



**535 Talbert Drive
Plano, Tx. 75093**



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

ALLTRADES INDUSTRIAL PROPERTIES

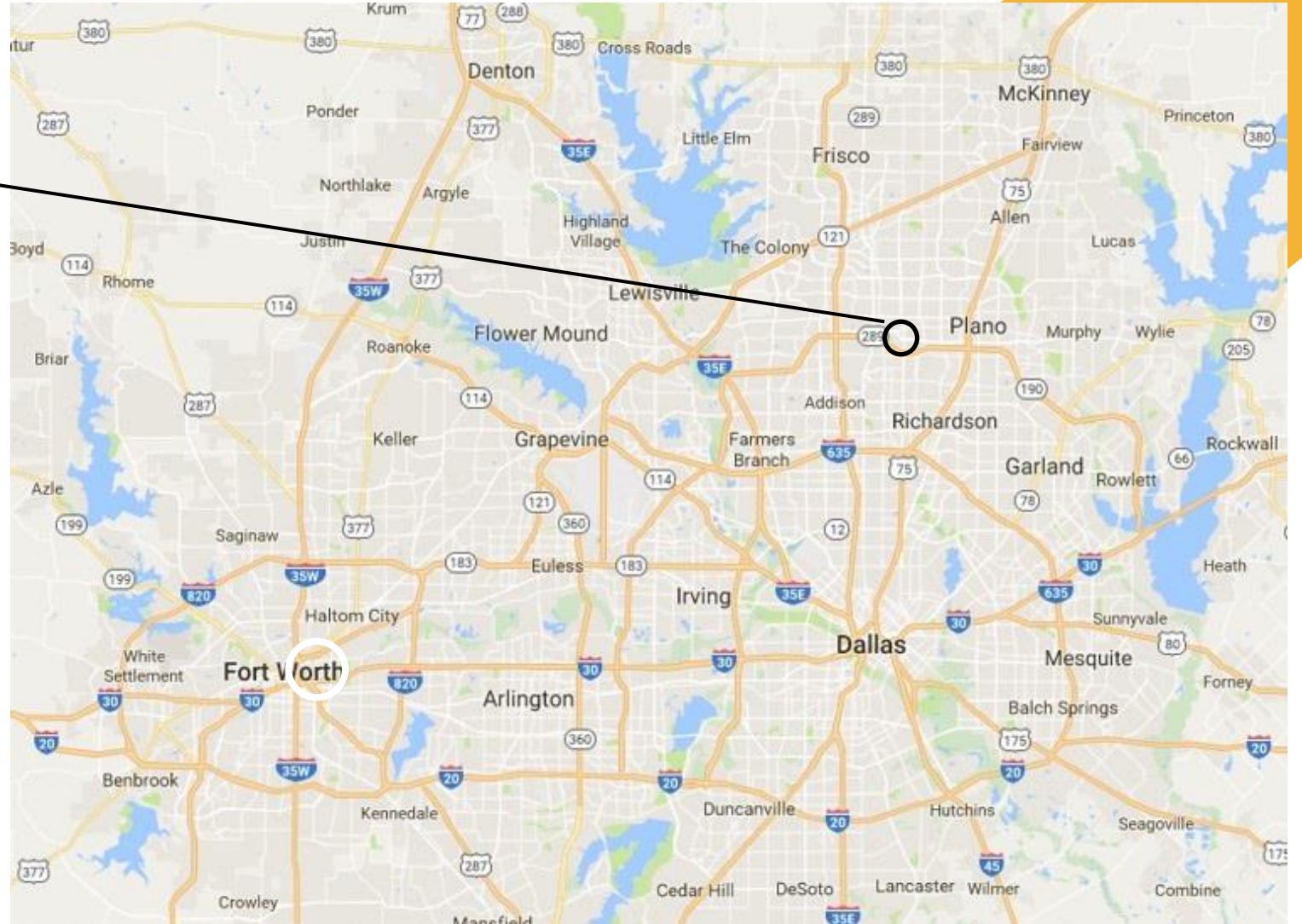
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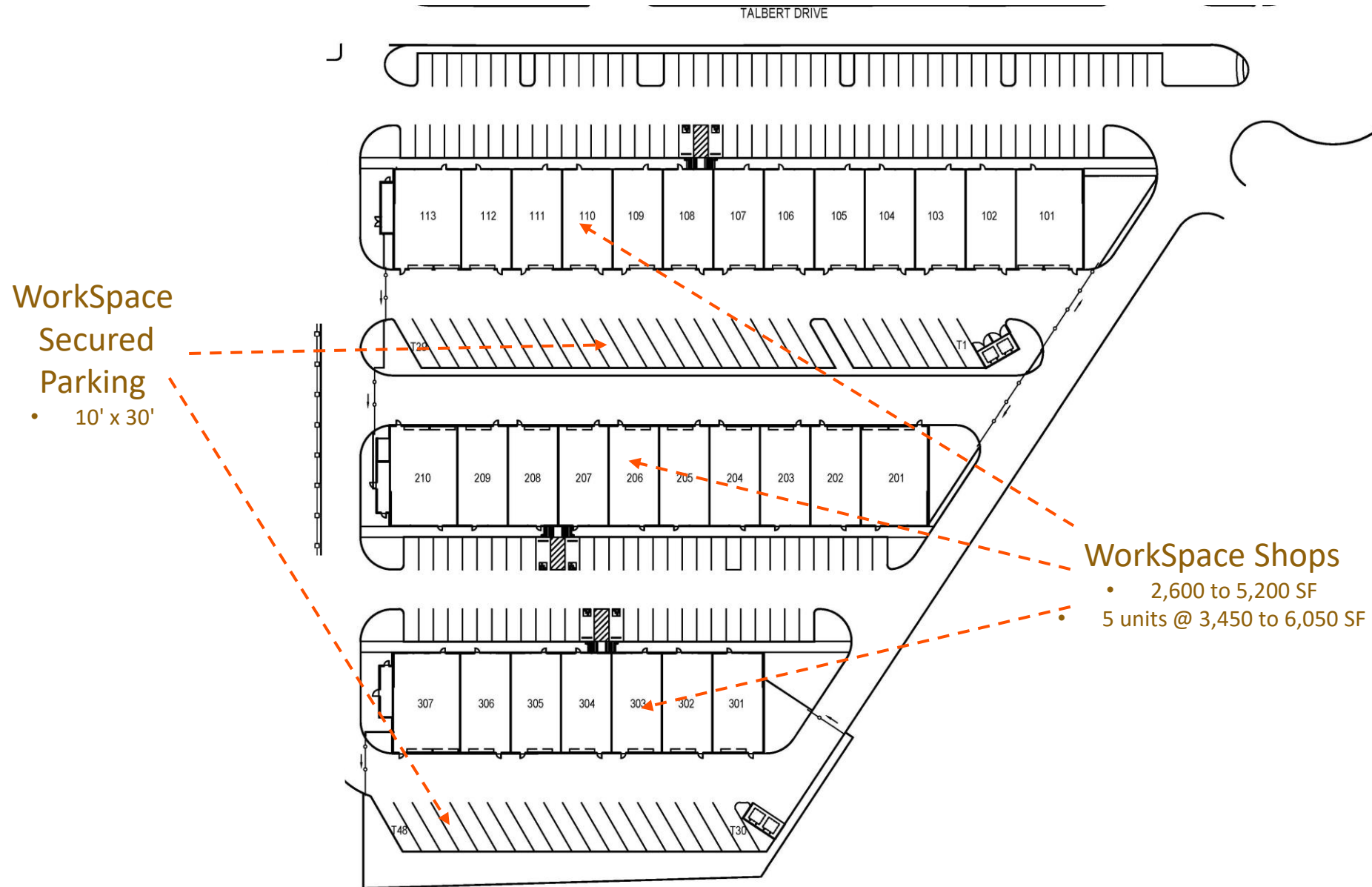
FEATURES

