



FORT COLLINS FOR SALE | FOR LEASE

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

WORK | PLAY®

Project Information:

Total Project SF: 10,920 SF

1 Building - 8 Units

Ability to combine units

Completed: June 2023

FORT COLLINS PROJECT

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

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!

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

OVERVIEW

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

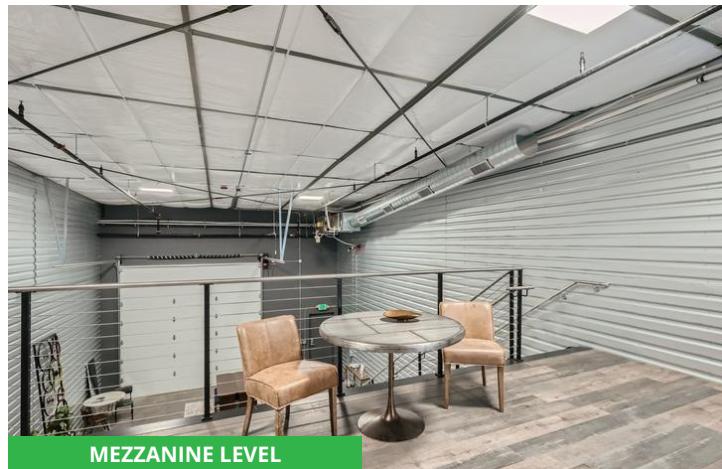
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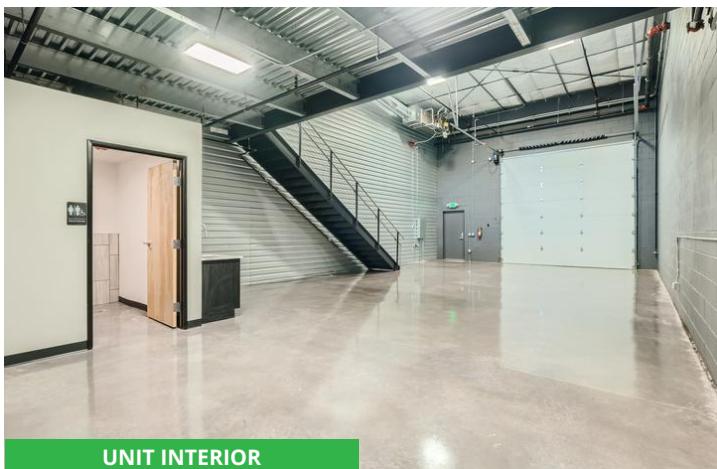
PROJECT PHOTOS



