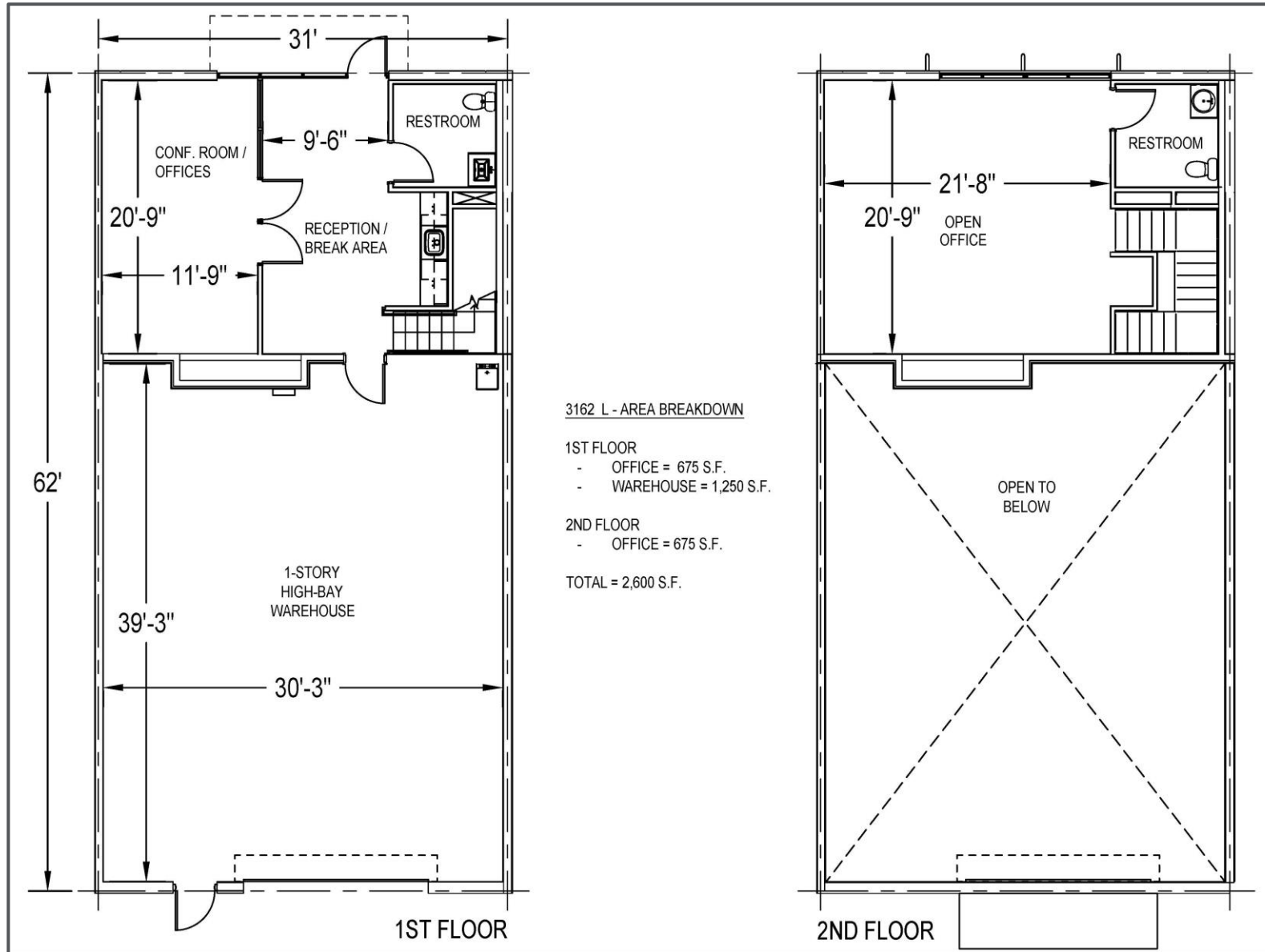
VALWOOD PARKWAY  
UNIMPROVED  
VARIABLE WIDTH R.O.W.