WorkSpace Shops:

- 2,600 to 6,050 SF
- 3,450 to 6,050 SF
- Two story office with two restrooms
- 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



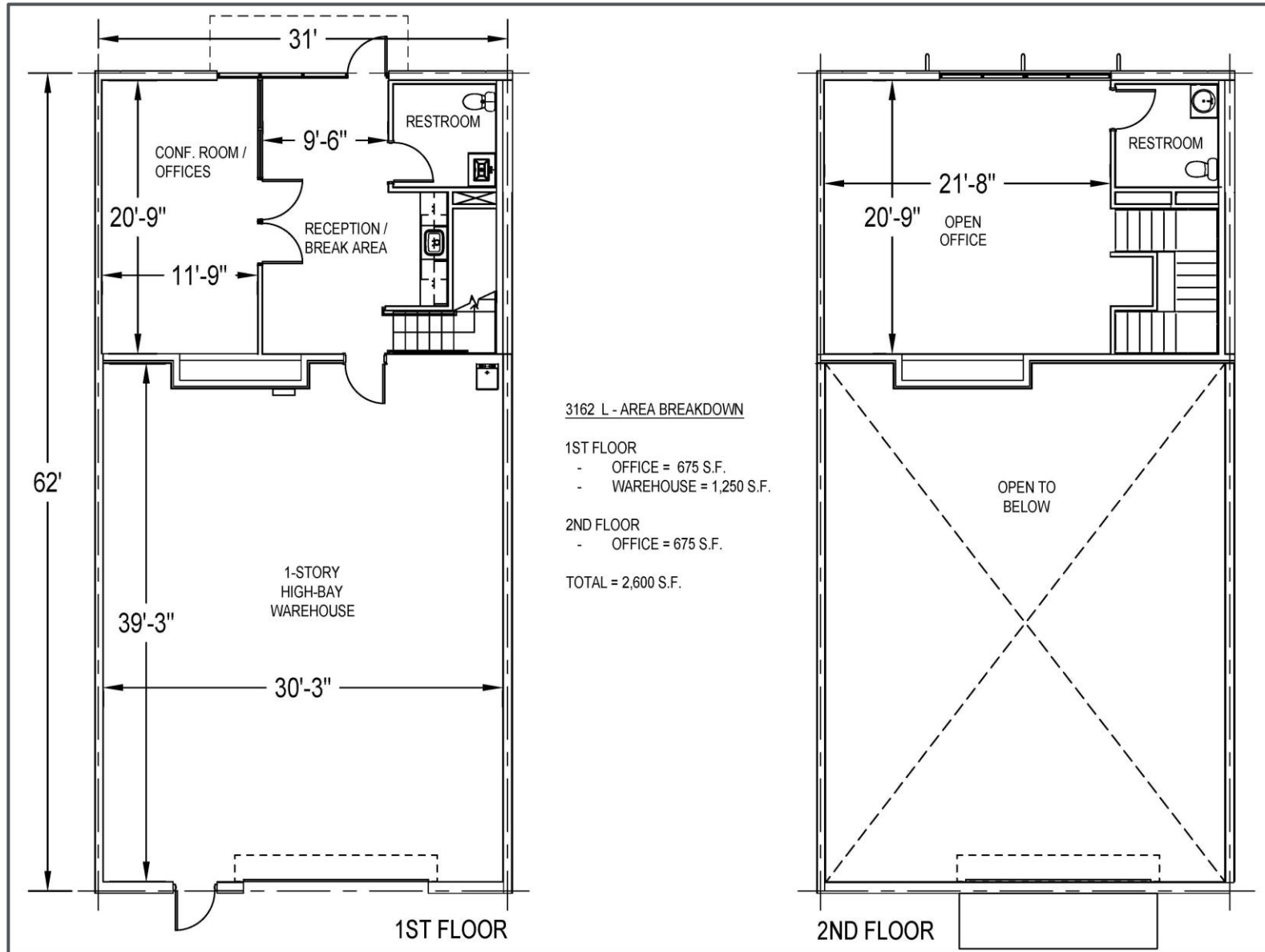
Facility Layout



