



**120 & 125  
Country View Drive  
Roanoke, Tx. 76262**

**ALLTRADES INDUSTRIAL PROPERTIES**

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



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



# Facility Layout

## WorkSpace Parking

Gated & Secured

- 10' wide x 30' deep
- Video monitored - 7/24/365

## WorkSpace Shops

Front entry office

Rear entry warehouse

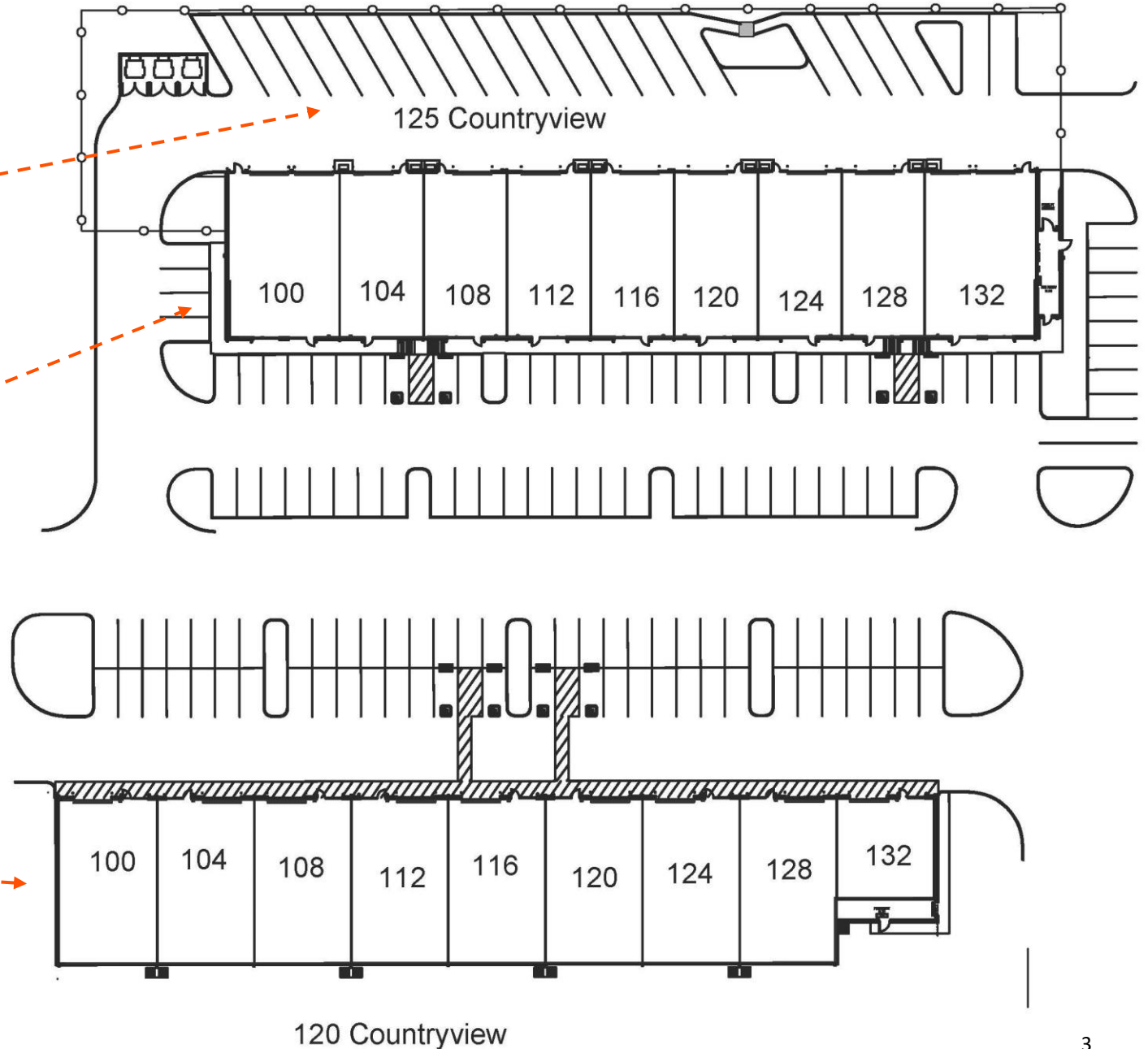
- 2,600 SF
- 5,200 SF (combined units)
- 3,450 SF