## WorkSpace Secured Parking

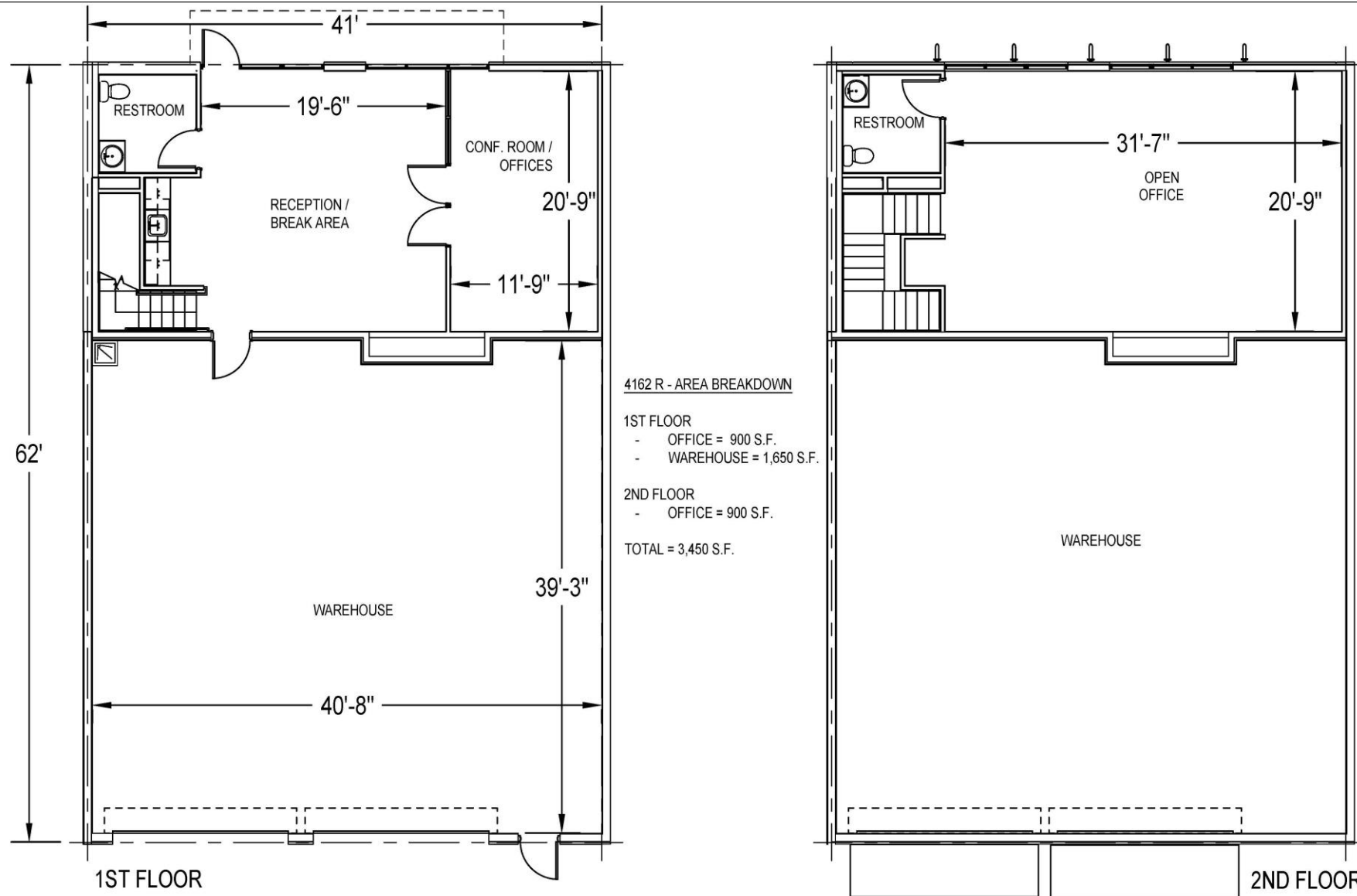
10' wide x 30' deep



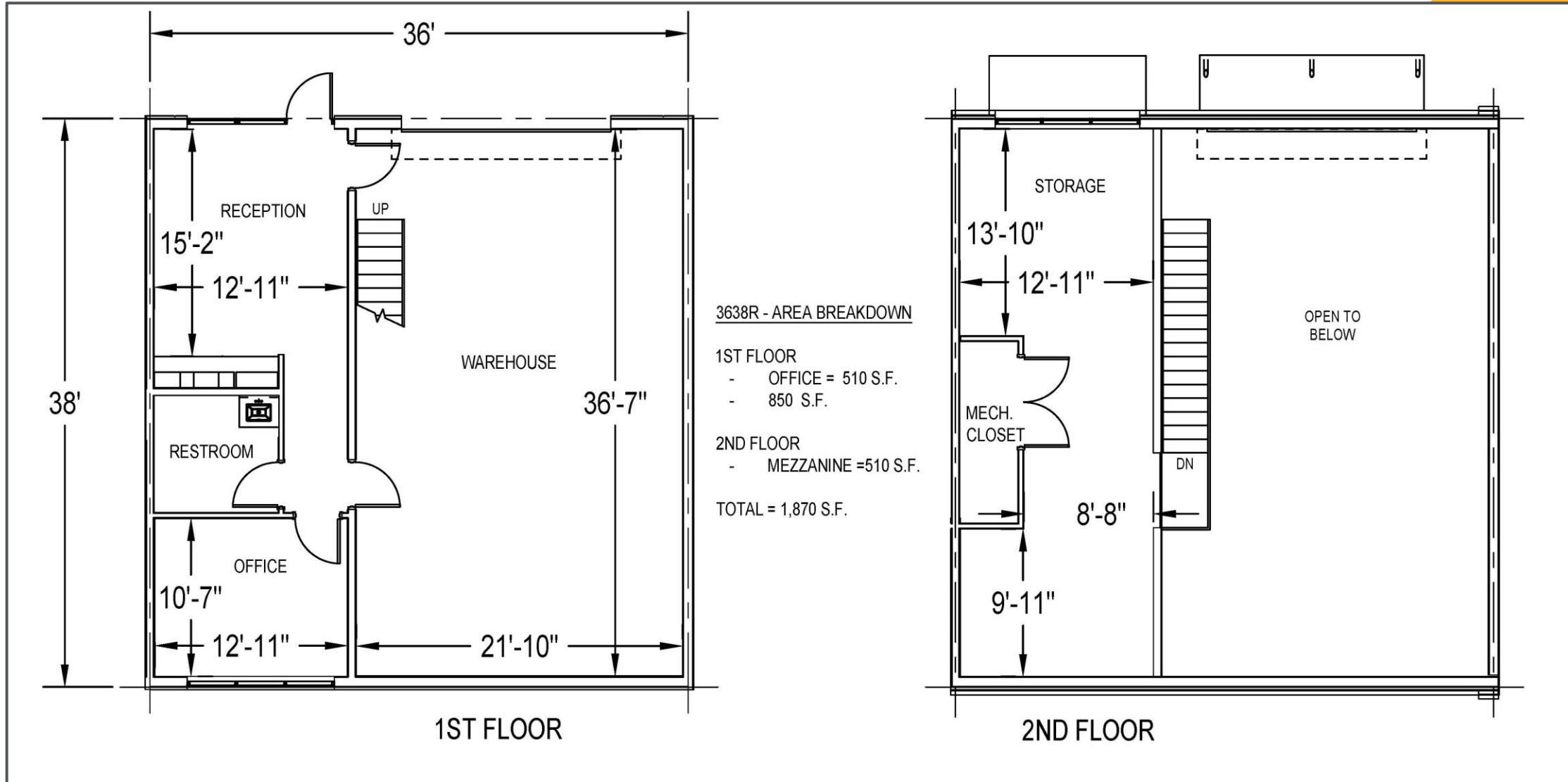
# WorkSpace Shop Floor Plan – 2,600 SF



# WorkSpace Shop Floor Plan – 3,450 SF

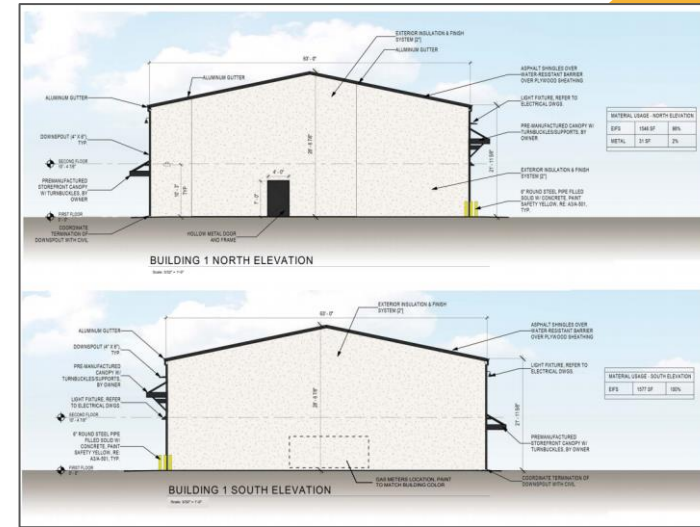


# WorkSpace Studio Floor Plan – 1,870 SF (Note: front entry office & warehouse)



# Facility Elevations

## Workspace Shops:



## WorkStudios:



# Why lease from AllTrades?

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AllTrades is hyper focused on providing a quality product with all-inclusive services for tenants

