



## FORT COLLINS FOR SALE | FOR LEASE

**11 NW FRONTAGE ROAD  
FORT COLLINS, CO 80524**

**WORK | PLAY®**

FORT COLLINS PROJECT

### Project Information:

Total Project SF: 10,920 SF  
1 Building - 8 Units  
Ability to combine units  
Completed: June 2023

**Unit Showings by Appointment or  
Self-Guided Tours Available**

### Uses:

Work – Play®  
Light Industrial Zoning

### Best-In-Class Features:

14 x 14 OH Door with Operator, Mezzanines with Windows & LVC flooring, Custom Restroom with Shower Rough in, HVAC with Ducting, Polished Concrete Floors & Interior Paint, LED lighting, Wet Bars, 24-Hour Access, Move-in Ready

### 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, security 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

**FORT COLLINS  
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## YEAR BUILT:

2023

## UNIT DIMENSIONS:

26' x 52' or 27' x 52'

Mezzanine SF: 416 SF or 433 SF

## OCCUPANCY:

Light Industrial Zoned.

Ideal for Work – Play®

## FOR SALE & FOR LEASE:

Scan the QR Code for updated pricing and unit availability:



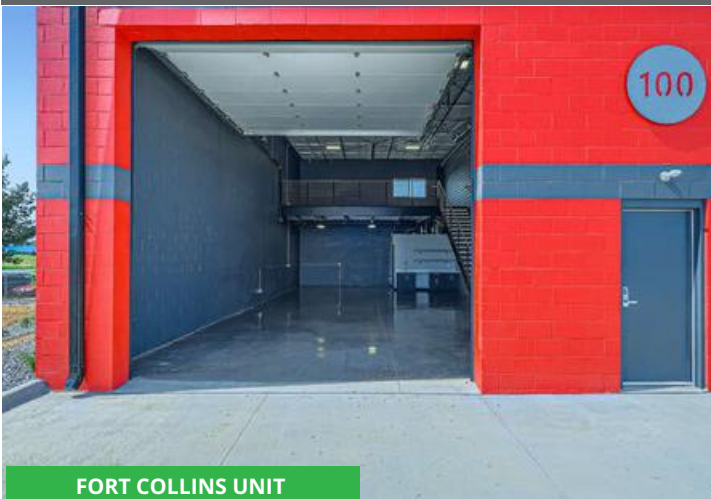
**FORT COLLINS MAIN LEVEL**

## PROPERTY INFORMATION:

- For Sale / For Lease
- Ideal for Small Business, Storage Space
- 14 x 14 OH Door with Operator
- Mezzanines with Window & Flooring
- Custom Restroom with Shower Rough-In
- HVAC with Ducting
- Polished Concrete Floors & Interior Paint
- LED Lighting
- Wet bars
- Insulated Block Construction, R36 Roof, R23 Exterior Walls, R19 interior Walls
- Well Parked: 3.6/1,000 SF

## 5 REASONS TO OWN:

- Build Equity over Rent Receipts
- Fixed Rate Financing (15 – 25 Year Term)
- Tax Benefits for Business Users & Investors
- Cost Effective – Own for 40% Less per Month
- Customize Your Space!



**FORT COLLINS UNIT**



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

**303-222-0768**

Pricing and availability are subject to change without notice.