## WorkSpace Studios

Front entry office

Front entry warehouse

- 1,870 SF
- 3,050 SF



# WorkSpace Shop Floor Plan – 2,600 SF

## Plan # 3162 – Area Breakdown

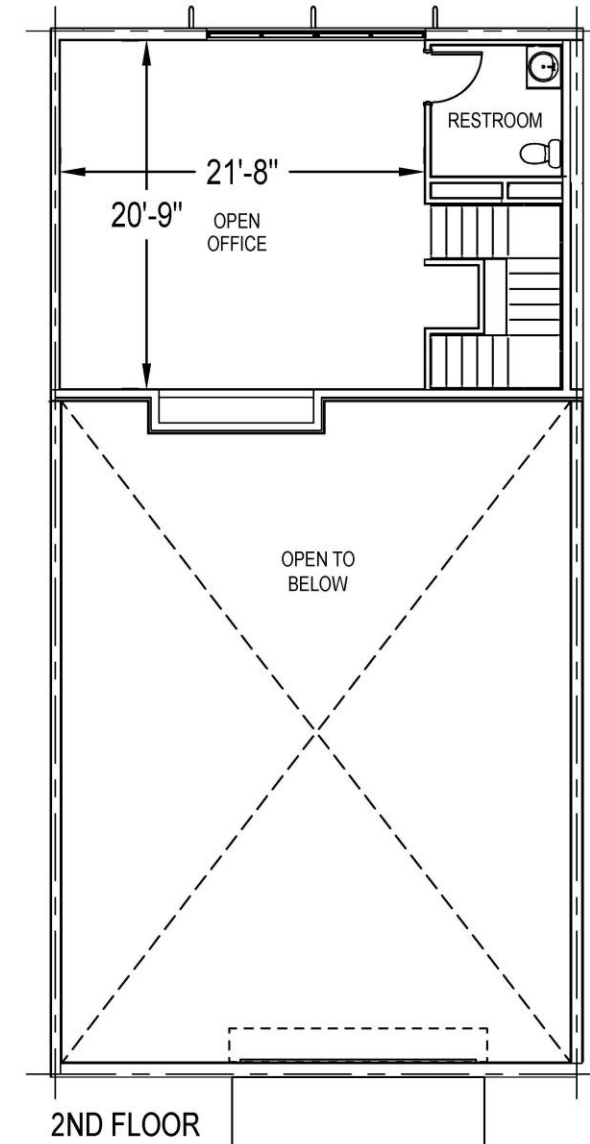
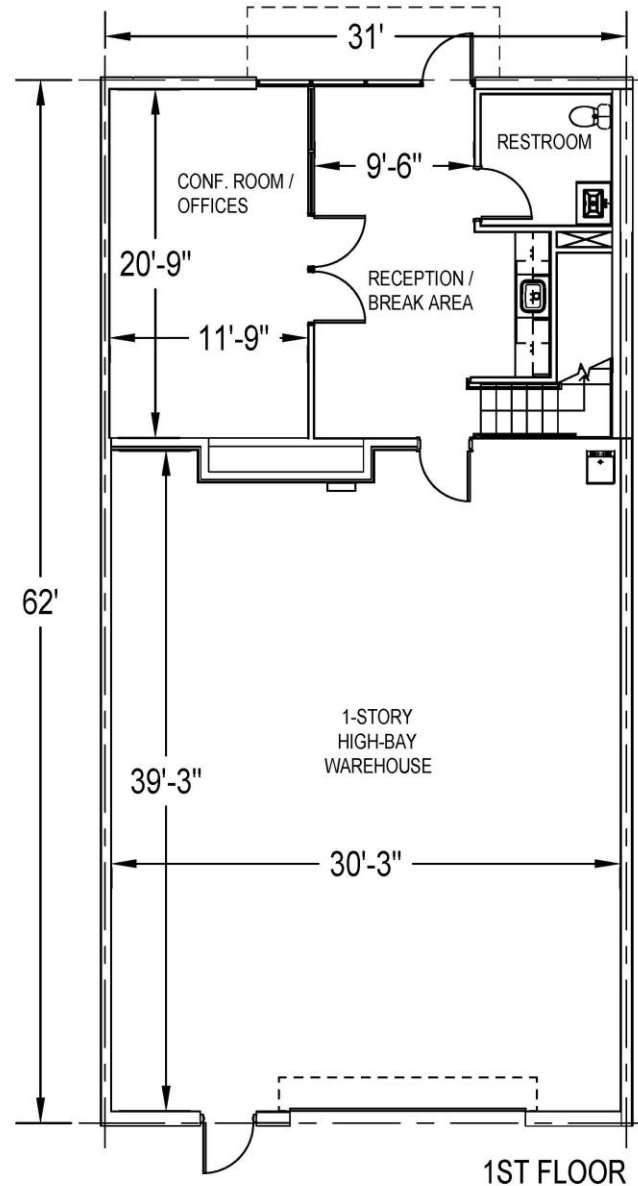
### 1<sup>ST</sup> FLOOR

