



**2828 IH-30
Mesquite, Tx. 75150**



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

ALLTRADES INDUSTRIAL PROPERTIES

www.855AllTrades.com

2828 Interstate 30, Mesquite Tx. 75150

FEATURES

WorkSpace Shops:

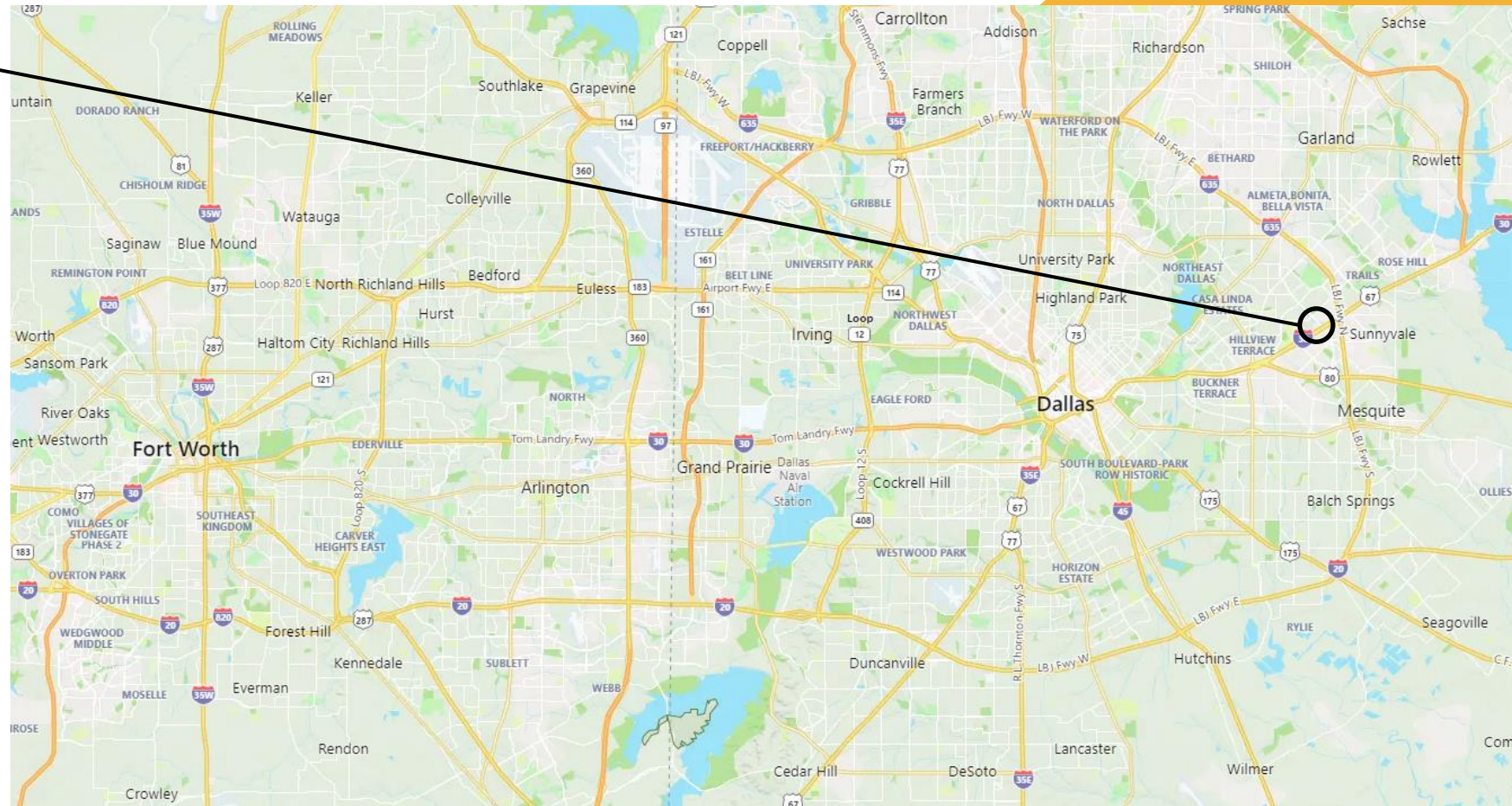
- 2,600 SF
- 3,450 SF
- 5,200 SF (two units combined)
- Two story office with two restrooms
- Front entry office, rear entry warehouse

