



## BELGRADE / BOZEMAN, MT UNDER CONSTRUCTION

**105 DEPOT DRIVE  
BELGRADE, MT 59714**  
**FOR SALE | FOR LEASE**

**BELGRADE /  
BOZEMAN, MT**

### **Project Information:**

Total Project SF: 28,000 SF  
1 Building | 12 units

### **Under Construction**

**Pre Construction Discounts Available**  
**May 2026 Delivery**

### **Uses:**

Light Industrial Zoning | Work – Play  
Creative Office, Showroom, Fulfillment, Studio  
Space, Fitness, Light Industrial, and many more!

### **Best-In-Class Features:**

14x14 or 12x10 OH Door, Mezzanines, Private  
Restrooms, Wet Bars, LED Lights, 4-ton high  
efficiency HVAC, Juliette and Walk-Out Balconies  
on select units, 3-Phase Power (150 or 200 AMP),  
Polished Concrete Floors, Wide Drive Aisles,  
Sprinkler System, 24 Hour Access

### **What is a Personal Warehouse®?**

No matter your needs – business, storage, or fun –  
we have the solution for you. With customizable  
interiors and standard amenities such as HVAC,  
power and unlimited access, owning your own unique  
space is more affordable than ever.

PW Development has decades of experience leading  
the small bay warehouse and incubator industry  
which has grown in popularity and variety of usage.  
Work – Play with a Personal Warehouse® as the only  
limit is your imagination!



# OVERVIEW

**UNDER  
CONSTRUCTION**

**105 DEPOT DRIVE  
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**WORK | PLAY**

Page 2

**YEAR BUILT:**

**INVENTORY TRACKING:**



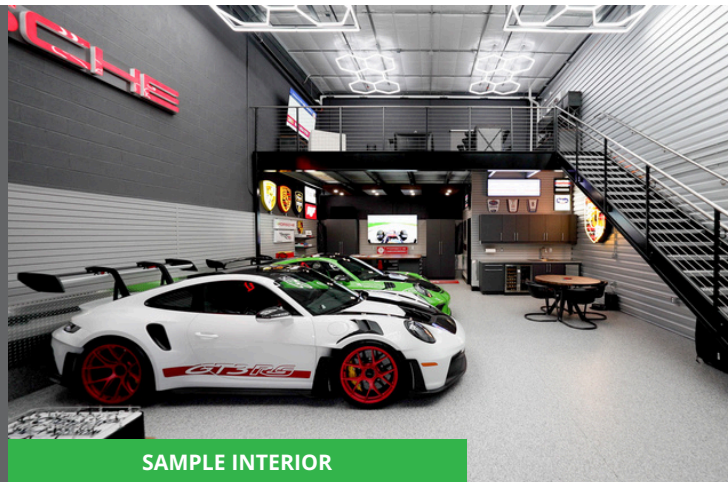
**OCCUPANCY:**

Light Industrial Zoned.

**FOR SALE / FOR LEASE:**

Financing Available.

See Inventory Tracking for Pricing.



**SAMPLE INTERIOR**

## **PROPERTY INFO:**

- For Sale / For Lease
- Ideal for Small Business, Personal Use
- Insulated Masonry Construction
- LED Lights / Energy Efficient Construction
- Mezzanines
- Finished Private Restrooms
- 24 / 7 Access, Wide Paved Aisles
- 14x14 or 12x10 OH Door w/ operators
- Walkout or Juliet Balconies available
- Polished Concrete Floors
- Interior Painted and Finished Walls
- Insulated Roof and HVAC Ducting
- Floor Drains

## **5 REASONS TO OWN:**

- Build Equity over Rent Receipts
- Fixed Rate Financing (25 Year Term)
- Tax Benefits for Business Users & Investors
- Cost Effective – Own for Less per Month
- Customize Your Space!



**SAMPLE INTERIOR**



[www.PersonalWarehouse.com](http://www.PersonalWarehouse.com)  
[info@PersonalWarehouse.com](mailto:info@PersonalWarehouse.com)

**303-222-0768**

Pricing and availability is subject to change without notice.

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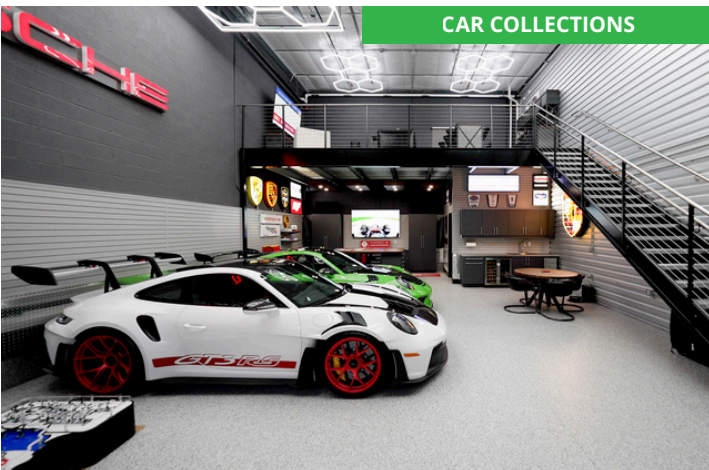
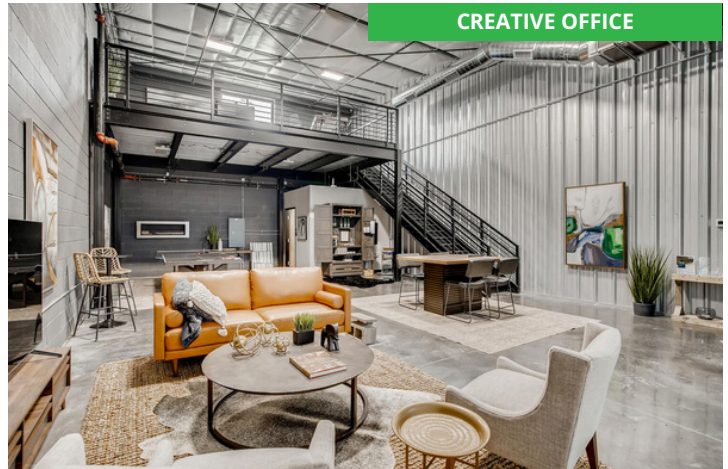
# CONCEPT - SAMPLE USES