- Office = 675 SF
- Warehouse = 1,250 SF

### 2<sup>ND</sup> FLOOR

- Office = 675 SF

TOTAL = 2,600 SF



# WorkSpace Shop Floor Plan – 3,450 SF

## Plan # 4162 – Area Breakdown

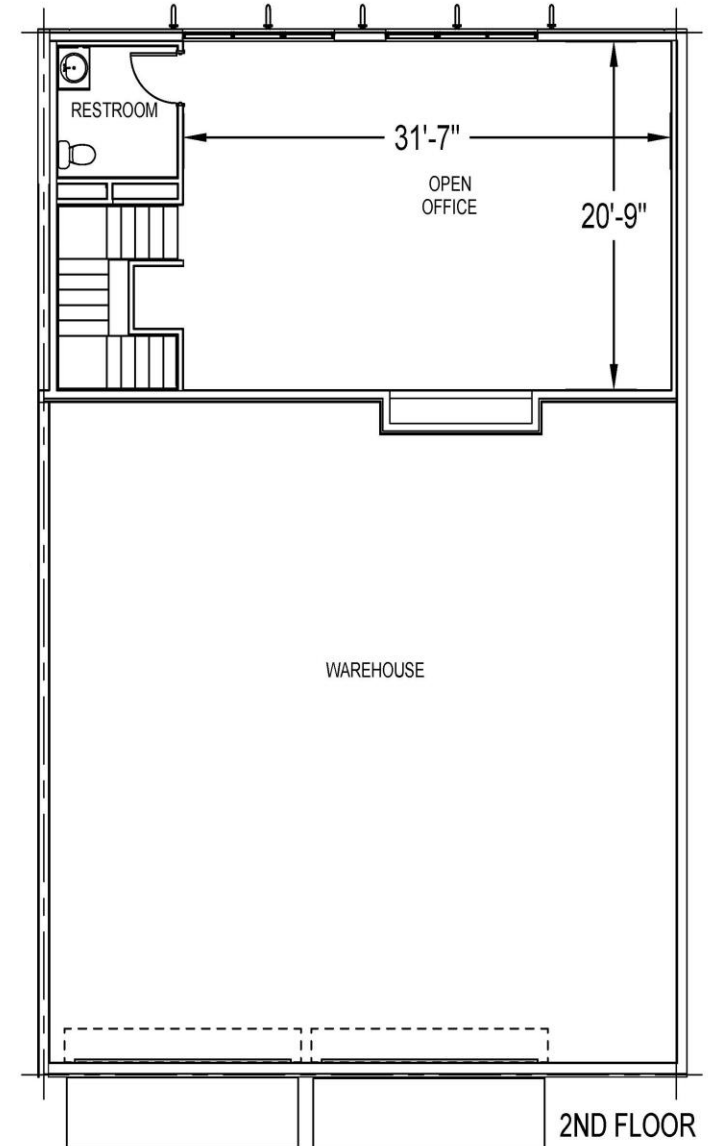
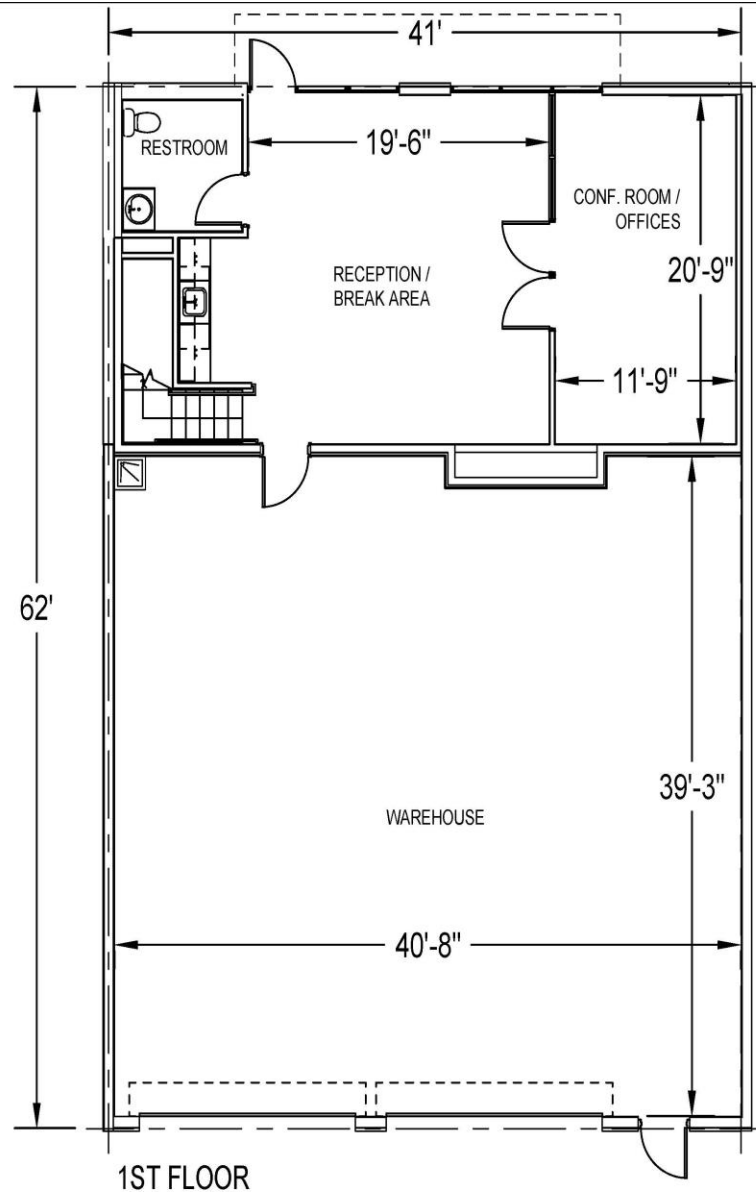
### 1<sup>ST</sup> FLOOR

