



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

ALLTRADES INDUSTRIAL PROPERTIES

www.855AllTrades.com



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

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

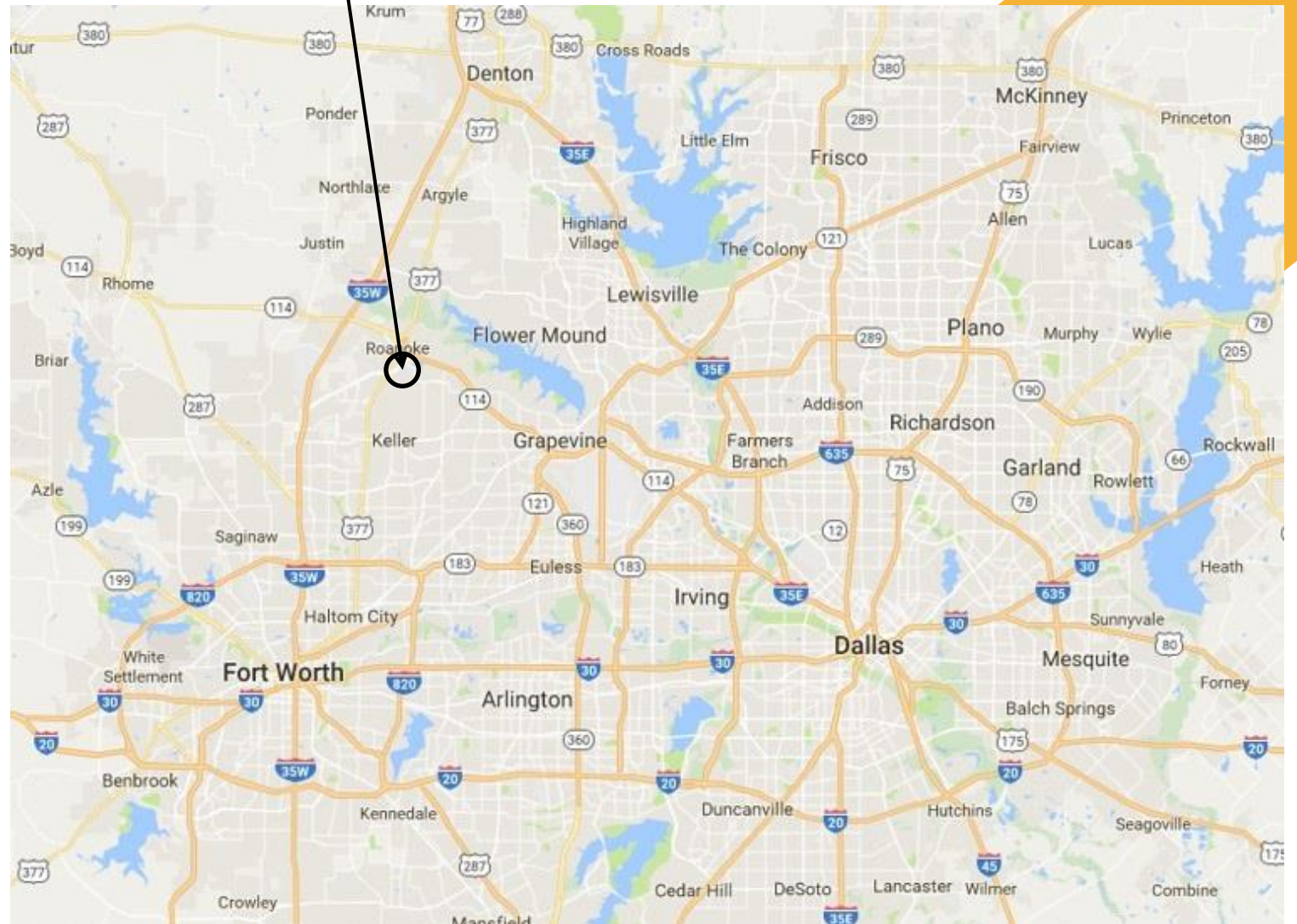
FEATURES

WorkSpace Shops:

- 2,600 SF (50% office, 50% warehouse)
- 3,450 SF (50% office, 50% warehouse)
- 5,200 SF (50% office, 50% warehouse – 2 units combined)
- Two story office with two restrooms
- Ground floor kitchenette (*includes sink & bar fridge – dishwasher is optional*)

WorkSpace Studios:

- 1,870 SF (28% office, 72% warehouse/storage)
 - 3,050 SF (17% office, 83% warehouse/storage)
 - Single story office with one restroom
 - Ground floor kitchenette (*includes sink & bar fridge – dishwasher is optional*)
-
- Community forklift for use by all tenants
 - Fire suppression system in all offices & warehouse
 - Controlled access gates & 24/7 video



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

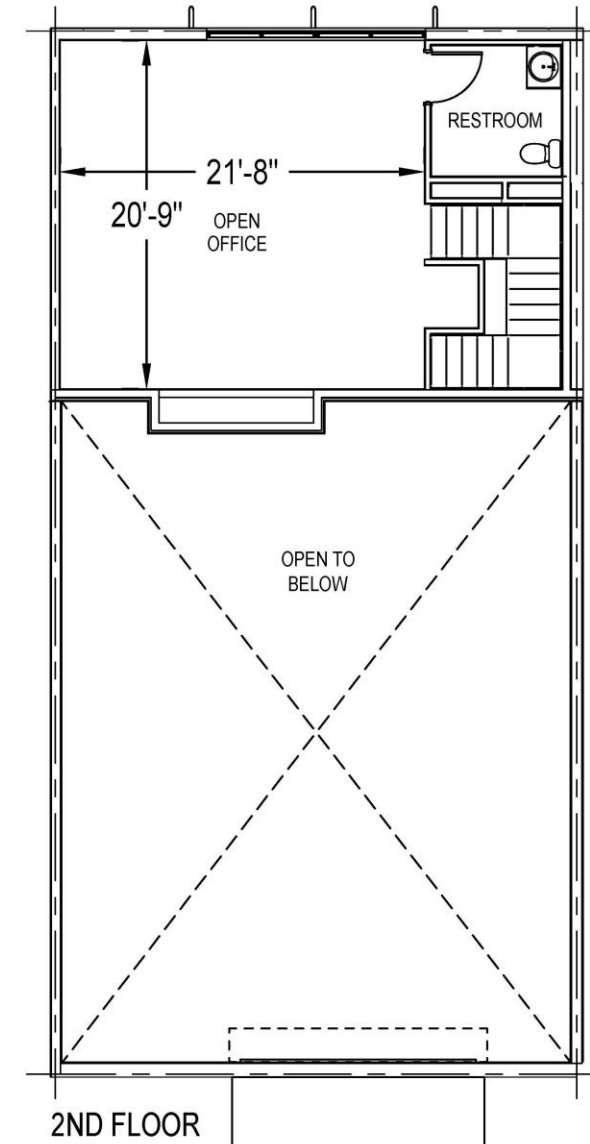
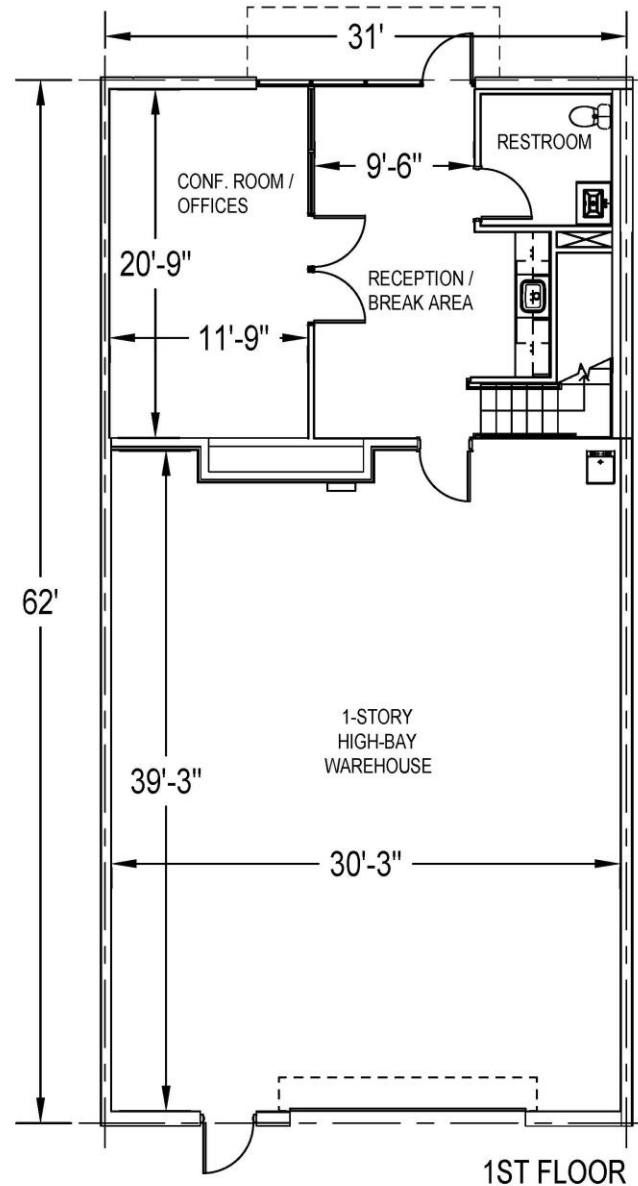
1ST FLOOR