WorkSpace Studios:

- 1,870 SF
- 3,740 SF (two units combined)
- Single story office, one restroom, mezzanine storage
- Front entry office and warehouse

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 Shops

- 2,600 SF
- 3,450 SF
- 5,200 SF (two units combined)

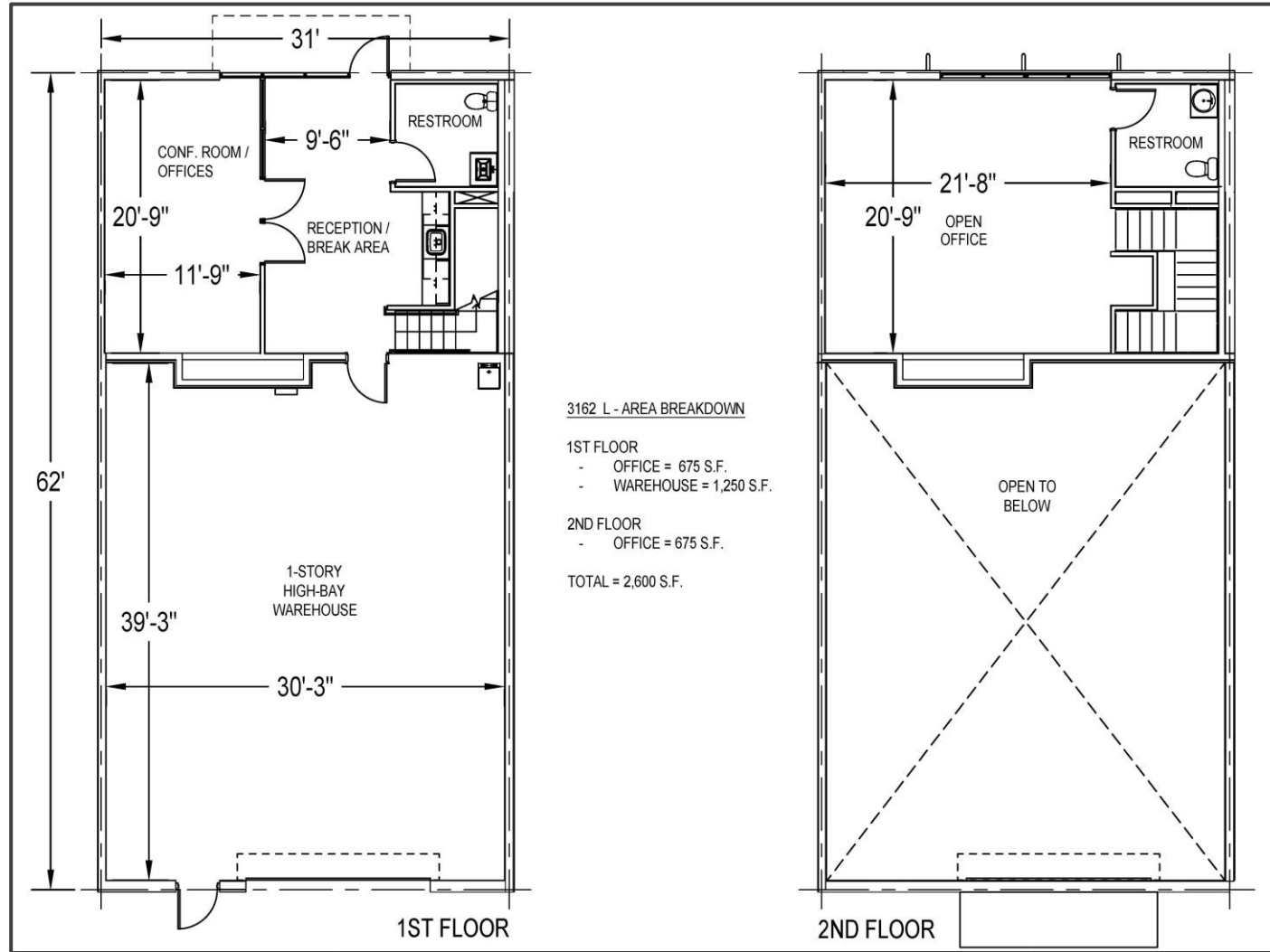
WorkSpace Secured Parking

- 10' wide x 30' deep
- Gated and secured

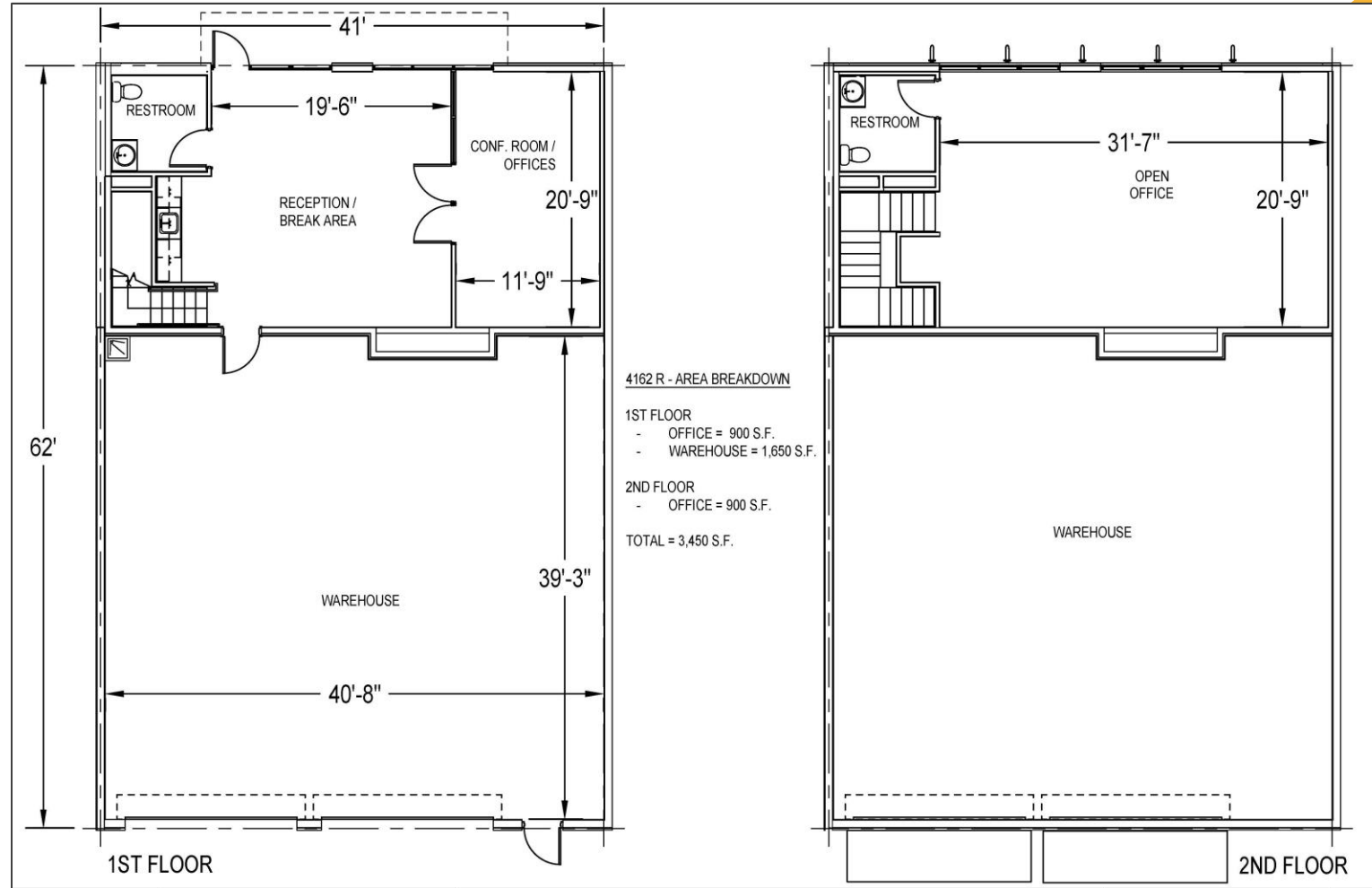
WorkSpace Studios

- 1,870 SF
- 3,740 SF (two units combined)