- Office = 900 SF
- Warehouse = 1,650 SF

### 2<sup>ND</sup> FLOOR

- Office = 900 SF

TOTAL = 3,450 SF



# WorkSpace Shop Floor Plan – 5,200 SF

## Plan # 6262 – Area Breakdown

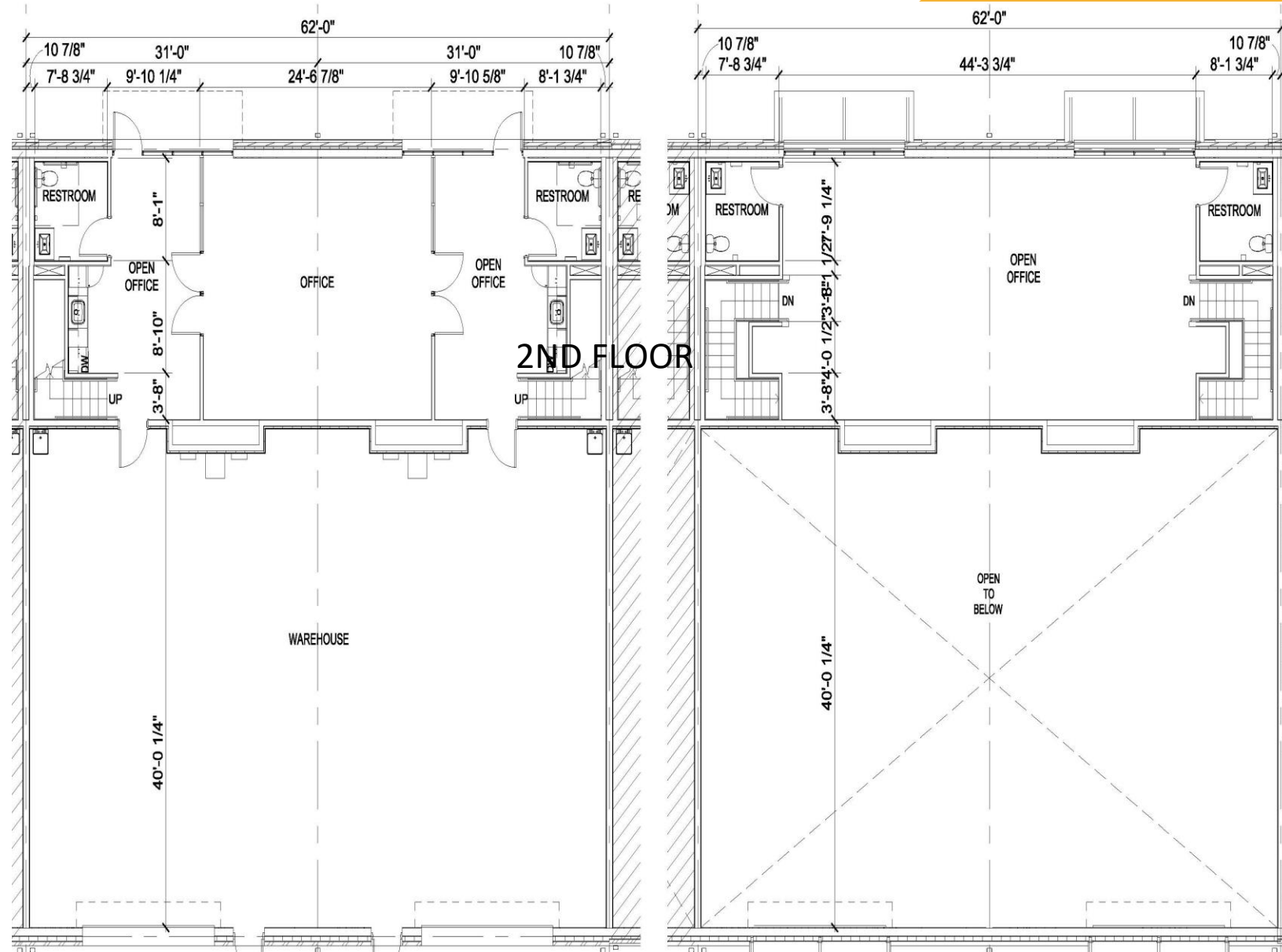
### 1<sup>ST</sup> FLOOR

- Office = 1,350 SF
- Warehouse = 2,500 SF

### 2<sup>ND</sup> FLOOR

- Office = 1,350 SF

TOTAL = 5,200 SF



