



**1504 Eagle Court
Lewisville, Tx. 75057**



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

ALLTRADES INDUSTRIAL PROPERTIES

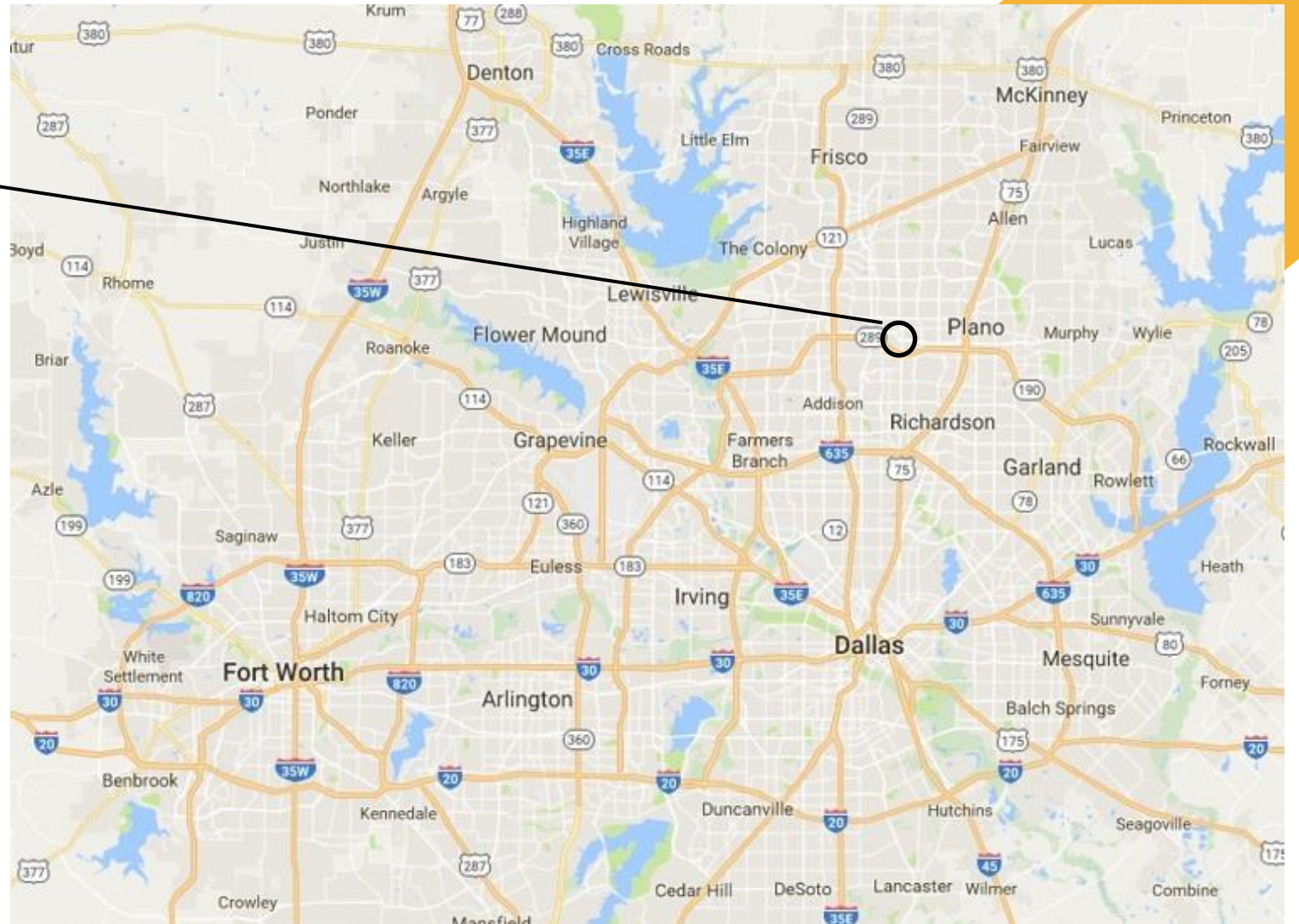
www.855AllTrades.com

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FEATURES

WorkSpace Shops:

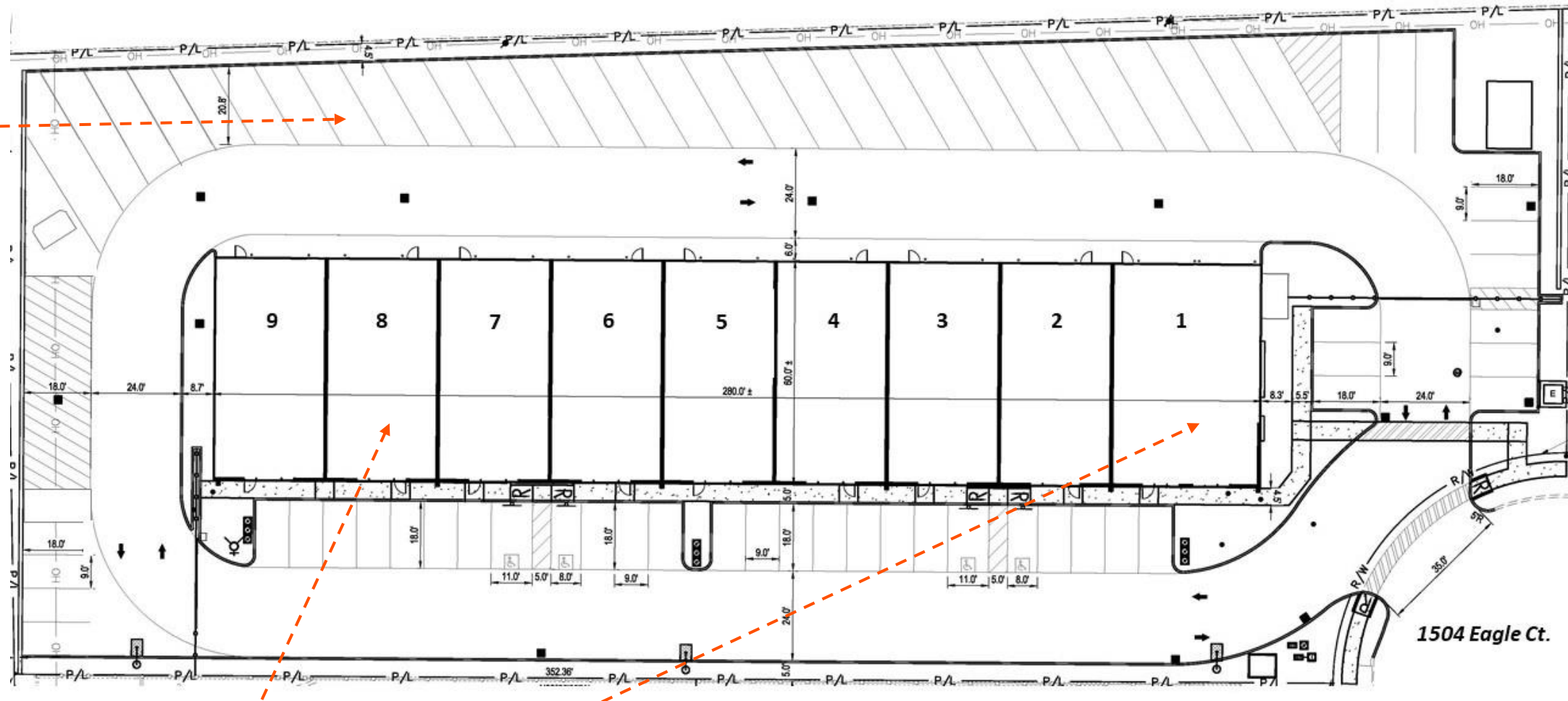
- 2,400 to 4,800 SF
- 3,200 SF
- Two story office with two restrooms
- Ground floor kitchenette (*includes sink & bar fridge*)
- Community forklift for use by all tenants
- Fire suppression system in all offices & warehouse
- Controlled access gates & 24/7 video



Facility Layout

WorkSpace Secured Parking

- 10' x 30'