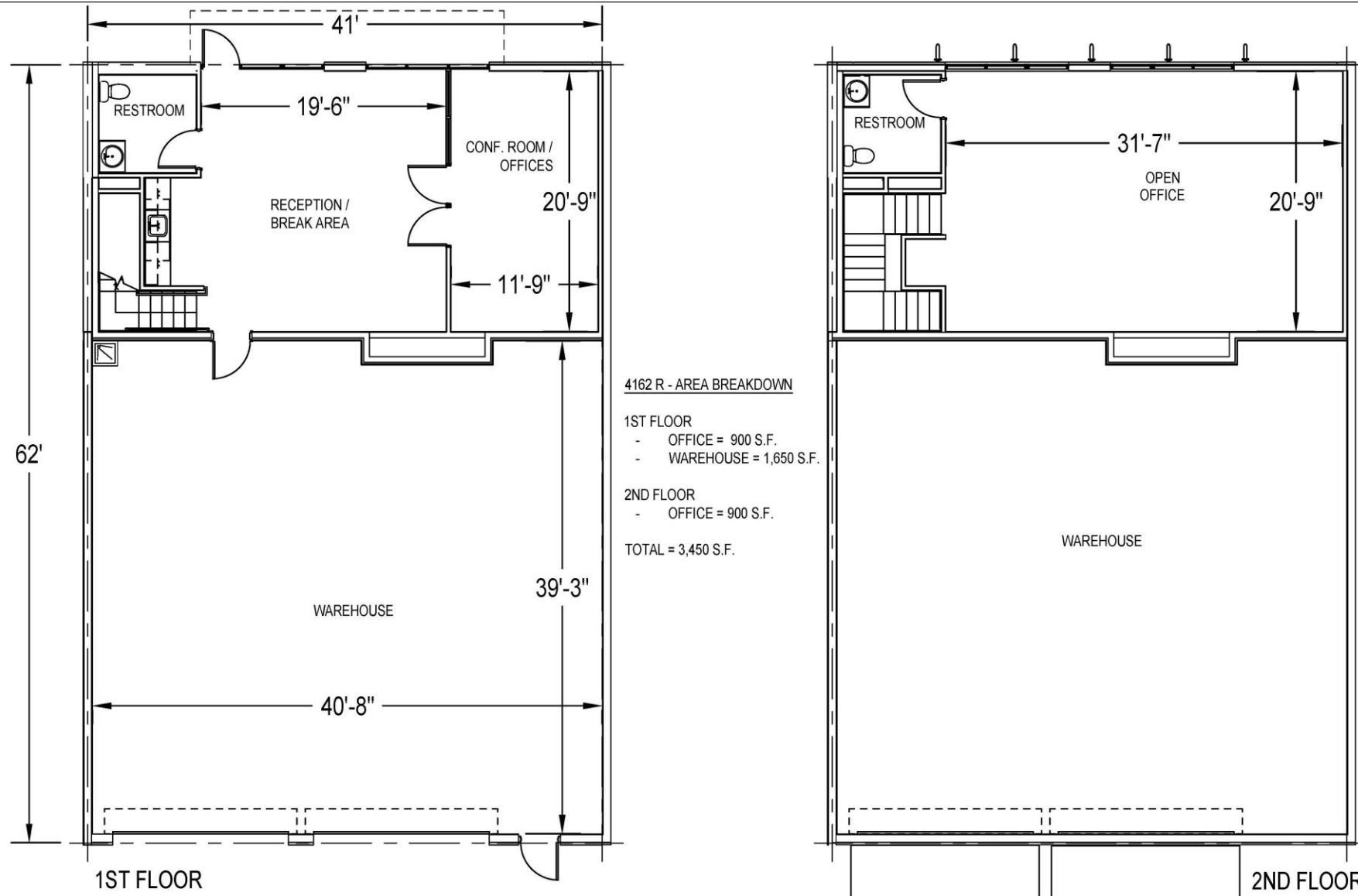
TALBERT DRIVE



WorkSpace Shop Floor Plan – 2,600 SF

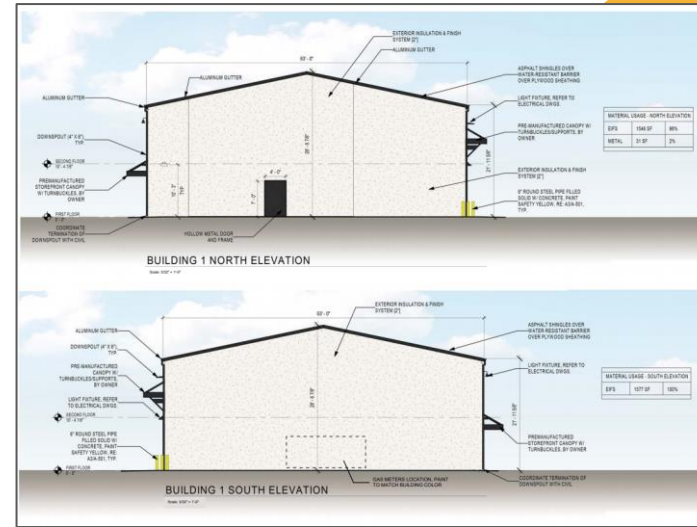


WorkSpace Shop Floor Plan – 3,450 SF



Facility Elevations

Workspace Shops:



WorkStudios:



Why lease from AllTrades?

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

UNIT FEATURES & AMENITIES

- Owner managed property
- All units include kitchenettes with sink, bar fridge and dishwashers
- Solid oak flooring in upstairs offices
- Epoxy flooring in ground floor offices
- Twice weekly office cleaning & restroom supplies
- Quarterly interior pest control
- Quarterly HVAC filter change and service
- **All inclusive base utilities**
 - *water, electricity, natural gas*
- Gated secured truck, trailer and equipment parking
- 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

Distinct options to suit diverse range of tenant needs

WorkSpace Shops™



WorkSpace Shops™ that range in size from 2,600 to 6,050 sq. ft. comprised of 50% high quality, fully finished out office space and 50% warehouse. Office is climate controlled, and warehouse is heated but can be climate controlled if required.

WorkSpace Studios™



WorkSpace Studios™ that range in size from 1,870 to 3,740 sq. ft. comprised of 25% fully finished office and 75% warehouse. Office is climate controlled, and warehouse is heated but can be climate controlled if required.

WorkSpace Parking™

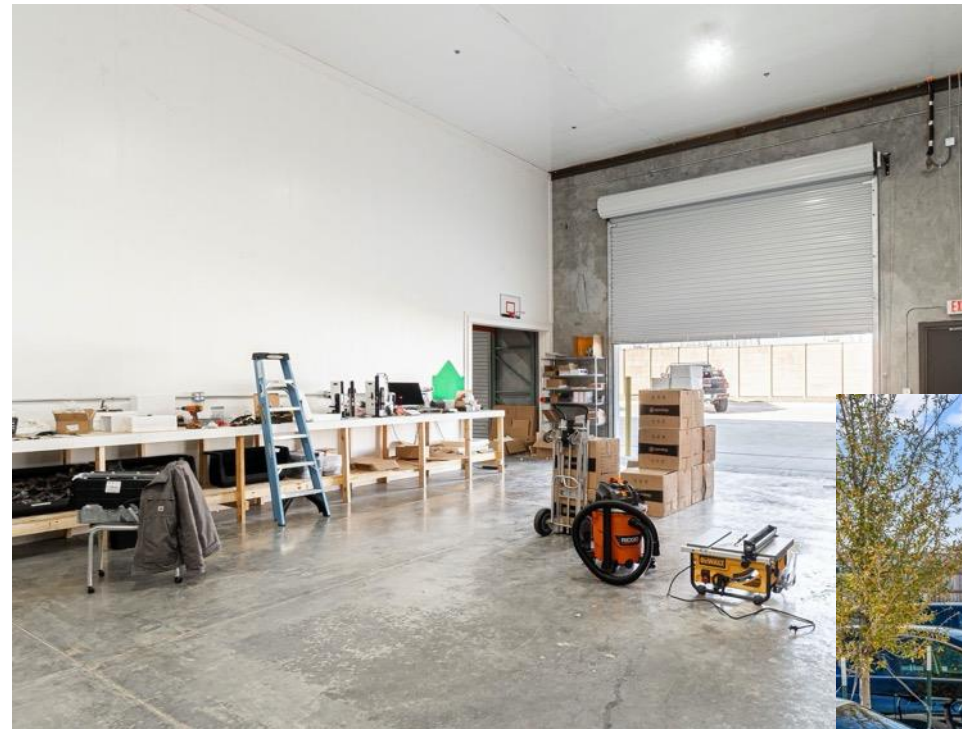


WorkSpace Parking™ which is an additional charge to tenants that allows them to park their rolling stock and equipment in a secured and 24/7 video-monitored location on the facility premises.

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



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



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