# WorkSpace Studio Floor Plan – 1,870 SF

## Plan # 3638 – Area Breakdown

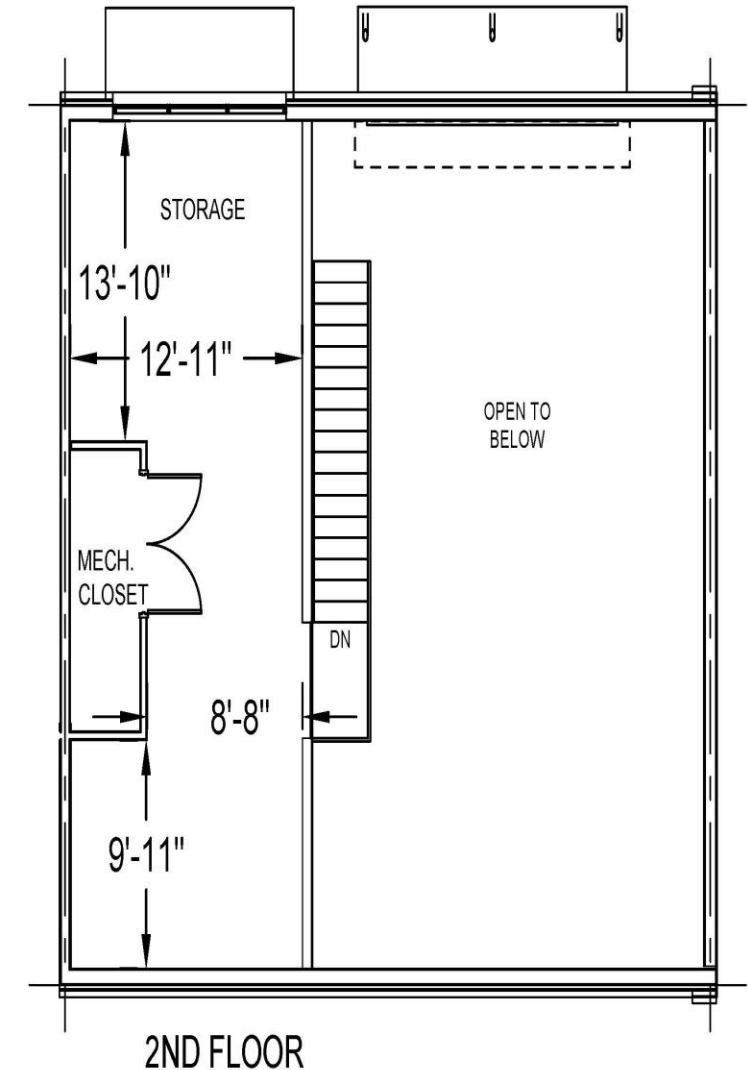
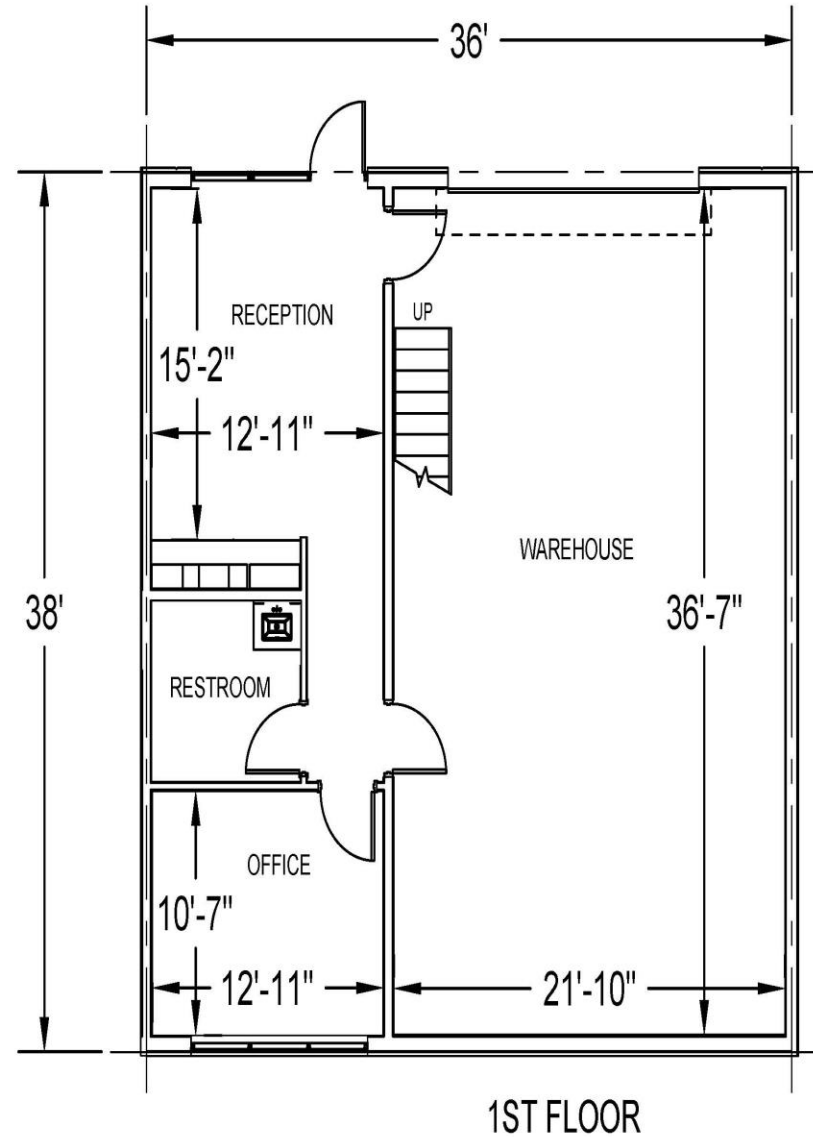
### 1<sup>ST</sup> FLOOR

