

FORT WORTH

4562 Keller Hicks Road, Fort Worth TX 76244

OFFICE, WAREHOUSE & SECURED PARKING

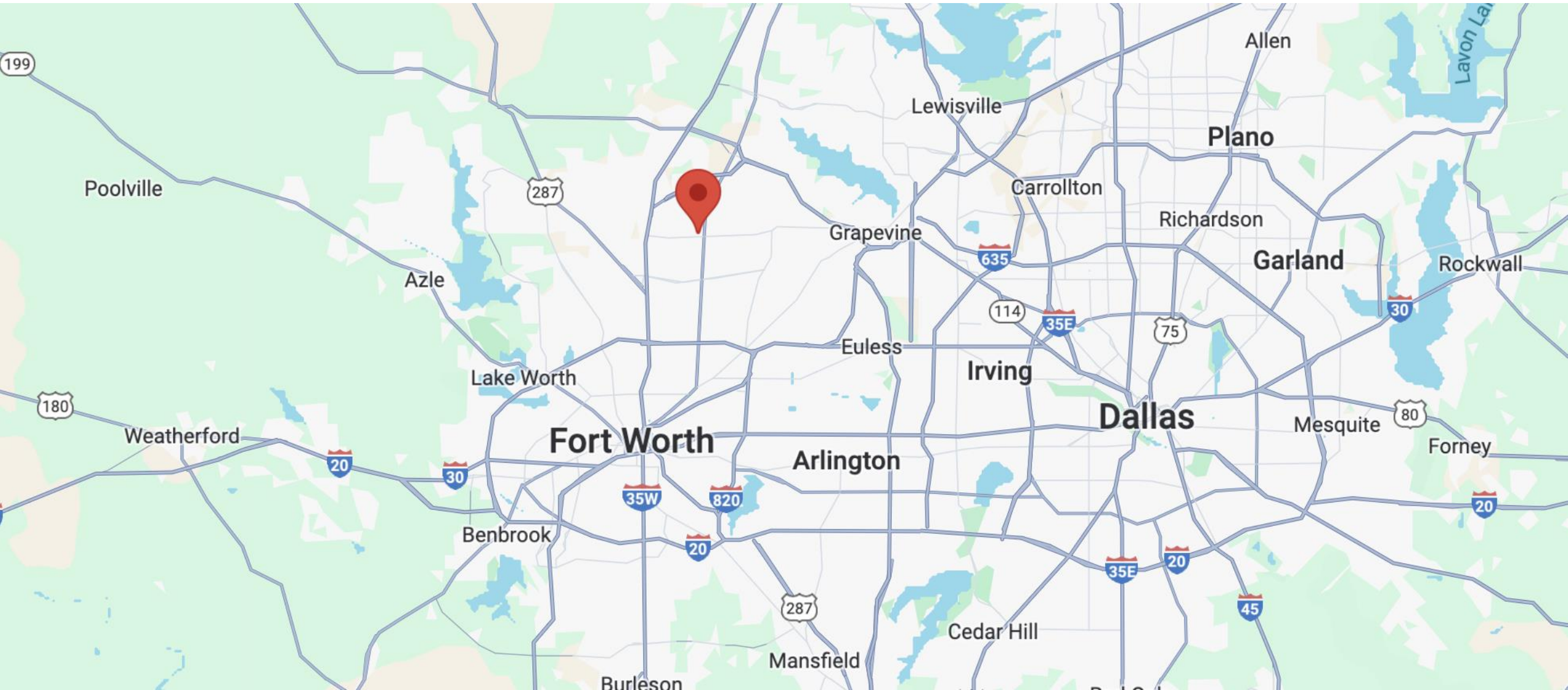


AllTrades Industrial Properties

www.855AllTrades.com

Location

4562 Keller Hicks Road, Fort Worth TX 76244





Features

WORKSPACE STUDIOS

All Studios are single story office, one restroom, mezzanine storage

- **2,470 SF**
 - 650 SF / office
 - 670 SF / storage/office
 - 1,150 SF / warehouse

ALL STUDIOS HAVE

- Ground floor kitchenette (incl. sink, bar fridge & optional dishwasher)
- Community forklift for use by all tenants
- Fire suppression system in all offices & warehouse
- Controlled access gates & 24/7 video
- Fiber optic internet
- 14' wide X 14' tall grade level roll up warehouse doors