## UNIT FEATURES & AMENITIES

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- Owner managed property
- All units include kitchenettes with sink, bar fridge and dishwashers
- Solid oak flooring in second floor offices
- Epoxy flooring in ground floor offices
- Twice a week office cleaning & restroom supplies
- Interior pest control
- Full HVAC maintenance & filter change
- **All inclusive base utilities**
  - *water, electricity, natural gas*
- Gated secured truck, trailer and equipment parking spaces (*10' wide X 30' deep*)
- 24/7 video recorded facilities
- 10pm to 5am “live eye” video monitoring
- Community forklift for use by all tenants
- AppFolio tenant access software for billing, tenant service requests, and Landlord communication.



# AllTrades Product Offering

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Distinct options to suit diverse range of tenant needs

## WorkSpace Shops™



**WorkSpace Shops™** with unit sizes of 2600 SF, 3450 SF and 5200 SF comprised of 50% high quality, fully finished out office space and 50% warehouse. Office is climate controlled, and warehouse is heated but can be fully climate controlled if required.

## WorkSpace Studios™



**WorkSpace Studios™** with unit sizes of 1870 SF and 3740 SF comprised of 25% fully finished office and 75% warehouse. Office is climate controlled, and warehouse is heated but can be fully climate controlled if required.

## WorkSpace Parking™

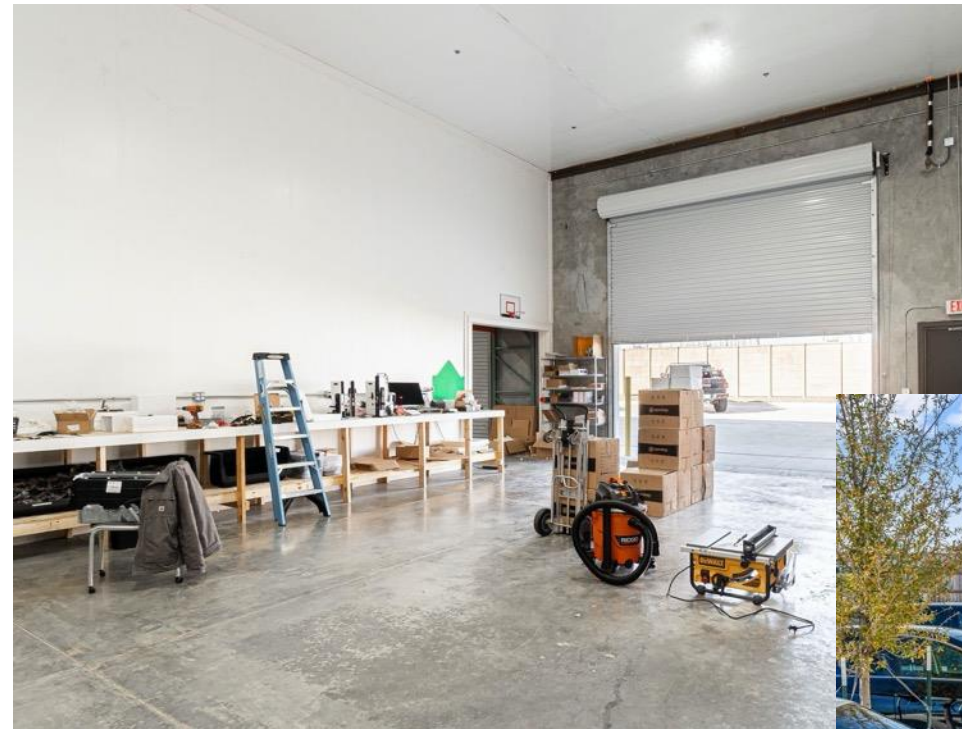


**WorkSpace Parking™** spaces are 10' wide by 30' deep which are an additional charge to tenants that allows them to park their rolling stock and equipment in a gated secured and 24/7 video-monitored location on the facility premises.

# AllTrades Unique Property Features

A place where employees want to work and customers want to visit

This product offering is **not found** in the market at equivalent occupancy costs.



# Facility Example – Lewisville, Texas (AIP Eagle Court)



[Link to virtual tour of Lewisville property](#)



## Leasing Contact Information:

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