- Office = 510 SF
- Warehouse = 850 SF

### 2<sup>ND</sup> FLOOR

- Mezzanine = 510 SF

TOTAL = 1,870 SF



# WorkSpace Studio Floor Plan – 3,050 SF

## Plan # 3662 – Area Breakdown

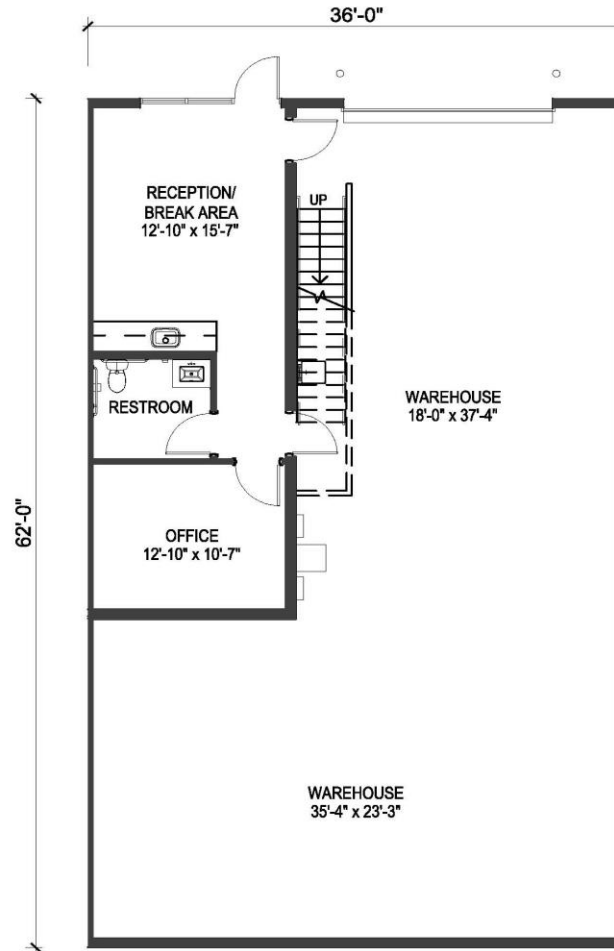
### 1<sup>ST</sup> FLOOR

- Office = 510 SF
- Warehouse = 1,715 SF

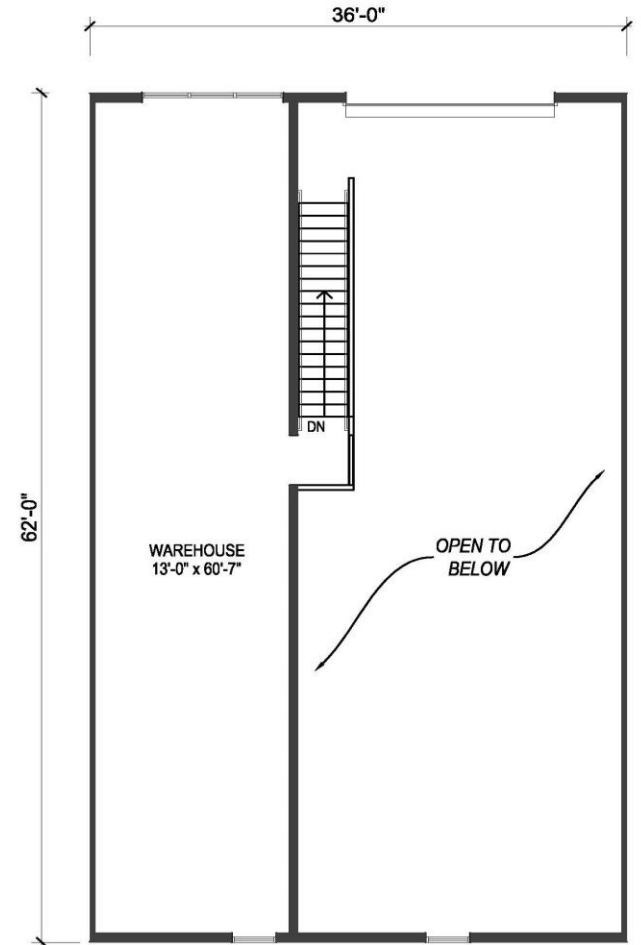
### 2<sup>ND</sup> FLOOR

- Mezzanine = 825 SF

TOTAL = 3,050 SF



01 1ST FLOOR PLAN  
SCALE: 3/32"=1'-0"



02 2ND FLOOR PLAN  
SCALE: 3/32"=1'-0"



# “All-In” NNN Fee Overview

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- **The “All-In” NNN Fees include:**