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

2ND FLOOR

- Office = 675 SF

TOTAL = 2,600 SF



WorkSpace Shop Floor Plan – 3,450 SF

Plan # 4162 – Area Breakdown

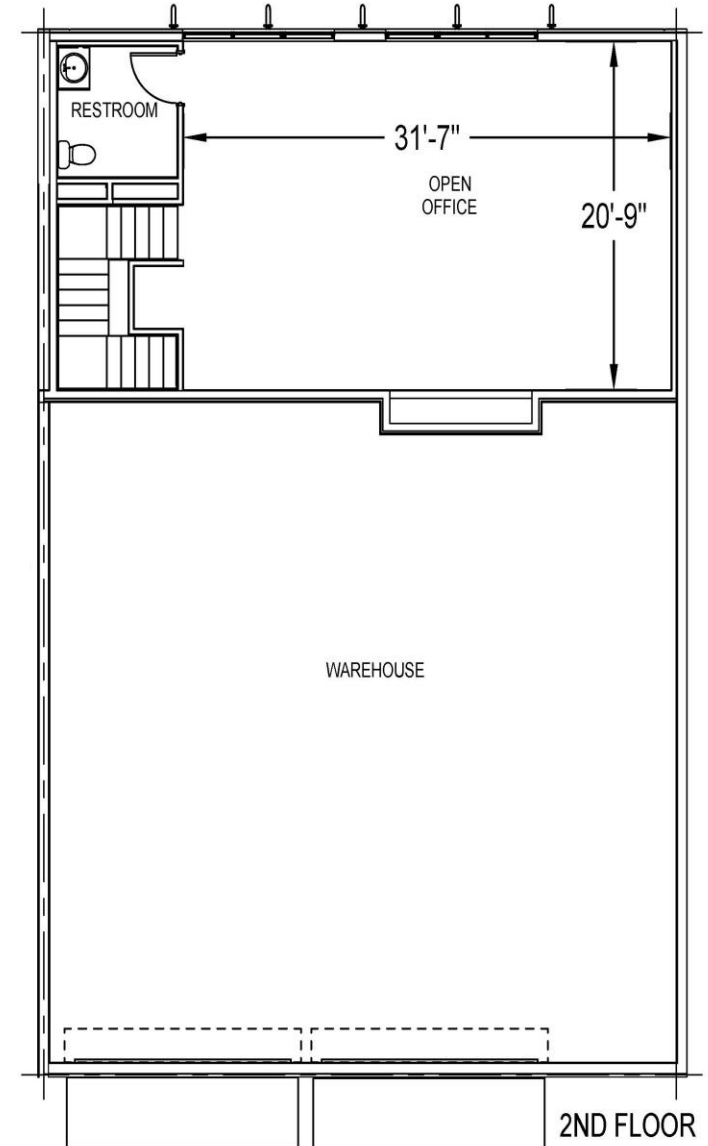
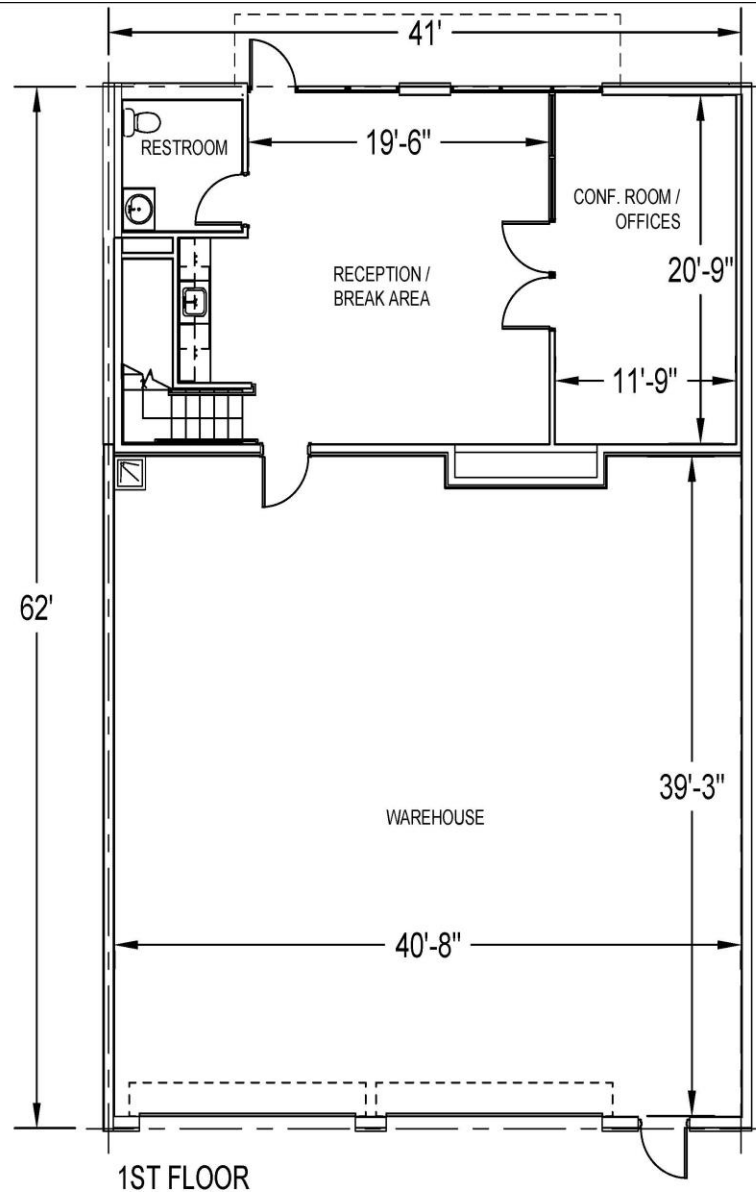
1ST FLOOR

