



BUILDING THE WORLD'S
**FINEST MARINE
STORAGE SOLUTIONS**
Since 1978

WELCOME

ROOF & RACK... Is the World Leader and Authority in the Marine Dry Storage Industry. For over 30 years, ROOF & RACK has served all facets of the industry and placed over 250,000 boats "High & Dry". ROOF & RACK is the company to solve and handle your storage needs.

Since starting the business in the mid 1970's, Owners Dave and Bill Roof have comprised a professional team of highly trained personnel who understand the sophisticated process of designing and laying out the correct storage facility for each client's needs.

OUR COMMITMENT

Is very simple... To design and layout each project to meet our Customer's needs and his or her "Land Use" potential, while keeping in mind the economic efficiency investors require and expect.

PROUD TO BE AN
ACTIVE MEMBER OF:



KNOWLEDGE & GUIDANCE

The profitability of a new project depends greatly upon obtaining proper industry specific knowledge, establishing a well developed master plan, keeping costs within budget and implementing efficient operations.

ROOF & RACK has the proven track record to aid your project through all stages of development. With over 30 years of accumulated knowledge, having "ROOF & RACK" on your team means your project benefits from the most recognized and experienced professionals in the dry storage industry. Let our expertise work for you.

"ROOF & RACK's" innovative solutions offer more storage capacity, which In turn means additional revenue for you.

"ROOF & RACK"
DESIGNS, ENGINEERS, & FABRICATES A COMPLETE



DOUBLEWIDE STORAGE FACILITY
BAHIA BEACH MARINA, RUSKIN, FLORIDA



CONVENTIONAL STORAGE FACILITY
BAREFOOT BOAT CLUB, BONITA SPRINGS, FLORIDA



DOUBLEWIDE STORAGE FACILITY
PRINCE WILLIAM MARINA, OCCOQUAN, VIRGINIA



CONVENTIONAL STORAGE FACILITY
HOLIDAY HARBOR, PENSACOLA, FLORIDA

FROM EVERY ANGLE
ONLY "ROOF & RACK" CAN MAKE...



DOUBLEWIDE STORAGE FACILITY
BAHIA BEACH MARINA, RUSKIN, FLORIDA



CONVENTIONAL STORAGE FACILITY
RIVER NORTH MARINA, ALEXANDER CITY, ALABAMA



CONVENTIONAL STORAGE FACILITY
MARINA ONE, DEERFIELD BEACH, FLORIDA



DOUBLEWIDE STORAGE FACILITY
GASPARILLA MARINA, PLACIDA, FLORIDA

...YOUR DRY
STORAGE FACILITY LOOK THIS GOOD!

OUR SERVICES

We provide Conceptual, Design, Engineering, Permitting, Contracting, Fabrication and Construction services no matter the size of the project.

PROVEN CONSTRUCTION

ROOF & RACK is a State Certified General Contractor (Florida – CGC 054035) and has both the capabilities and resources to put a professional development team together to oversee your project from permitting through completion. ROOF & RACK understands our Customer's concerns to complete construction as expeditiously as possible.

LAYOUT DESIGN

Having unqualified parties provide you with an improper storage layout design can cost you hundreds of thousands of dollars in income/profit, while at the same time crippling your operational capacity. There are many design issues that need to be addressed when planning your site layout, in order to ensure you receive maximum storage potential. By having ROOF & RACK on your team you won't leave excess monies on the table.

ENGINEERING

Our high quality structural steel boat racks and rack supported dry storage facilities are engineered "In-House". They are built in accordance with national standards to meet or exceed all applicable requirements of the American Institute of Steel Construction (AISC) and American Iron & Steel Institute (AISI).

Our dry storage facilities are configured to accommodate industry standard forklift operations and can be altered for situational applications requiring overhead stacker-crane systems.

DRY STORAGE IS 100% OF OUR BUSINESS.

Visit us at www.roofandrack.com



LINE OF MARINE

STORAGE SOLUTIONS FOR EVERY APPLICATION

“BOAT-O-MINIUMS” – ARE THEY RIGHT FOR YOU?

The popularity and profitability of Boat Condominiums has really begun to surge. With today’s rising waterfront values, along with soaring development and operation expenses, many existing dry storage marinas and many new dry storage developments are converting to “Boato-miniums” also known as “Rack-o-miniums” or “Boat Condos.” A Boat Condo offers its dry storage space for purchase, rather than leasing or renting storage slots to boat owners. By allowing boat owners to purchase cubic storage space within the dry storage structure, buyers gain ownership and equity in real estate whose value will continue to grow.

