



FORT COLLINS PERSONAL WAREHOUSE

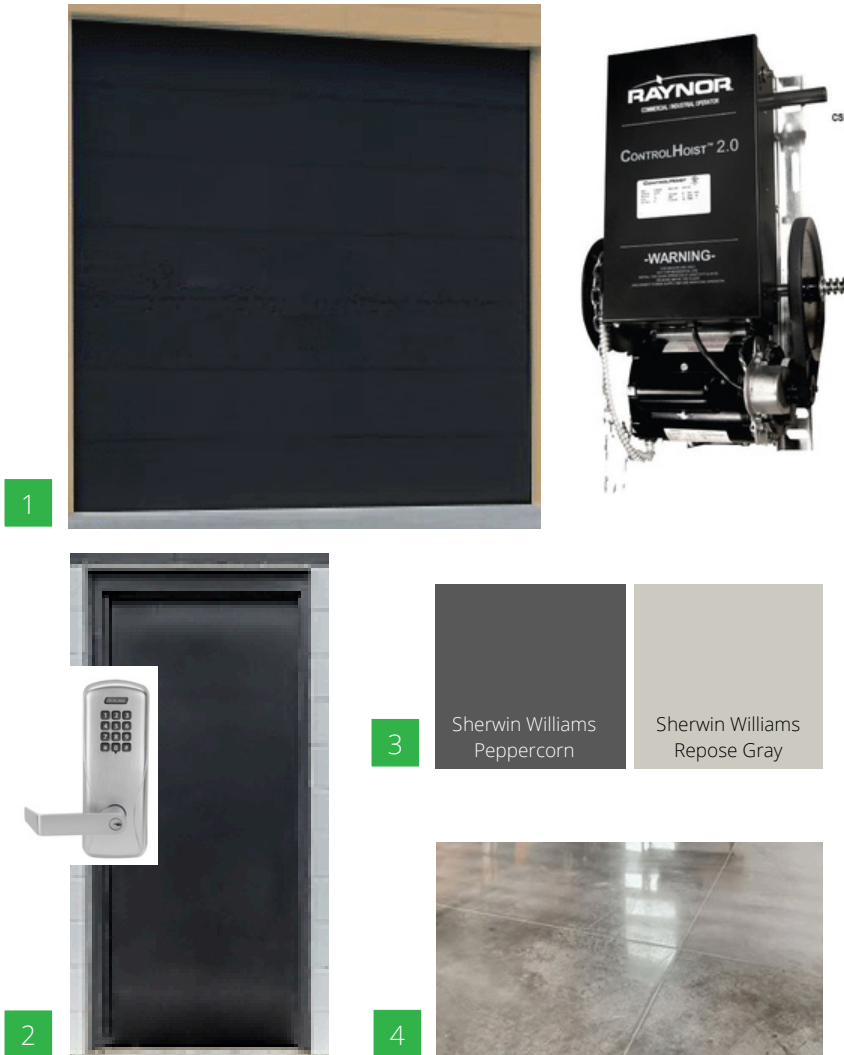
11 NW Frontage Road, Fort Collins, CO 80524

UNIT FEATURES BOOKLET



STANDARD FEATURES

DOOR, PAINT, FLOORING



- 1 **14'x14' OH Insulated Door & Operator with 1 Remote**
Door & Operator Brand: Liftmaster
Door: CHI - black solid door | TM220 with ThermaSeal technology
20 gauge exterior, 18.3 R-value
Warranty: Door rust & Insulation Delamination - 10 years
Windows, Hardware, & Springs - 1 year
Operator: LiftMaster with ControlHoist Standard Operator | Side-Mounted
Warranty: 3 years with purchase of door
With MyQ technology
 - 2 **Dedicated Man Door**
With Schlage Cypher keypad entry lock
 - 3 **All Interior Walls Painted And Finished**
Peppercorn on Blocks
Repose Gray on Drywall
 - 4 **Polished Concrete Floor**
- **Fully sprinkled**
 - **Insulated, finished, sheetrock demising walls**
 - **LED Lights throughout space**
 - **100 amps | 3-phase power**
 - **Internet Roughed In**

*Due to supply chain and manufacturing delays, substitutions may occur

STANDARD FEATURES — ROOF & HVAC



1



2

1 Insulated Roof & HVAC Ducting

2 HVAC Unit

5-ton high efficiency system | 95% | 13 Seer
Brand: Champion

3 Comes with 1 year of filter / maintenance

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STANDARD FEATURES — MEZZANINE



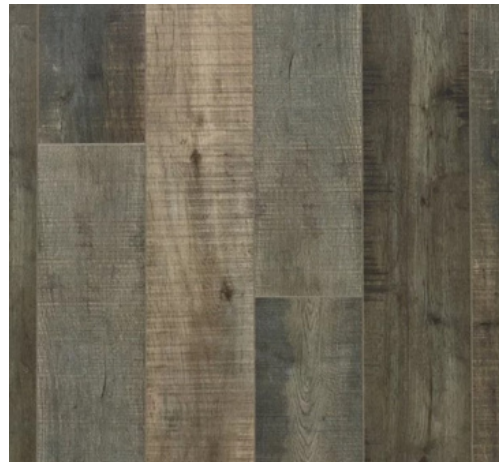
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- 1 **Mezzanine**
Chrome mezzanine & stairs