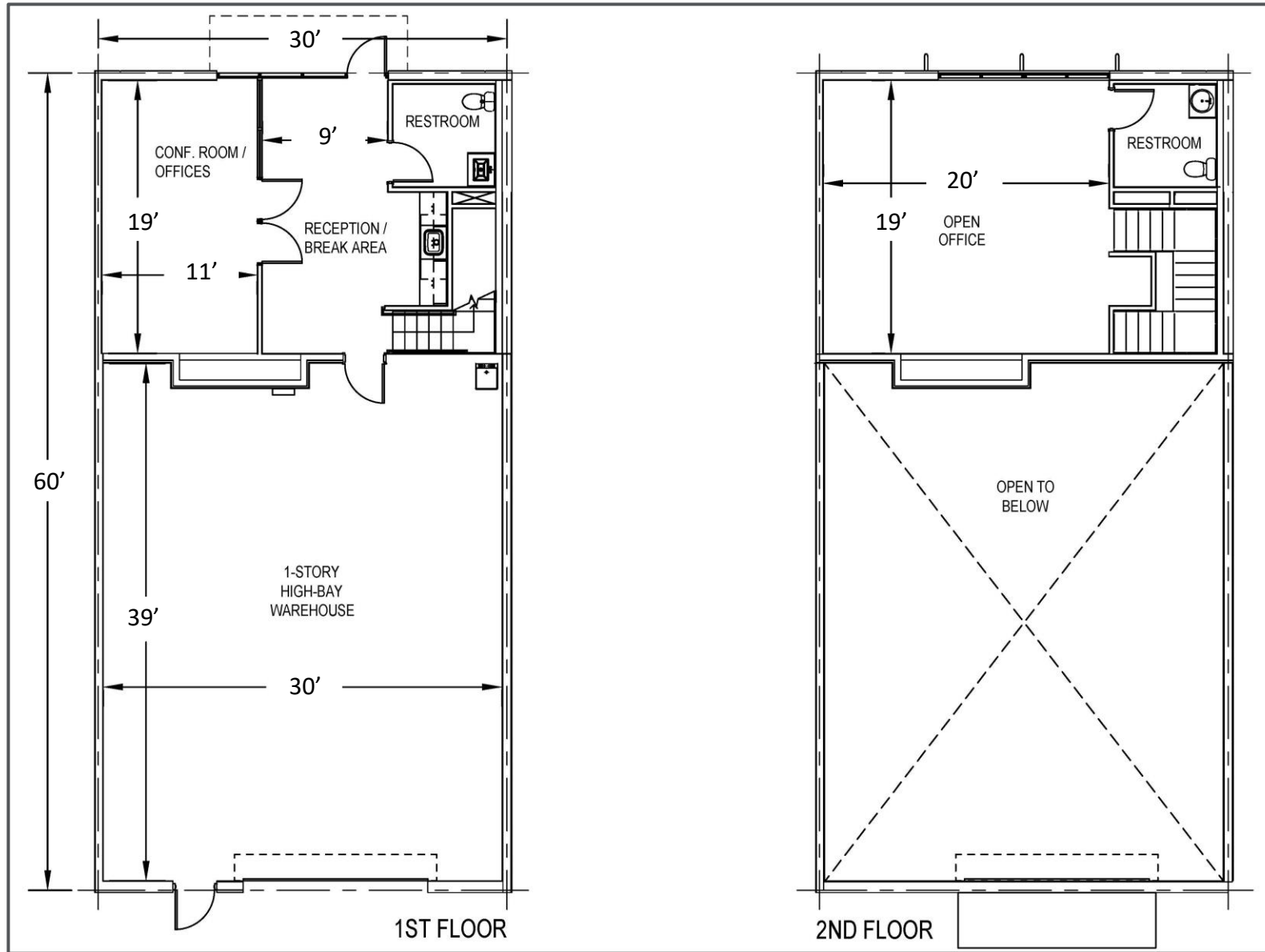
WorkSpace Shops

- 2,400 to 4,800 SF
- 1 unit @ 3,200 SF