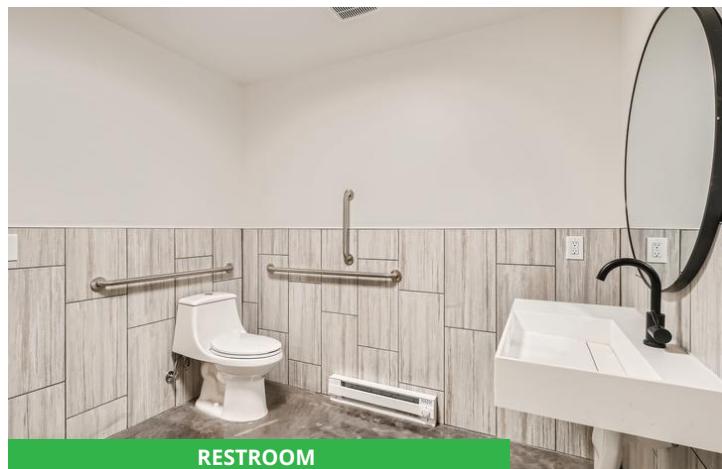
MAIN LEVEL



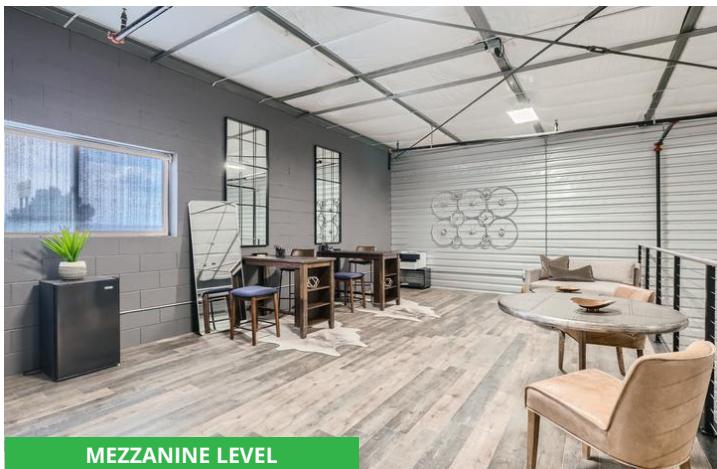
MEZZANINE LEVEL



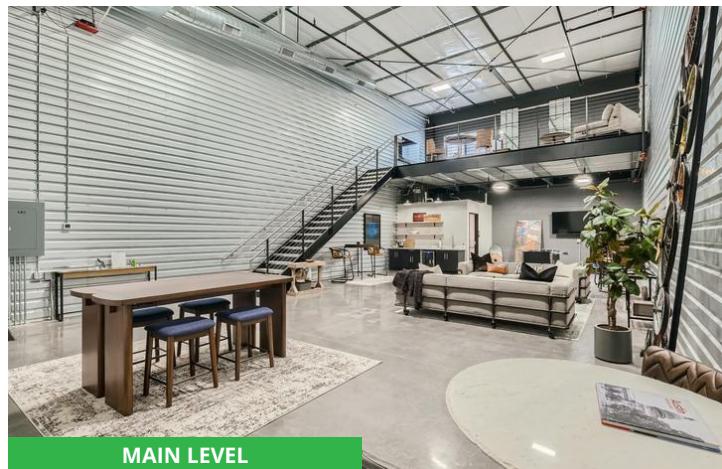
UNIT INTERIOR



RESTROOM



MEZZANINE LEVEL



MAIN LEVEL



www.PersonalWarehouse.com
info@PersonalWarehouse.com

303-222-0768

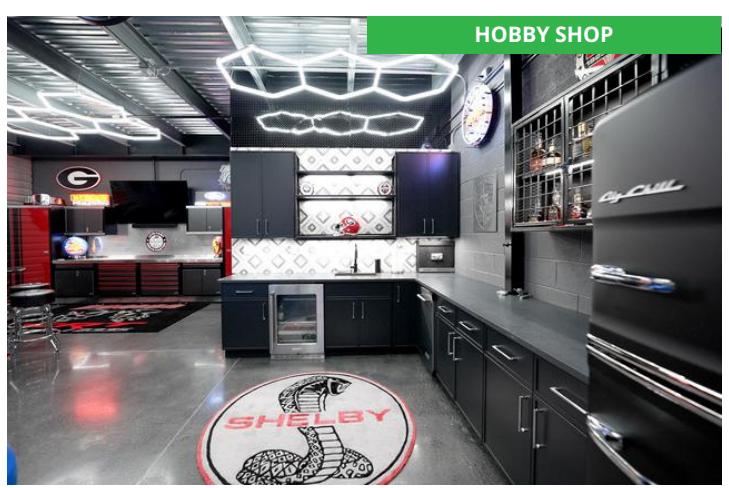
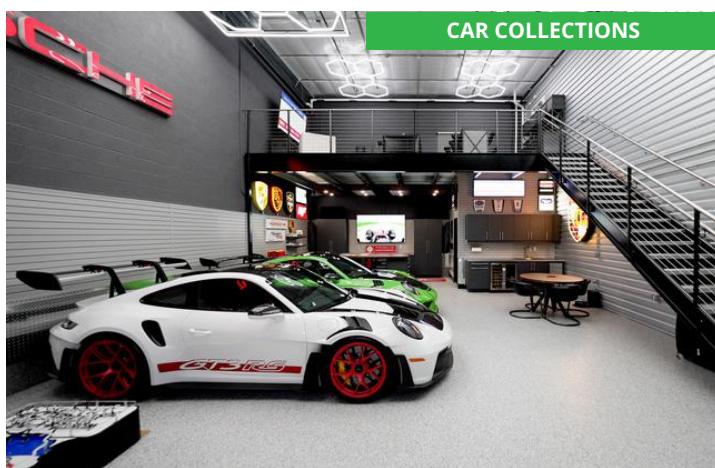
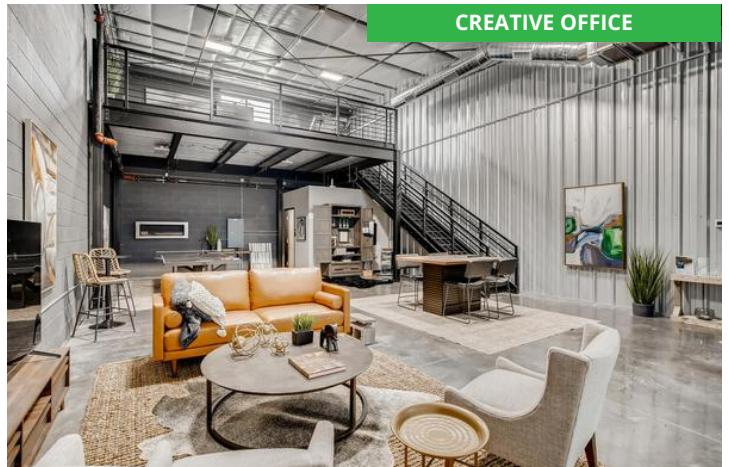
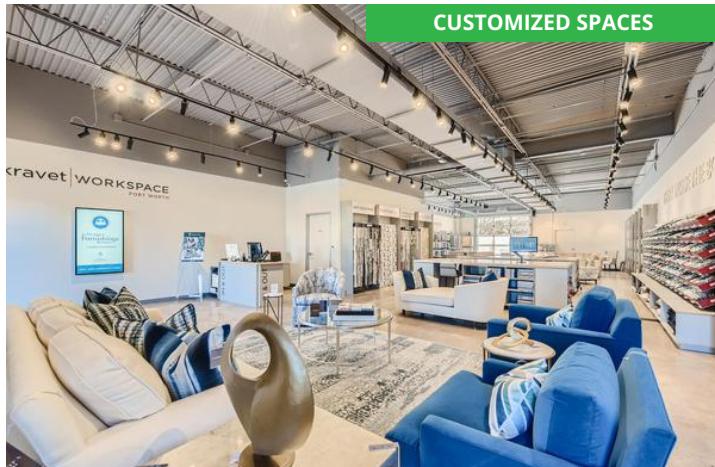
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CONCEPT - SAMPLE USES