WORKSPACE WAREHOUSES

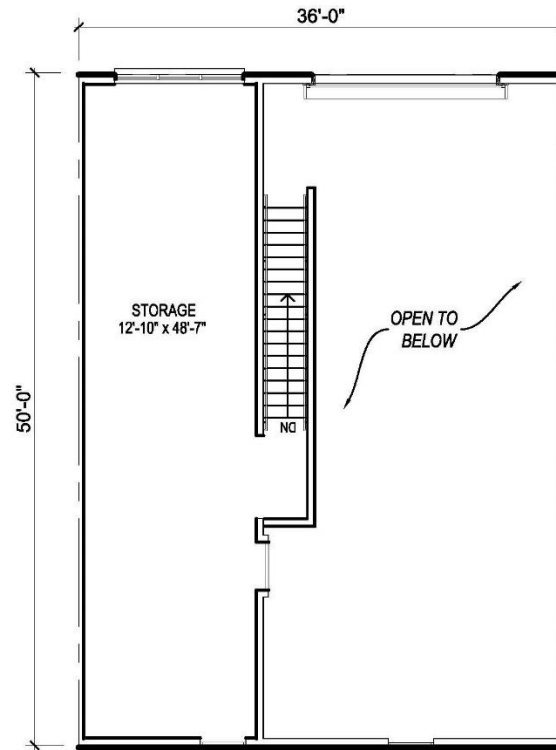
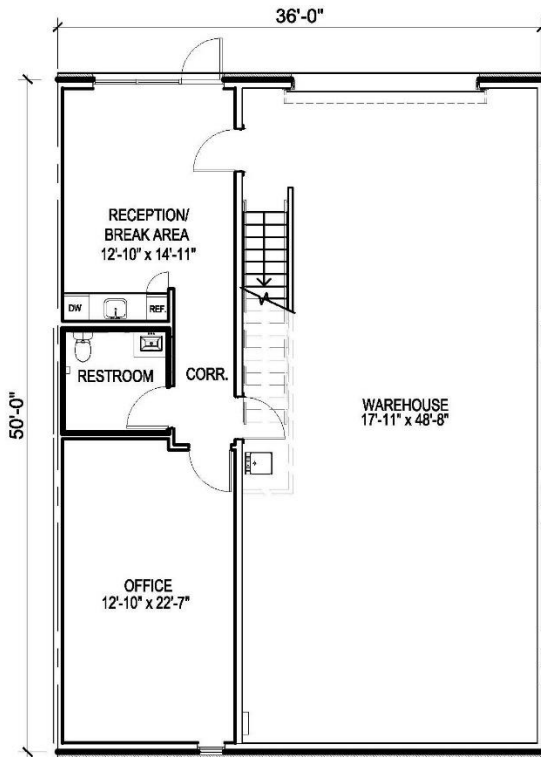
All WorkSpace Warehouses are fully climate controlled with heat and A/C

- **915 SF to 9,150 SF**
 - Community forklift for use by all tenants
 - Fire suppression system in all warehouses
 - Controlled access gates & 24/7 video
 - Fiber optic internet
 - 14' wide X 14' tall grade level roll up warehouse doors
 - 100 amp / 3 phase dedicated panel