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

2ND FLOOR

- Office = 900 SF

TOTAL = 3,450 SF



WorkSpace Shop Floor Plan – 5,200 SF

Plan # 6262 – Area Breakdown

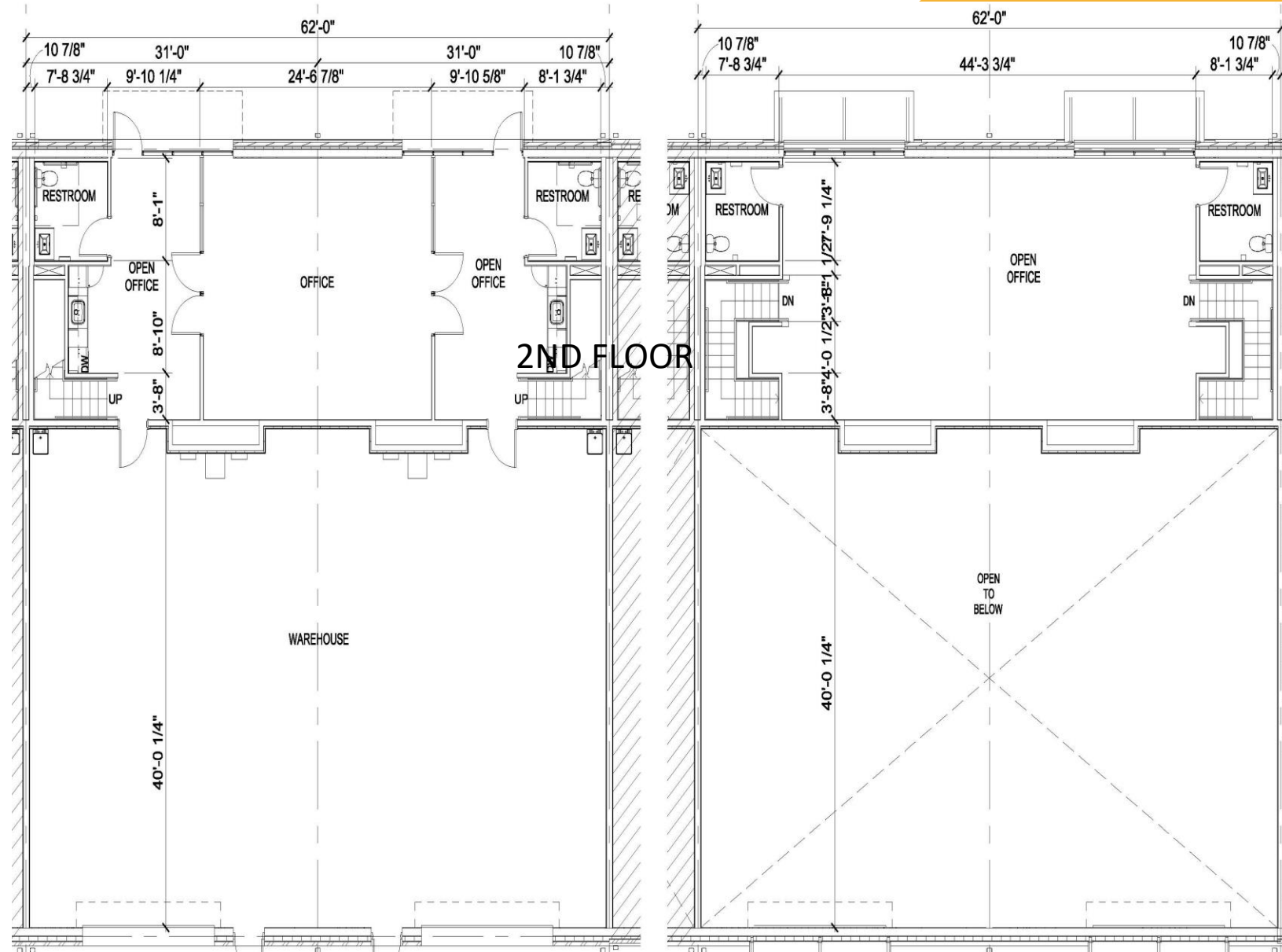
1ST FLOOR

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

2ND FLOOR

- Office = 1,350 SF

TOTAL = 5,200 SF