When planning this type of development, property amenities are typically included (swimming pool, clubhouse, storage lockers, grill, mini health club), along with income producing entities (fuel sales, detailing, maintenance, owner rental leasing program) to help increase overall property value, development attractiveness, and to aid in deferring operating costs for the owners.

ROOF & RACK can show you how to get more profit with our dry storage solutions.



TRIPLEWIDE STORAGE FACILITY
DANIA BEACH BOAT CLUB, DANIA, FLORIDA



CONVENTIONAL STORAGE FACILITY
NAPLES BOAT CLUB, NAPLES, FLORIDA

NEW MARKET

OPPORTUNITIES ARE ON THE HORIZON



Depending on the project's application, market, occupancy type (lease vs. ownership), property size, and business location, developers ought to consider the addition of various amenities. When properly selected to accommodate your facility's better selling points, your customer's specific needs, and your business' income goals, having the proper amenities available means much in terms of the success and profitability of your project. ROOF & RACK's years of experience allow us to help you decide which amenities would best benefit your property in terms of customer satisfaction and investment return.

- Fuel
- Maintenance Facility
- Service Center
- Ship's Store
- Boater Shower and Laundry
- Vessel Detailing
- Sales/Showroom
- Storage Lockers
- Waiting Lounge
- Members Club
- Pool
- Grill/Restaurant
- Mini Health Club
- Rental Docks

Whether you are designing a standard or state of the art dry storage facility, "Detail" is always a priority at ROOF & RACK

ROOF & RACK WILL HELP YOU

INCLUDE THE RIGHT AMENITIES FOR YOUR INVESTMENT

ROOF & RACK offers you the peace of mind only 30 years of experience and expertise can provide. We are totally dedicated to your project. Trust ROOF & RACK with your investment. We have placed over 250,000 boats High and Dry.

What makes our structures so different from all the others? Having the right design will make all the difference. For example, if you lose just 6 inches of boat storage space in a 200 unit structure, you stand to lose up to \$4,200 in annual revenue, or, \$70,000 in a condo sale. The benefits of having ROOF & RACK on your side outweigh any cost of a less expensive structure that is not designed to properly maximize your income potential, whether it be space for sale or for lease.

You always get more than what you pay for when dealing with ROOF & RACK - just ask our customers.

2 DOUBLEWIDE STORAGE FACILITIES

The Ridge Marina, Alexander City, Alabama
6,000 sq. ft. Maintenance/Service Center
15,000 sq. ft. Sales/Showroom 895 Boats

LET "ROOF & RACK" MAKE YOUR MARINE STORAGE SOLUTION A REALITY



INLAND TO WATERFRONT - ROOF & RACK'S DRY STORAGE FACILITIES COMPLIMENT ANY LANDSCAPE.



3 SIDED STORAGE FACILITY
MT. DORA MARINA, MT. DORA, FL



3 SIDED STORAGE FACILITY
VICTORIA HARBOR MARINA,
LAKE ALTOONA, GA



3 SIDED STORAGE FACILITY
SIERRA BOAT COMPANY, LAKE
TAHOE, CALIFORNIA



GABLED STORAGE FACILITY
EL DORADO HILLS STORAGE,
EL DORADO HILLS, CA

These styles of structures are an economic way to store vessels with added protection from the elements.

- ROOF & RACK's 3 Sided and Gabled Facilities increase storage protection over our Outdoor Rack Systems, while offering similar advantages to our Conventional structures at an economically minded cost.
- Our 3 Sided Facilities are walled both on the rear and the sides of the structure, with an exposed front for forklift access and easy boat loading/retrieval.
- Our Gabled Storage Facilities are comprised of two rows of vessels "face to face," containing walls on either side of the structure, while having forklift access to both the front and back of the facility for boat loading/retrieval.
- 3 Sided and Gabled Storage Facilities give you the option of considering optional sliding doors to further increase your storage protection.

Our years of experience provide us the expertise to design both standard and state of the art facilities tailored for our clients' objectives.

ROOF & RACK is the World's Largest Builder of Dry Storage Solutions.

GREAT PROTECTION AT
AFFORDABLE PRICES

Our fully enclosed storage facilities are custom designed specifically for your application.