- 2 **Mezzanine Flooring**
LVT flooring: Bellevue Moon Waterproof Laminate



1



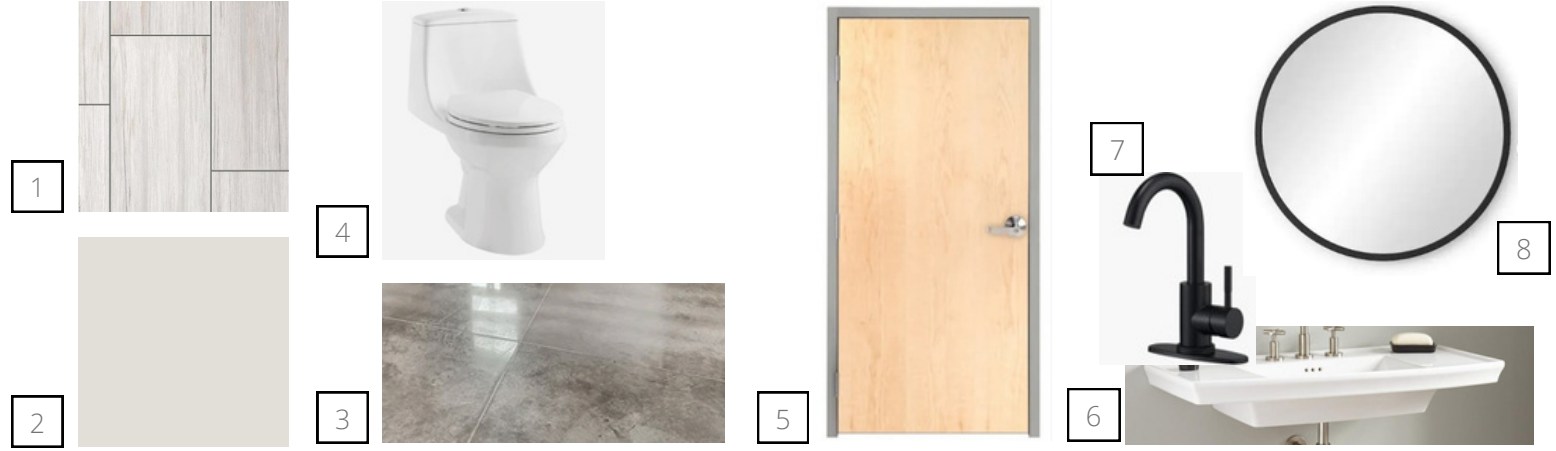
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RESTROOM

FINISHES

- Polished Concrete Floor
- Tile Wet Walls
- Upgraded Fixtures



- 1

WALL TILE
 - Sahara Sand 12" x 24"
 - 3 walls to 48"
 - Vertical brick lay
 - Gray grout

2

BATHROOM PAINT

Sherwin Williams - Elder White

3

Polished Concrete Floor

4

Toilet

Project Source Laporte Dual Flush White Elongated Chair Height Toilet

5

DOOR

3070 Solid Core Maple Door

6

Wall Mounted Sink

Signature Hardware
Olney 39" Porcelain Sink

7

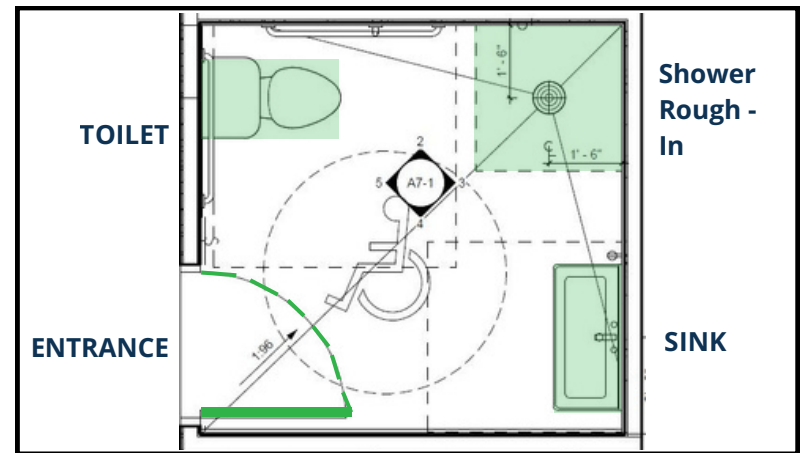
Sink Faucet

Matte Black Single-Handle Bathroom

8

Wall Mirror

Umbra Hub 37" Round



FLOOR PLAN

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STANDARD FEATURES — WET BAR

FINISHES

- Space for mini-fridge or dishwasher with water & electric hookup
- Quartz or similar counter
- Lower cabinets with sink on restroom wall