UNDER  
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WORK | PLAY

Page 4



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# AERIAL MAP

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Page 5



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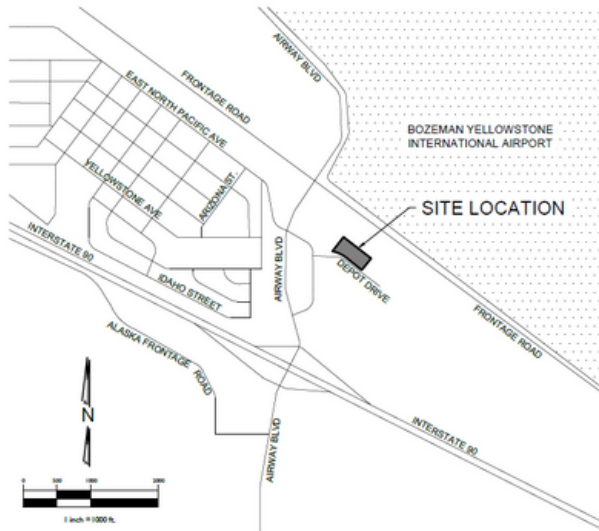
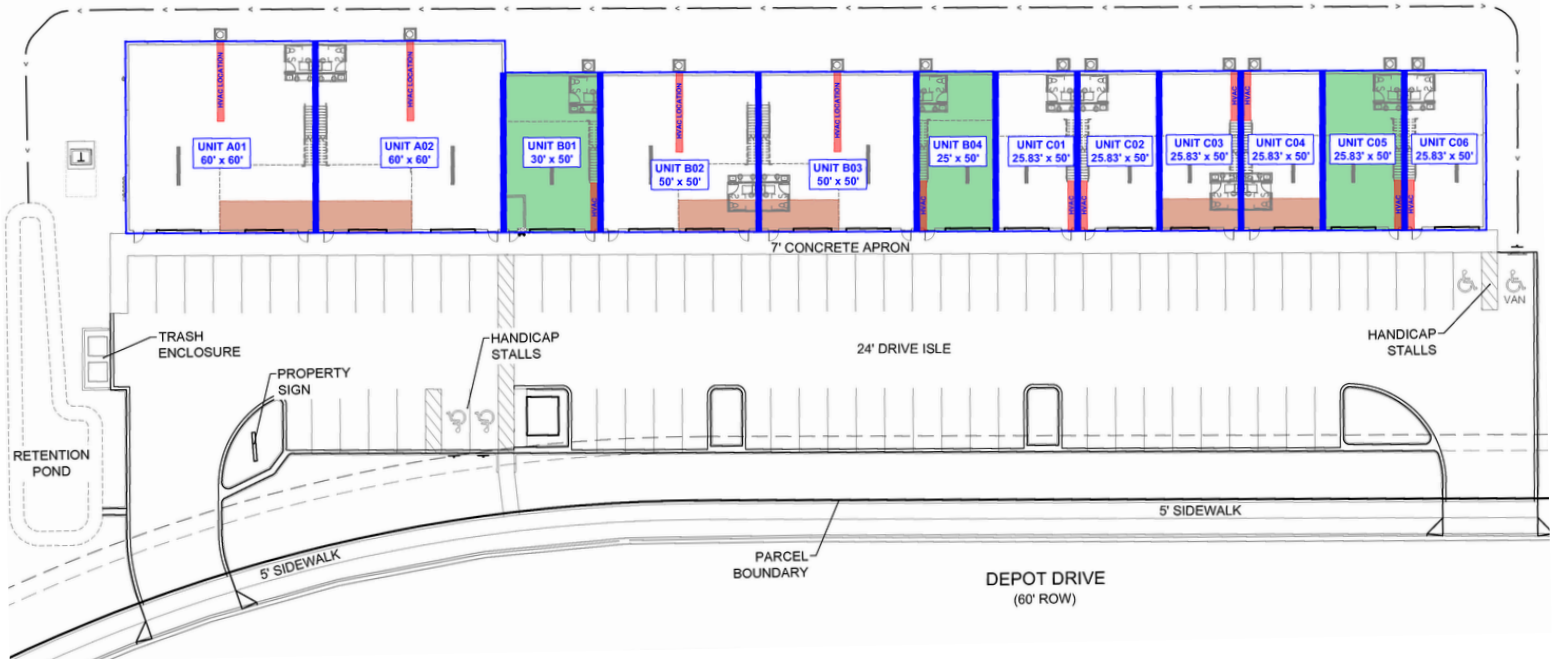
# SITE PLAN

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Page 6



VICINITY MAP

## LEGEND

- FULLY FINISHED UNITS
- FRONT LOADED UNITS
- RESTROOM ONLY NO MEZZANINE
- LOCATION
- FINISHED WALLS



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