- Owners of our Fully Enclosed Storage Facilities sleep well understanding their customers' boats are safe, "High & Dry", while knowing their structure has been designed and built by the Worlds Largest and Most Recognized Leader in the Marine Storage Industry: "ROOF & RACK."
- Conventional Storage Facilities have boat racks located on each side of a center aisle with the ridge of the structure somewhere close to the center of the aisle, depending on boat rack depths
- Doublewide Storage Facilities are basically two Conventional Storage Structures put together having four rows of boats and two aisles. This style of facility is by far the most versatile system to have; you can store as large a boat as your forklift can handle.
- Triplewide Storage Facilities are basically three Conventional Storage Structures put together, typically used when you have a specific site footprint.

There is not a boat size you cannot store as long as your lift truck can pick it up.

"From 1 to 1,000 Vessels- ROOF & RACK is the High & Dry Solution for all of your Marine Storage Requirements"



FULLY ENCLOSED, MAXIMUM PROTECTION,
TOP SECURITY, AND GREAT VERSATILITY.



STANDARD PORTABLE YARD STAND



2 HIGH PORTABLE BOAT RACK FOR TRAILERED BOATS



2 HIGH PORTABLE BOAT RACKS



3 HIGH PORTABLE BOAT RACKS

ROOF & RACK's Portable Yard Stands and Portable Boat Rack Products provide our customers a SIMPLE and VERSATILE way to increase their CAPACITY, PRODUCTIVITY and REVENUE.

- Manufactured of high quality hot dipped galvanized steel, our Portable Products will last so that you won't need to worry about future repairs or replacement costs.
- Designed efficiently for lower freight costs, our Portable Products arrive easy to assemble, including all necessary hardware to get you going fast.
- Our Portable Boat Racks can be designed to store boats on an angle when your site is too narrow to accommodate the larger vessels your market requires.
- Whether you want to store a 5,000 lb. vessel or a 30,000 lb. vessel, ROOF & RACK's Portable Products have your capacity needs in mind
- Easy to move around your property with an existing forklift truck, growing pains become a thing of the past with our Portable Products as they can effortlessly accommodate and assist your property's future expansion and development needs.
- Our Portable Boat Racks come in 4, 6, and 9 boat modules, and can also be placed "in line," end to end with common columns.
- From additional staging, temporary vessel storage, showroom sales displays, maintenance and rigging centers, outdoor sales displays, and long term vessel storage, our Portable Products should be considered in all facets of your marine business.

PORTABLE & VERSATILE STORAGE SOLUTIONS

Our Boat Rack Systems are the quickest, easiest and most inexpensive way to add a number of boats to your marina. ROOF & RACK's Outdoor Rack Systems are manufactured of the same high quality steel as our Portable Products, and come either hot dipped galvanized or painted depending on the needs of your application.

- Most marine businesses have specific workspace limitations, but with ROOF & RACK's Boat Rack Systems we can maximize your storage capacity in the most limited property situations.
- At ROOF & RACK, we know all too well that each location must be capable of accommodating a broad range of vessel types, that's why our custom- designed Boat Rack Systems provide owners with exactly the right storage-bay dimensions necessary for their markets' needs.
- Like our Portable Boat Racks, our Boat Rack Systems can be designed to store vessels on an angle, accommodating the larger boat sizes of your market.
- You may want to decrease your vessel's exposure to the elements by adding a roof to your boat racks, known as a "Roof-Only" Rack System throughout the industry.

It's a **FACT**: Vessels kept in dry storage experience higher resale values.