WorkSpace Studio Floor Plan – 1,870 SF

Plan # 3638 – Area Breakdown

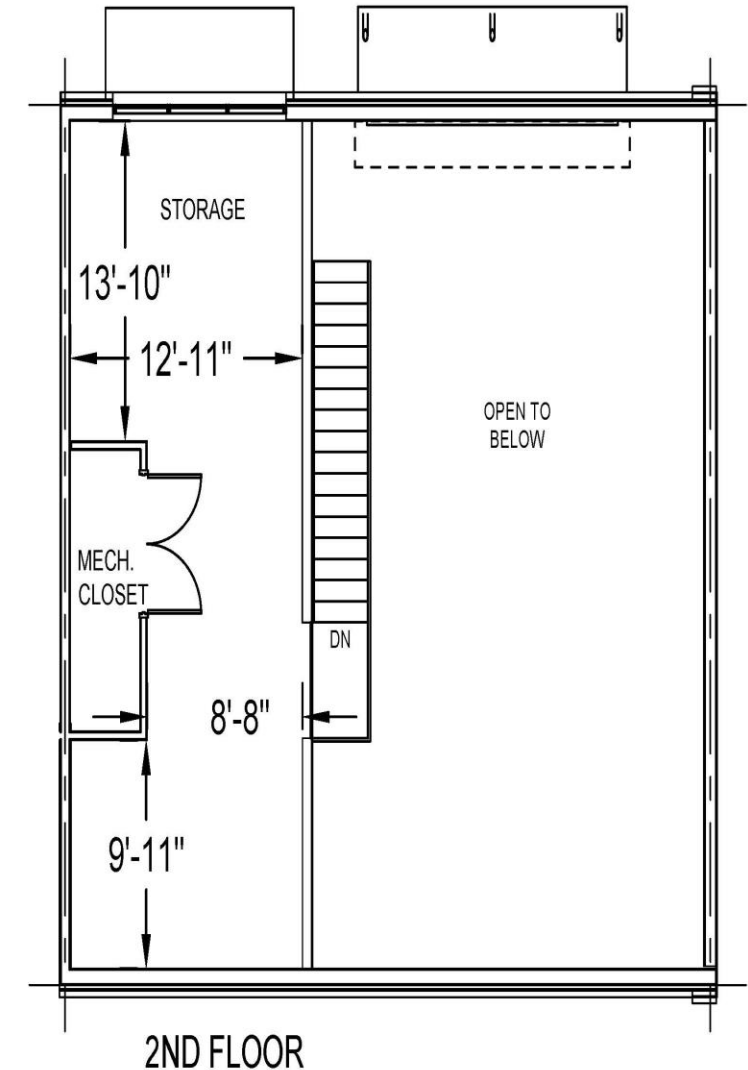
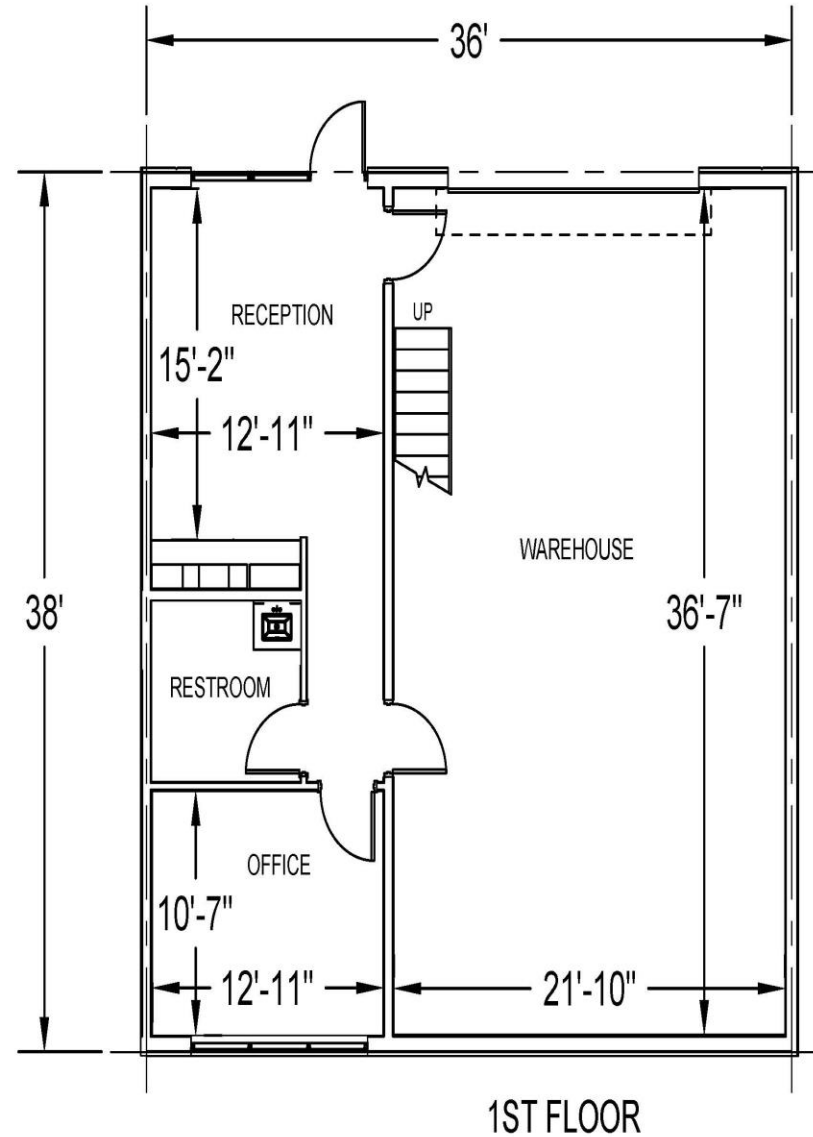
1ST FLOOR