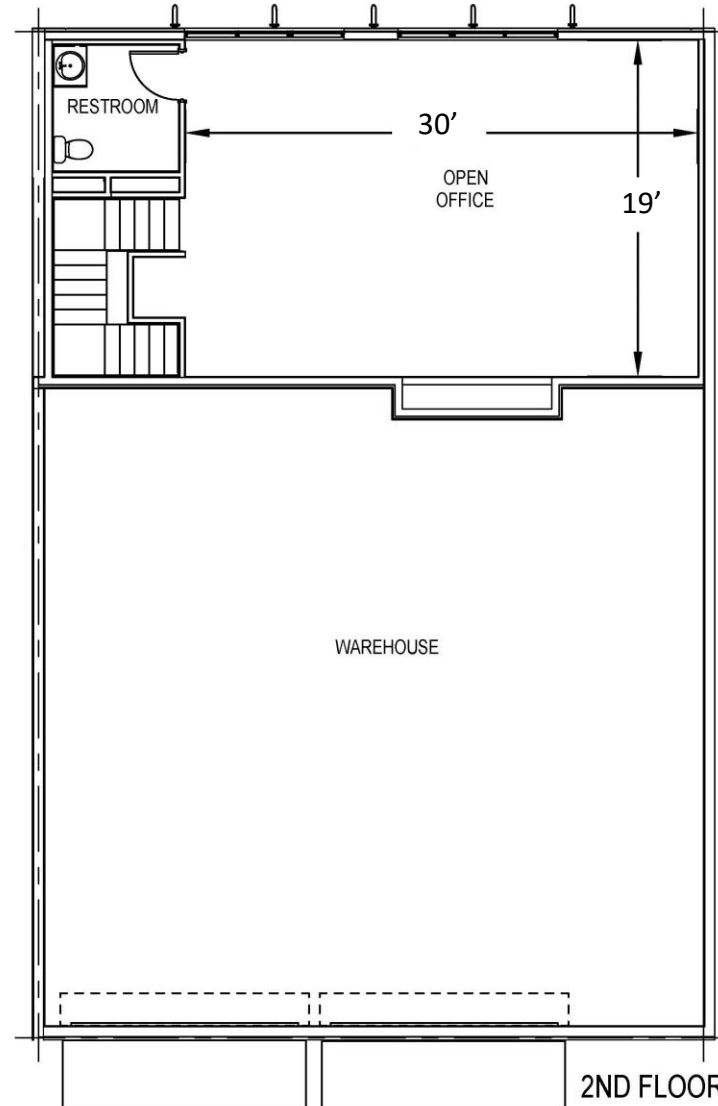
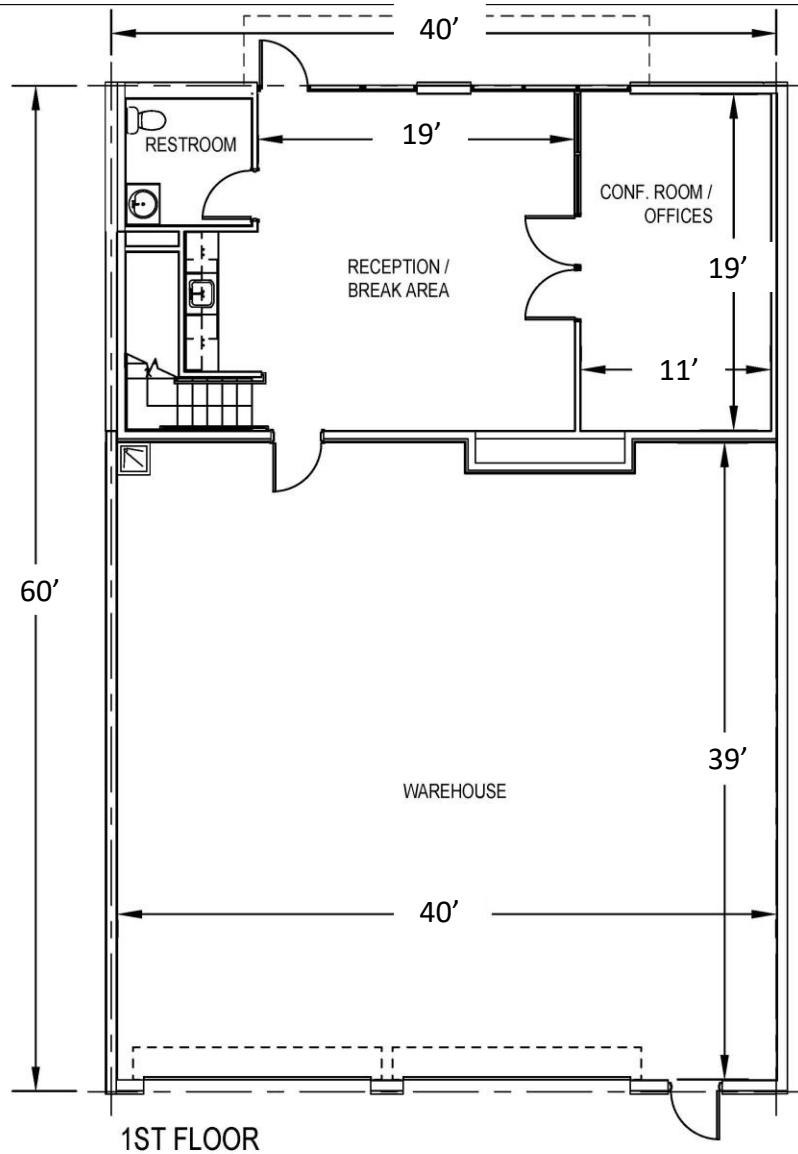