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# PROJECT PHOTOS

**FORT COLLINS  
FOR SALE | FOR LEASE**

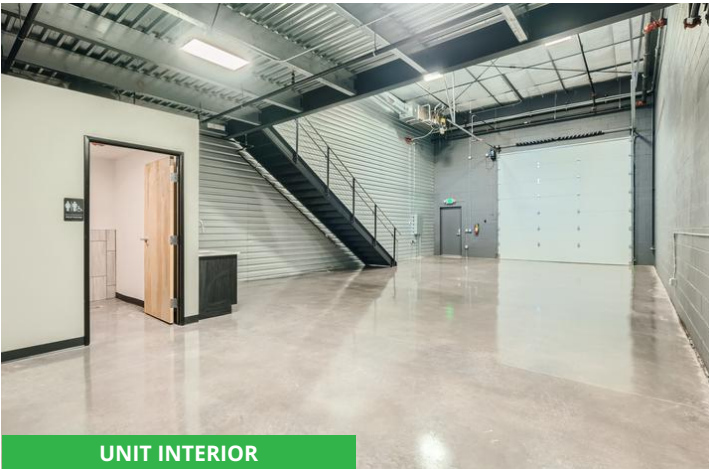
**11 NW FRONTAGE ROAD  
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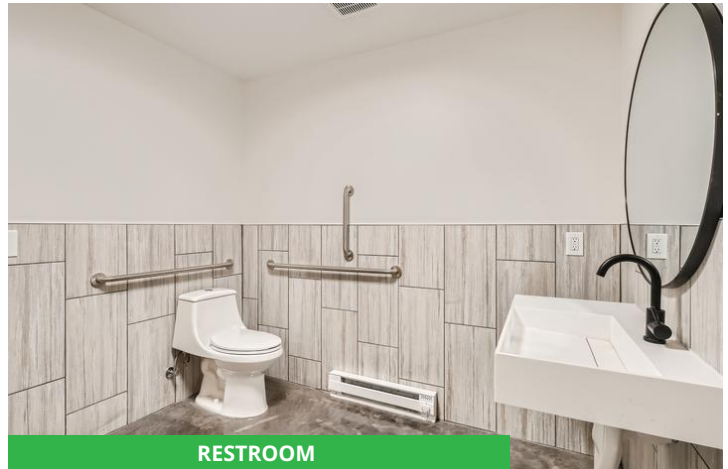
**MAIN LEVEL**