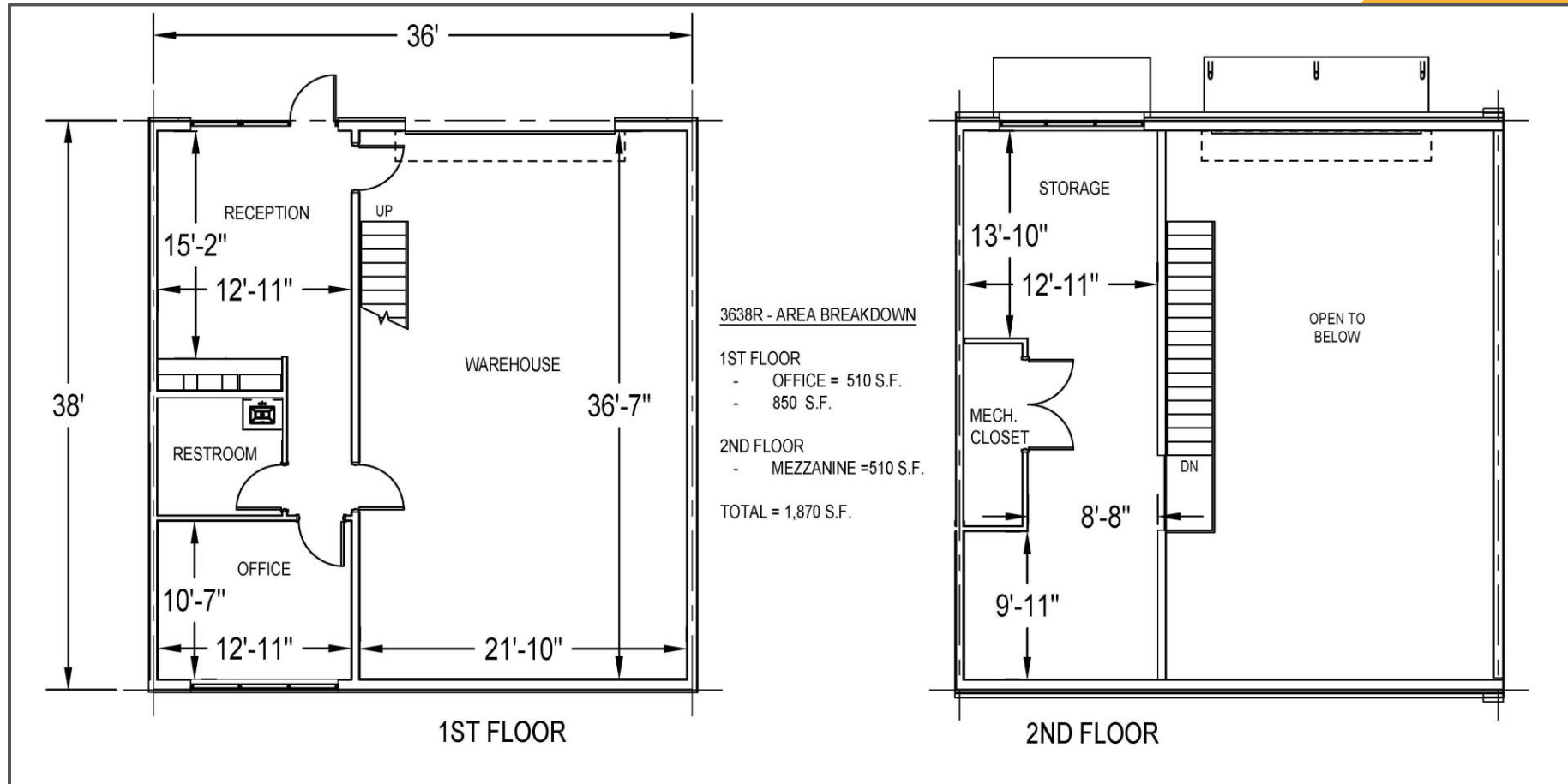
WorkSpace Shop Floor Plan – 2,600 SF



WorkSpace Shop Floor Plan – 3,450 SF



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



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 second floor offices
- Epoxy flooring in ground floor offices
- Twice a week office cleaning & restroom supplies
- Interior pest control
- Full HVAC maintenance and filter changes