WorkSpace Studio

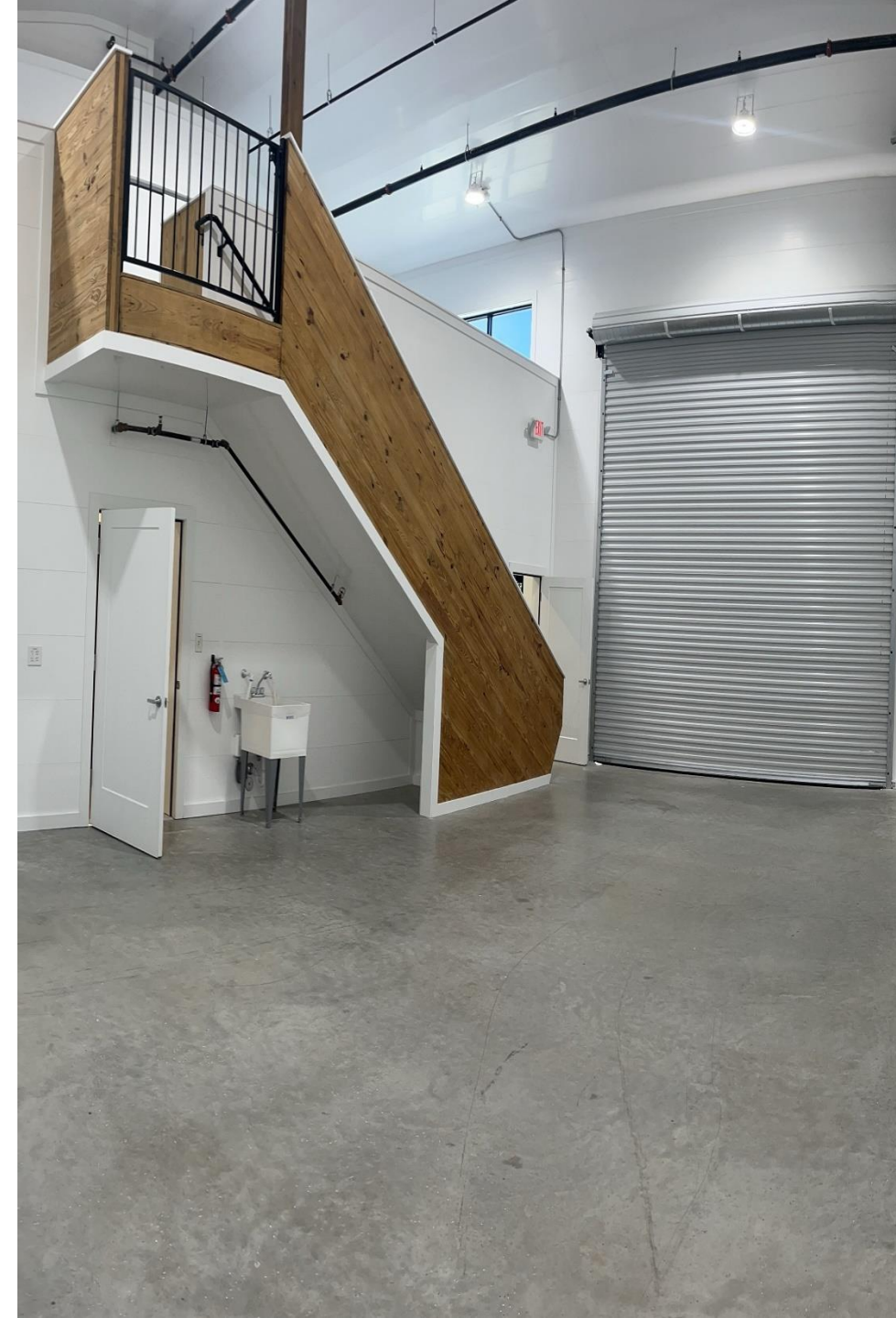
2,470 SF (LINK TO VIRTUAL TOUR [HERE](#))

AREA SUMMARY	
FIRST FLOOR	
• OFFICE = 650 S.F.	
• WAREHOUSE = 1,150 S.F.	
SECOND FLOOR	
• STORAGE = 670 S.F.	
TOTAL SQUARE FOOTAGE = 2,470 S.F.	