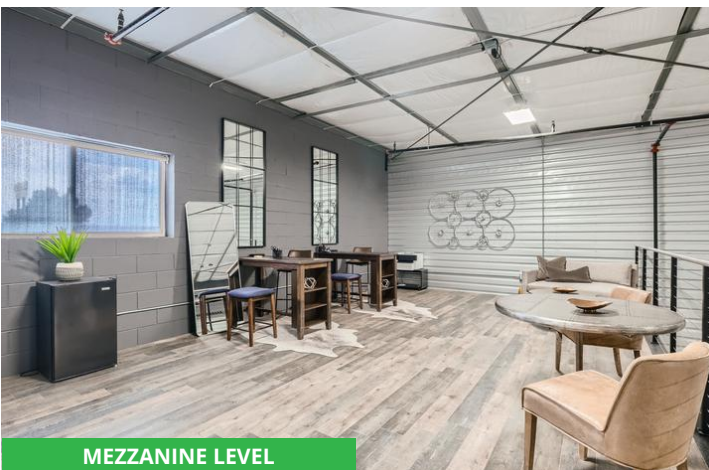
**MEZZANINE LEVEL**



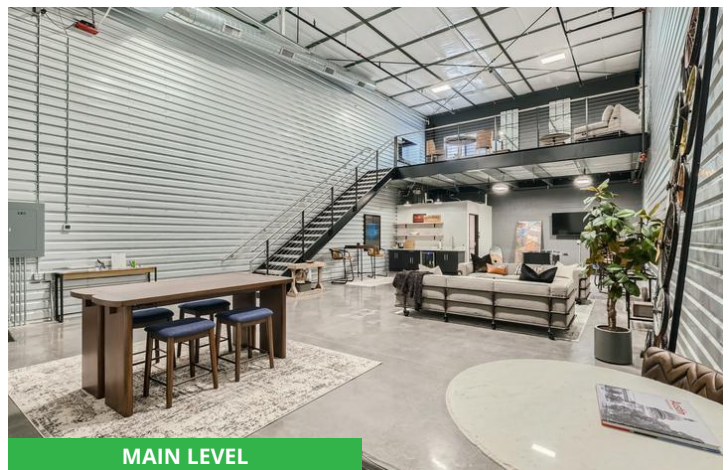
**UNIT INTERIOR**



**RESTROOM**



**MEZZANINE LEVEL**



**MAIN LEVEL**



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# CONCEPT - SAMPLE USES

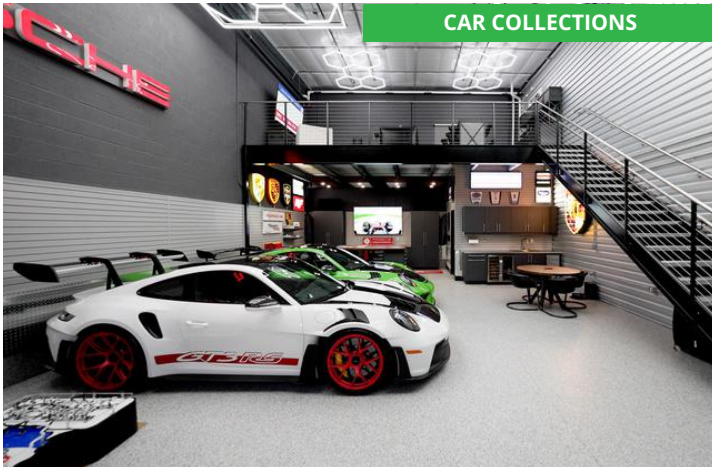
**CUSTOMIZED SPACES**



**CREATIVE OFFICE**



**CAR COLLECTIONS**



**MAN CAVE**



**BUSINESS**



**HOBBY SHOP**



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# AERIAL MAP



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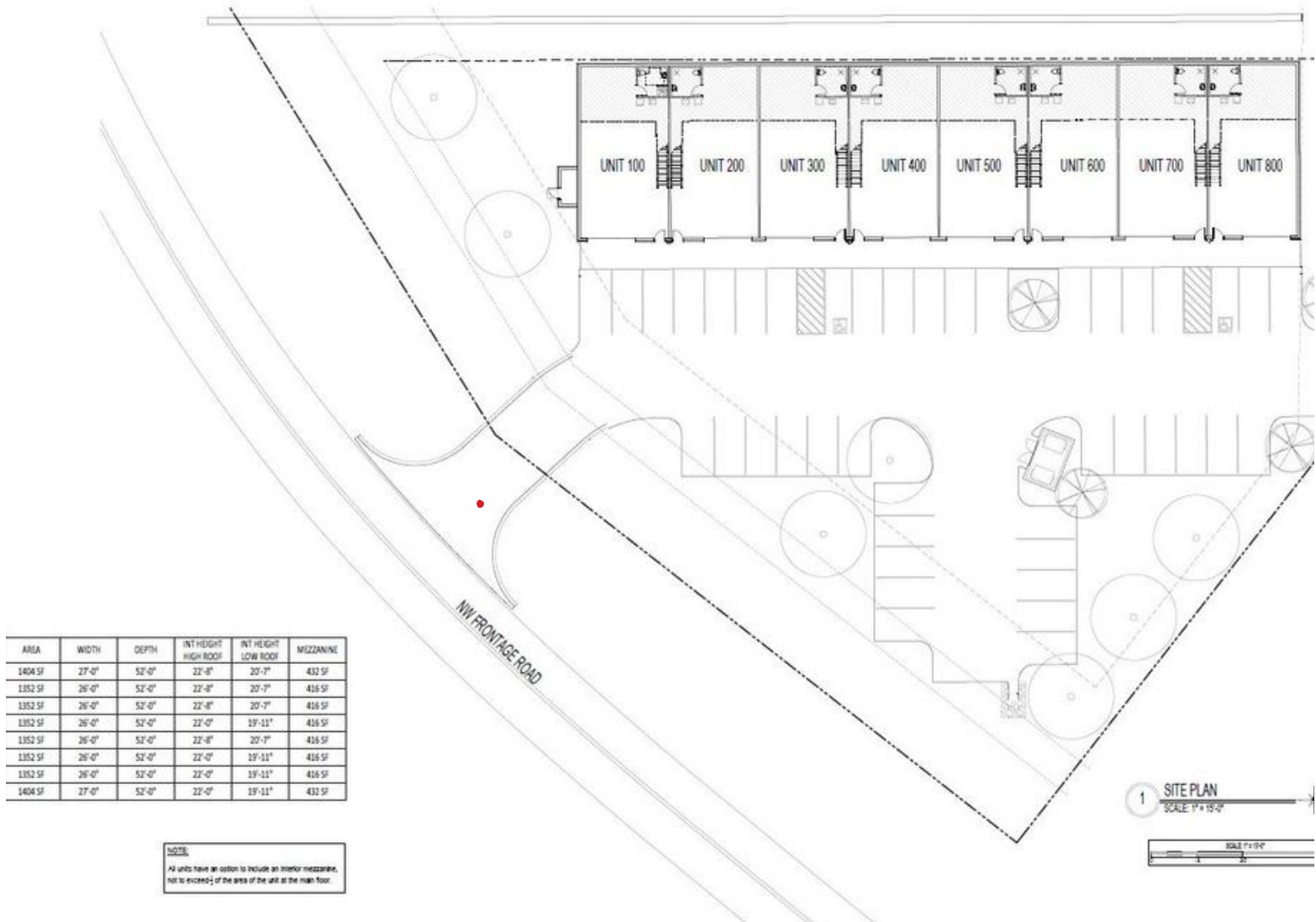
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# SITE PLAN



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