- **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™ 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™ 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™

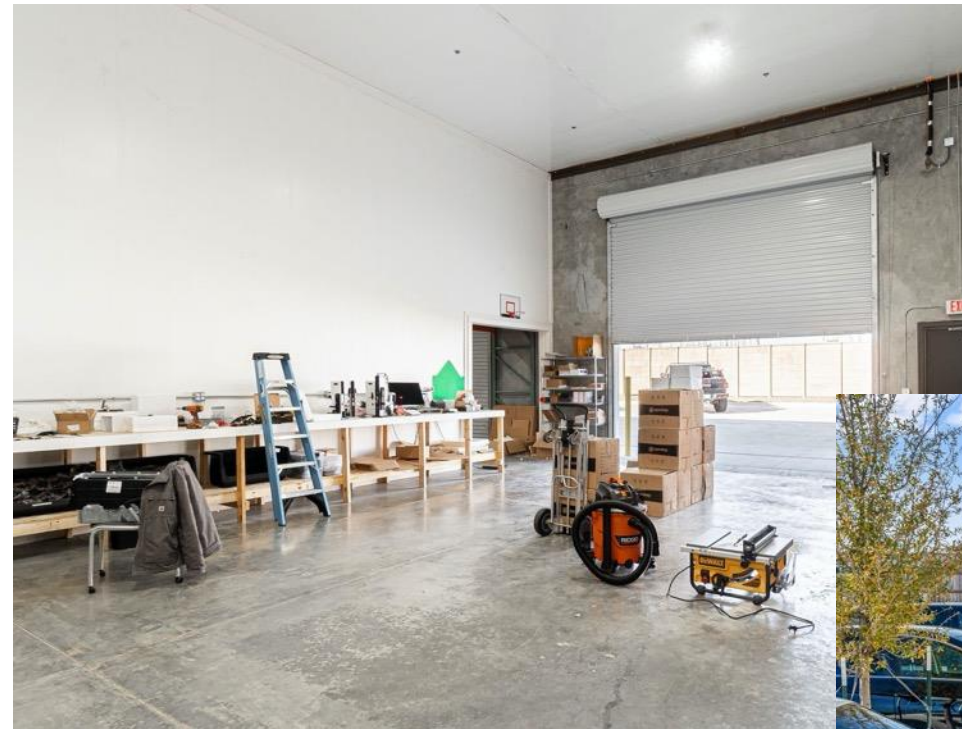


WorkSpace Parking™ spaces are 10' wide X 30' deep and are an additional charge to tenants that allows them to park their rolling stock and equipment in a gated secured and 24/7 video-monitored location on the facility premises.

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](#)



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