- Common area maintenance
- Property Taxes
- Building Insurance (Property and GL)
- Individual unit utilities (gas, water\*, electricity\*)
- Twice a week office cleaning (incl. paper products & soap)
- Office pest control
- Full HVAC maintenance and filter changes
- Community forklift
- 24/7 live video monitoring

\* Electricity & water are subject to sub-metering and additional charges based upon tenants use

# 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, a bar fridge, and optional dishwasher
- Solid oak flooring in upstairs offices (Shops only) and all staircases (Shops & Studios)
- Epoxy flooring in ground floor offices
- Community forklifts
- Video security
- Twice a week office cleaning and supplies

# AllTrades Product Offering

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Distinct options to suit diverse range of tenant needs

## WorkSpace Shops™



**WorkSpace Shops™** that range in size from 2,600 & 3,450 to 5,200 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 gated/secured and 24/7 video-monitored location on the facility premises. Spaces are 10' wide x 30' deep.

## WorkSpace Studios™

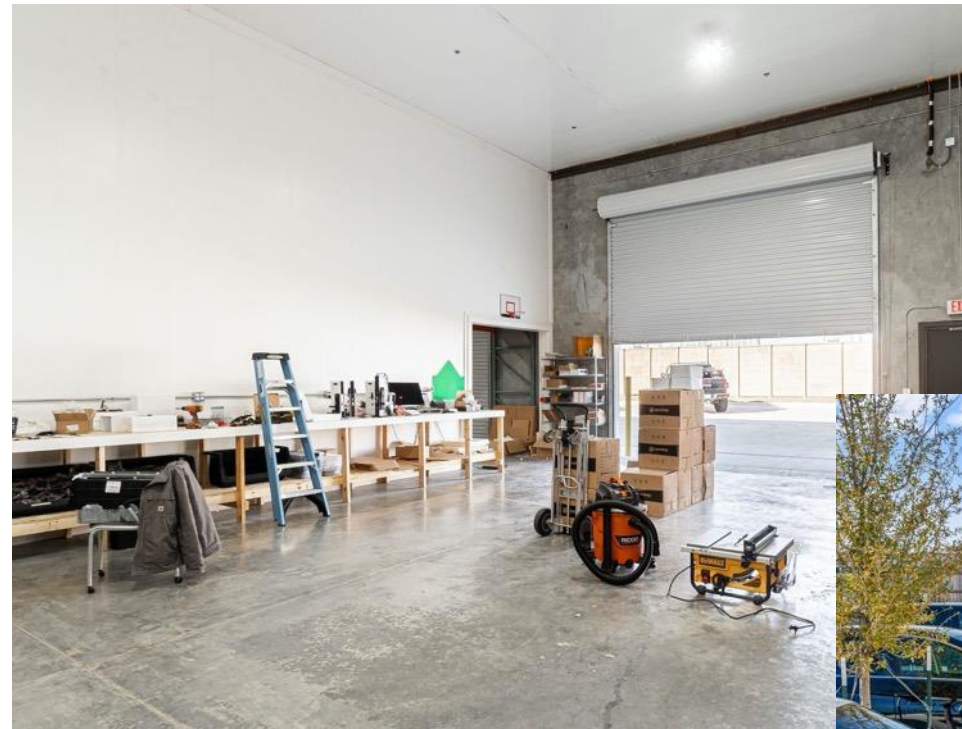


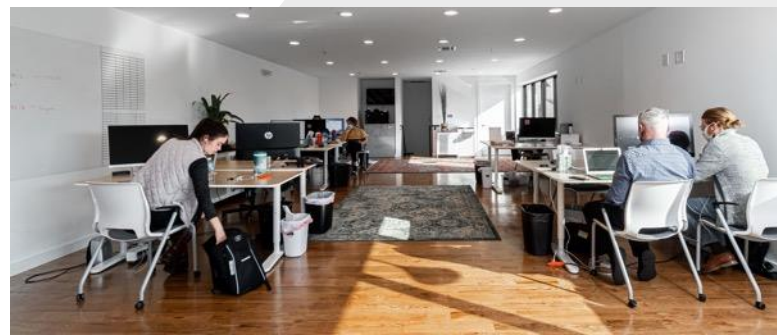
**WorkSpace Studios™** that range in size from 1,870 & 3,050 sq. ft. comprised of 17 to 28% high quality, fully finished out office space and 72 to 83% warehouse. Office is climate controlled, and warehouse is heated but can be climate controlled if required.

# 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.







## Leasing Contact Information:

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