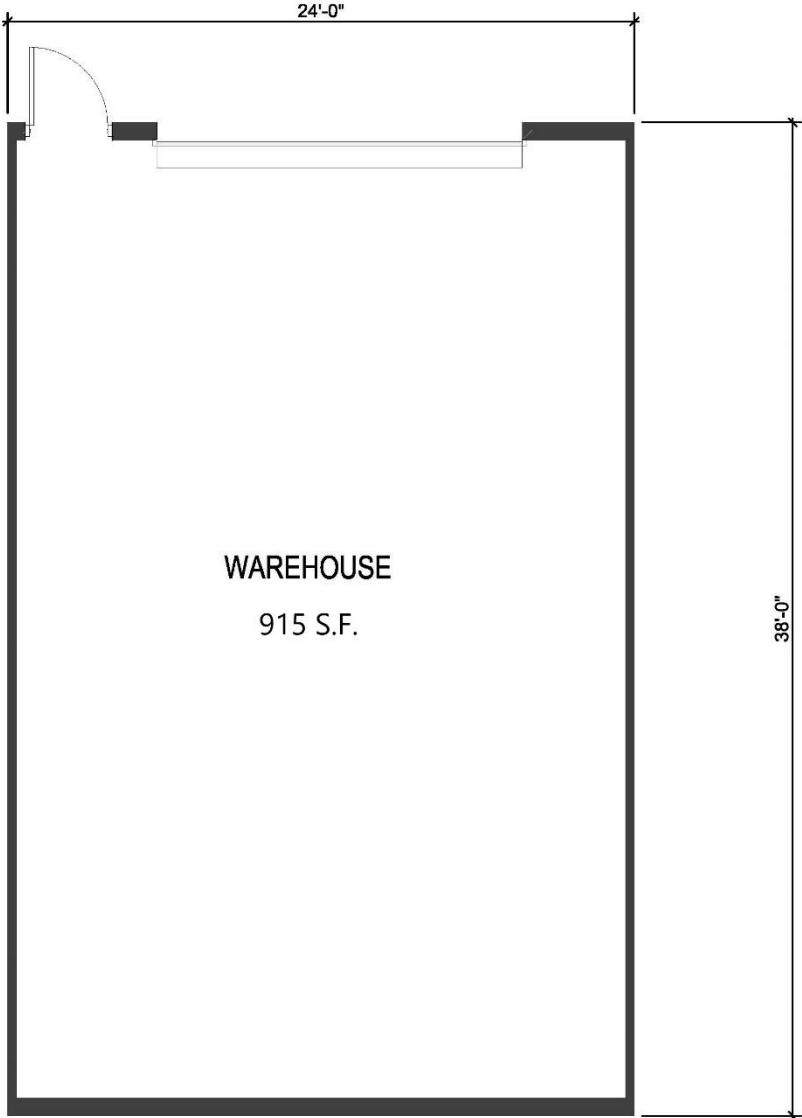
01 1ST FLOOR PLAN
SCALE: 3/32"=1'-0"

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



WorkSpace Warehouse

915 SF



Why lease from AllTrades?

ALLTRADES IS HYPER FOCUSED ON PROVIDING A QUALITY PRODUCT WITH ALL-INCLUSIVE SERVICES FOR TENANTS. **FEATURES & AMENITIES:**



Owner managed property



Epoxy flooring in ground floor offices



Pest control



AppFolio tenant access software for billing, service requests, and landlord communication.



All Studio units incl. kitchenettes with sink, bar fridge & optional dishwashers



Fiber optic internet available for each tenant suite



24/7 video recorded facilities with 10pm to 5am "live eye" video monitoring



Gated secured truck, trailer and equipment parking spaces (10' wide X 25' to 30' deep)



Full HVAC maintenance & filter change



Community forklift for use by all tenants



2x week office cleaning & restroom supplies (Studio units only)



All inclusive base utilities, incl. water, electricity*, natural gas

*Electricity subject to sub-metering and additional charges based upon tenant's use.

AllTrades Product Offering

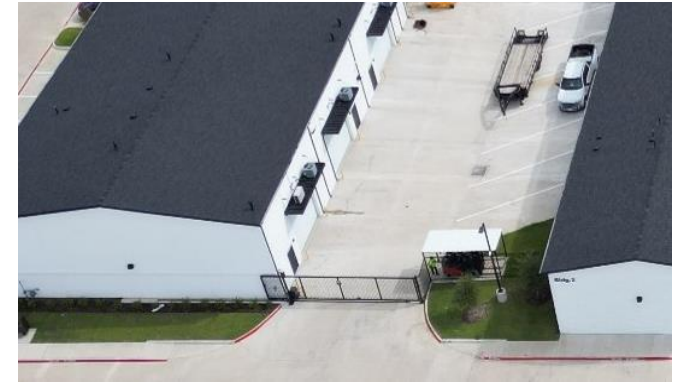
DISTINCT OPTIONS TO SUIT A DIVERSE RANGE OF TENANT NEEDS



Workspace Studios™ with unit sizes ranging from 2470 SF to 4940 SF, comprised of 25% fully finished office and 75% warehouse/storage. Office is climate controlled, and warehouse is heated but can be fully climate controlled if required. Virtual tour [here](#).



Workspace Warehouses™ with unit sizes ranging from 915 SF to 9150 SF, 20' ceilings, 14'x14' grade level doors & comprised of 100% warehouse. Each 915 SF warehouse has a dedicated 100 amp / 3 phase panel. The unit is also 100% climate controlled with both heat and A/C.



Workspace Parking™ spaces are 10' wide by 25' to 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.



REDEFINING SPACE SOLUTIONS FOR THOSE WHO MAKE THE WORLD WORK



ALLTRADES

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