- Office = 510 SF
- Warehouse = 850 SF

2ND FLOOR

- Mezzanine = 510 SF

TOTAL = 1,870 SF



WorkSpace Studio Floor Plan – 3,050 SF

Plan # 3662 – Area Breakdown

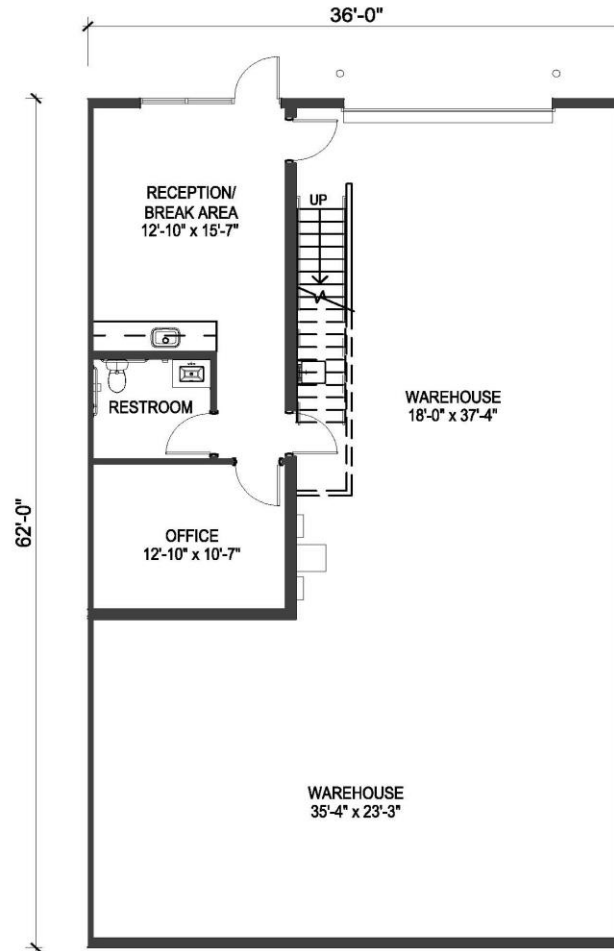
1ST FLOOR

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

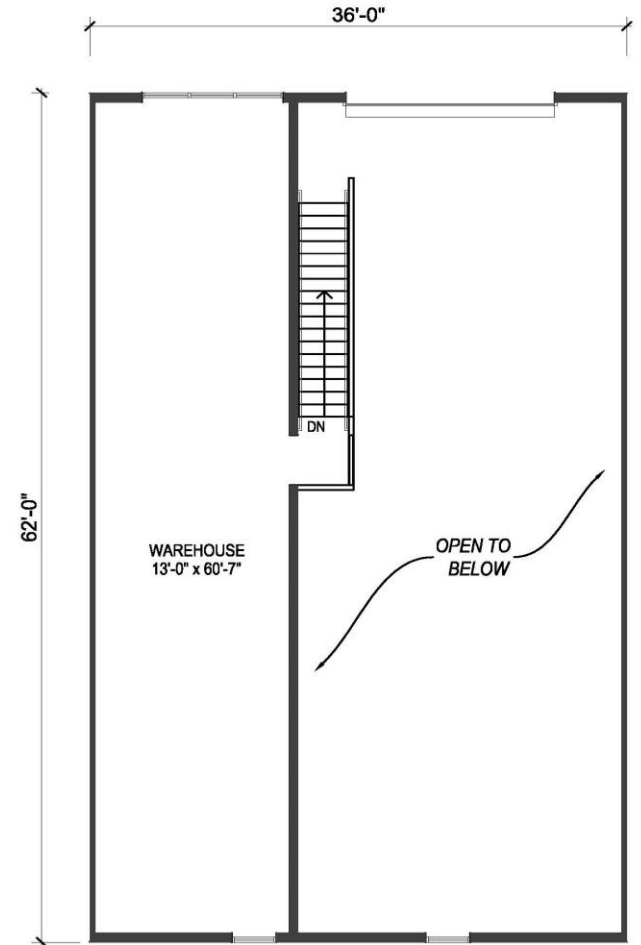
2ND FLOOR

- 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

- **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 is subject to submetering and additional charges based upon tenants use

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, 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