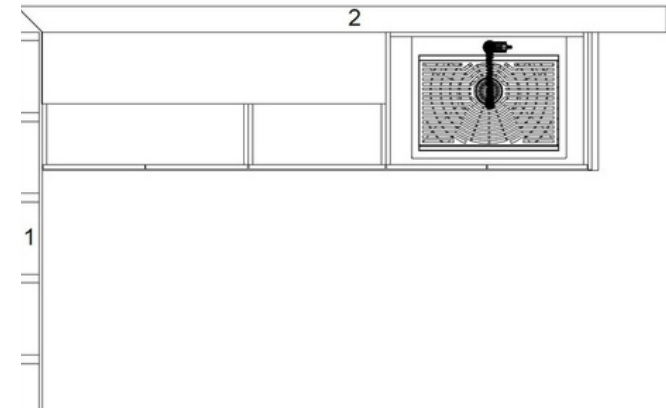
- 1 Sink with Cutting Board & Other Accessories
- 2 Cabinet Color: GoldenHome Dark Wood



1



2



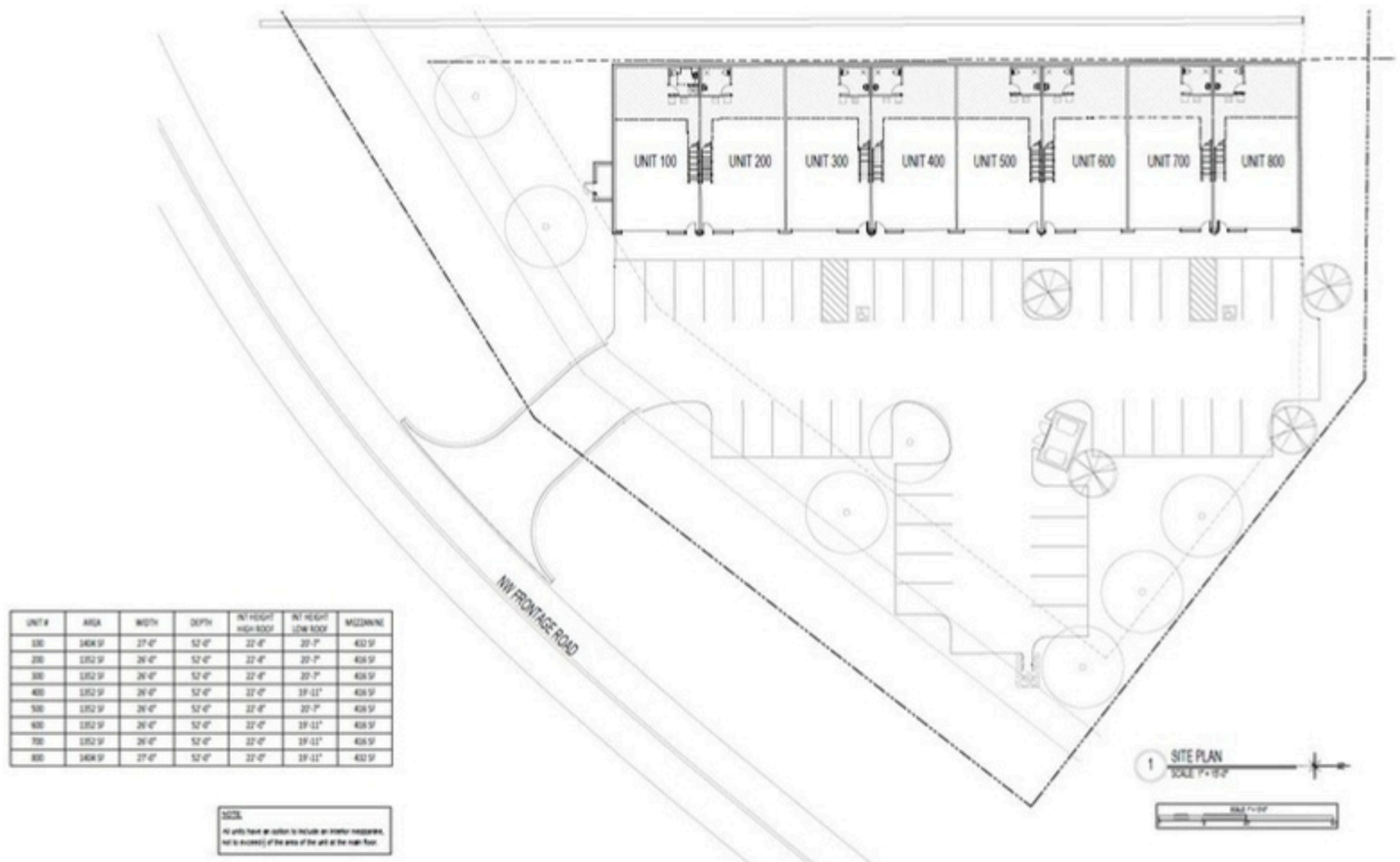
SITE PLAN



RENDERING

*Due to supply chain and manufacturing delays, substitutions may occur

SITE PLAN — PERSONAL WAREHOUSE



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