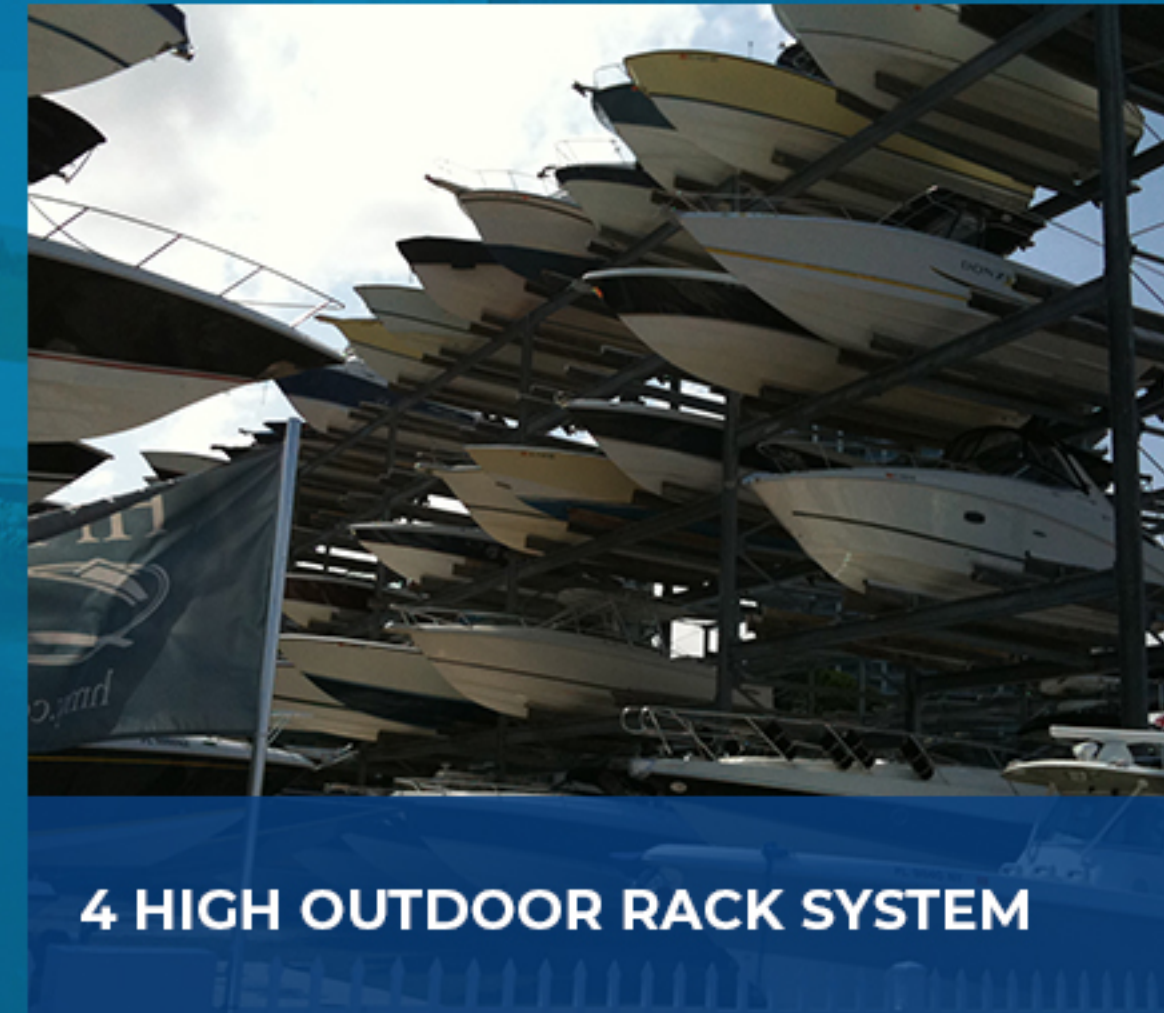
To find out more about ROOF & RACK's complete line of Dry Storage Solutions visit us online at www.roofandrack.com



"ROOF ONLY" OUTDOOR RACK SYSTEMS



3 HIGH OUTDOOR RACK SYSTEM



4 HIGH OUTDOOR RACK SYSTEM



3 HIGH "ANGLED" OUTDOOR RACK SYSTEM

COST EFFICIENT AND HIGH RETURN
VESSEL STORAGE SOLUTIONS



The Finest Name In **THE MARINE STORAGE INDUSTRY**

Due to the rising values of waterfront properties, many marinas are experiencing change. Some are closing their doors and redeveloping their property for another use, while others are being converted to private boat condo ownership entities. With fewer marinas and properly zoned sites available on the waterfront, and a growing need to access the water, developers are looking inland for areas that are correctly zoned to develop a dry storage facility.

HOW DOES IT WORK? Our custom design allows vessels to be housed in the storage facility while remaining on their trailers, all while keeping boat loading and retrieval fully compatible with typical forklift trucks. Note the cost savings you'll benefit as forklift trucks for inland storage facilities only needs a "positive" lift, unlike waterfront properties which require both a "positive" and a "negative" lift to launch boats into the water. Customers will enjoy the simplicity of offshore storage facilities as well, as they can call ahead and have their boat/trailer ready for towing to the launching destination of their choice. The storage solutions with these facilities are not limited to just marine vessels, as owners are also using the bottom storage level of these facilities to house RVs! Likewise, this new breed in dry storage has attracted the business of many mini-warehouse storage developers who are adding this type of dry storage to both new properties and existing ones.

P.O Box 1330, Boca Raton, FL 33429
1-800-555-4701
TEL. 561-393-4757 Fax 561-393-4796
sales@roofandrack.com

VISIT WWW.ROOFANDRACK.COM