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AERIAL MAP

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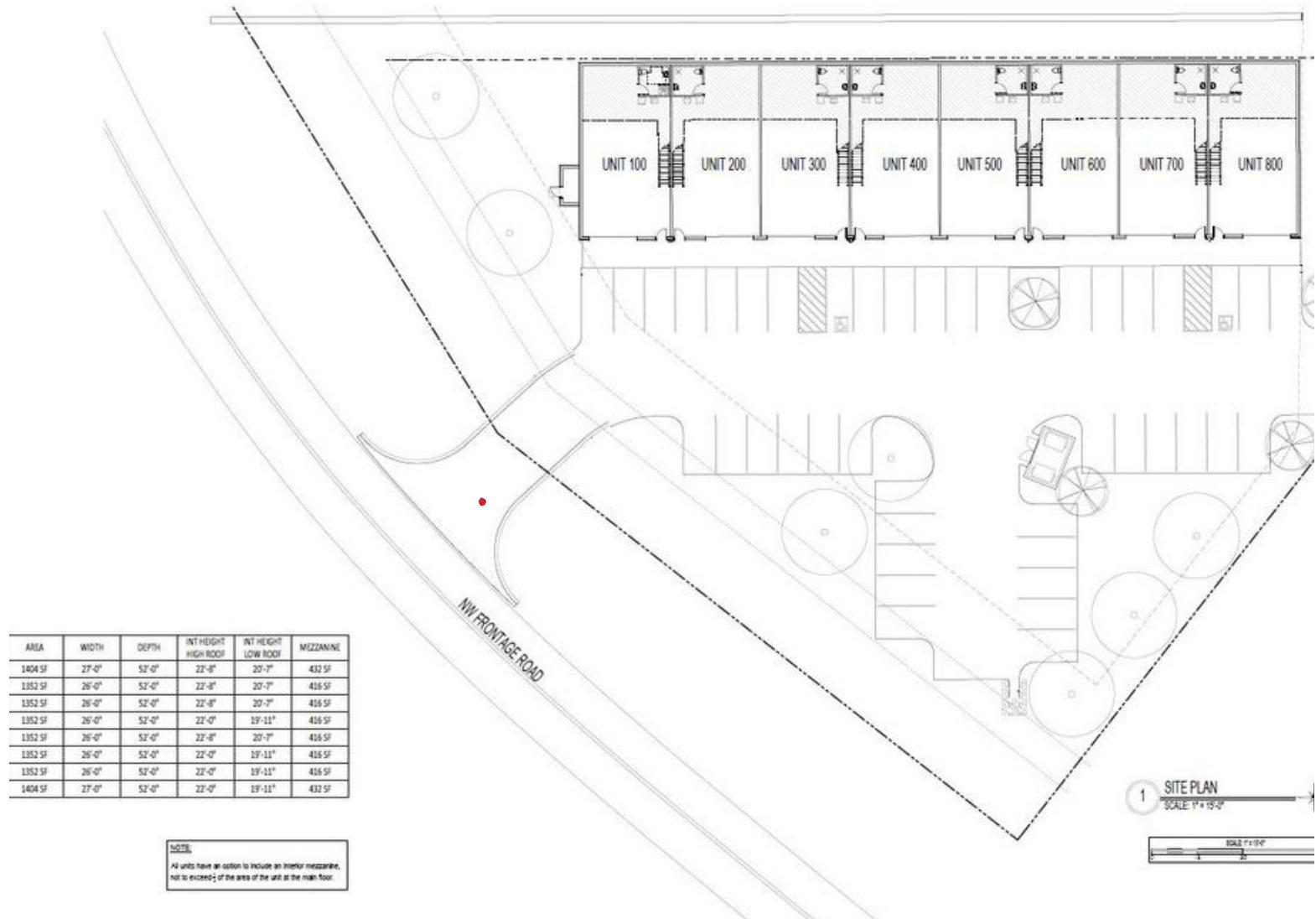
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SITE PLAN



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