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™

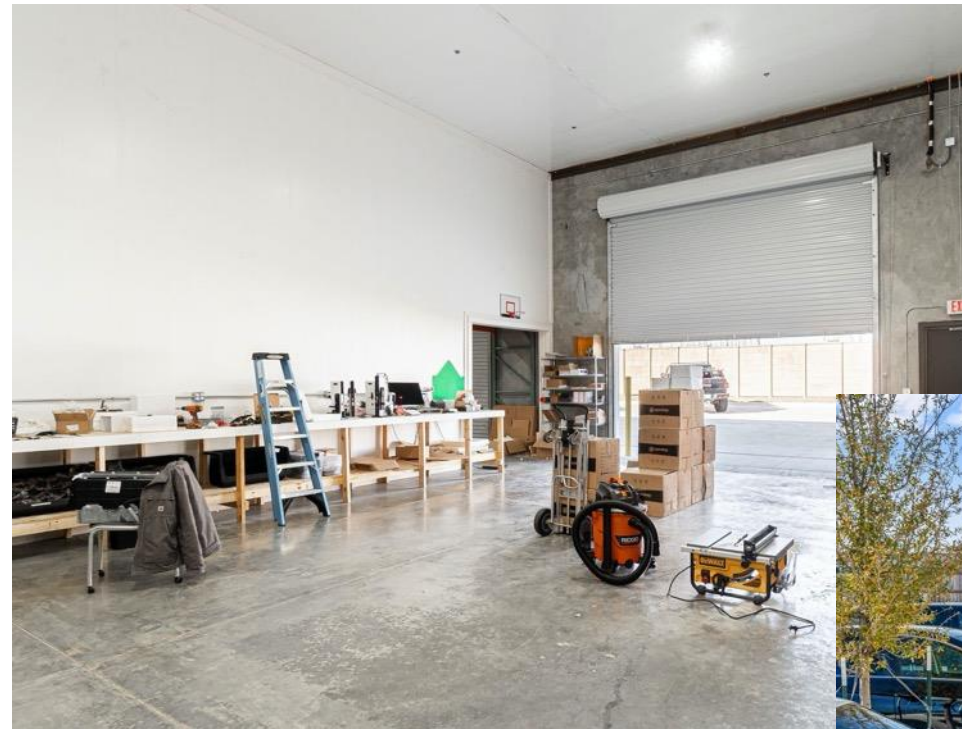


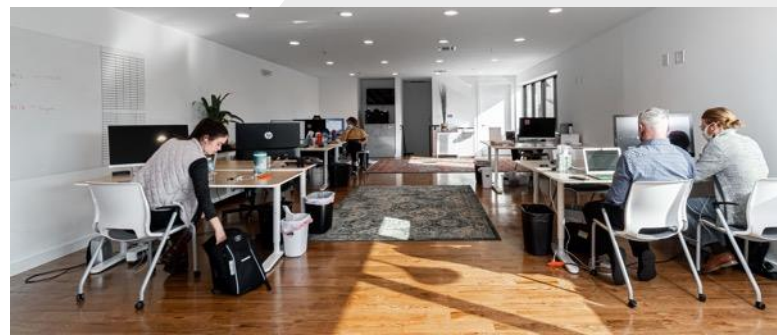
WorkSpace Studios™ that range in size from 1,870 & 3,050 sq. ft. comprised of 17 to 28% high quality, fully finished out office space and 72 to 83% warehouse. Office is climate controlled, and warehouse is heated but can be climate controlled if required.

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.







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