EAGLE COURT

WorkSpace Shop Floor Plan – 2,400 SF



WorkSpace Shop Floor Plan – 3,200 SF



Facility Elevation



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 and a bar fridge
- 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
- 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 2,400 to 4,800 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 Parking™

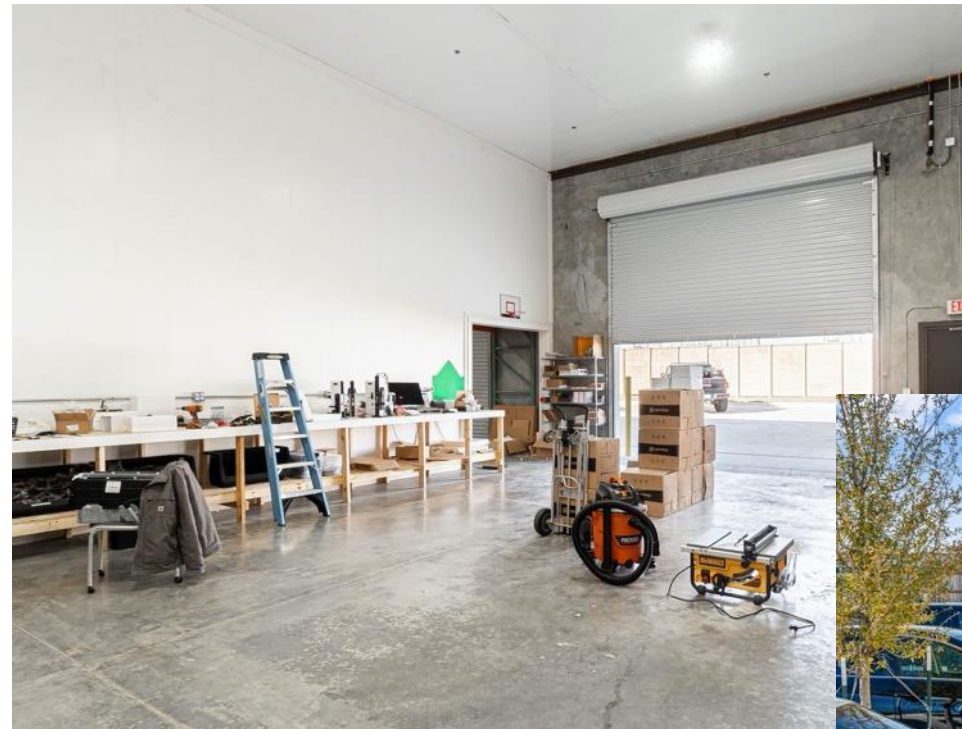


WorkSpace Parking™ which is an additional charge to tenants that allows them to park their rolling stock and equipment in a secured and 24/7 video-monitored location on the facility premises.

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.



Lewisville, Texas



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



Leasing Contact Information:

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