



**UNIT C5
FOR SALE | FOR LEASE**

**9337 COMMERCE CENTER ST,
HIGHLANDS RANCH, CO 80129**

WORK | STORE | PLAY®

HIGHLANDS RANCH, CO

Project Information:

Unit Size: 3,000 SF + Mezzanine

Price: \$850,000 | \$284 /SF

**Unit showings by appointment only
Brokers welcome.**

SUMMARY:

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 – Store – Play® with a Personal Warehouse® as the only limit is your imagination!

USES:

Work – Store – Play®
Highlands Ranch PUD.

FEATURES:

HVAC, Private Restroom with Shower, Kitchenette,
300 Amps 3 phase power

OVERVIEW

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YEAR BUILT:

2007

UNIT SIZE:

3,000 SF + Mezzanine

OCCUPANCY:

Light Industrial Zoned. Ideal for Work – Store – Play®

FOR SALE:

Price: \$850,000 | \$284 /SF

CAM Fees: \$197.55/month

Taxes: TBD



PRIOR OWNER LAYOUT

PROPERTY INFO:

- For Sale
- Ideal for Small Business, Showroom, Man Cave
- Insulated Masonry Construction
- LED Lights / Energy Efficient Construction
- 24 / 7 Access, Wide Paved Aisles
- 14 x 14 OH Door w/ operators
- Mezzanine
- Private Restroom with Shower
- HVAC Included
- Kitchenette
- 300 Amps 3 phase power
- Highlands Ranch Personal Warehouses

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 25-40% Less per Month
- Customize Your Space!



CUSTOM MEZZANINE



www.PersonalWarehouse.com
info@PersonalWarehouse.com

303-222-0768

Pricing and availability is subject to change without notice.

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C5 - INTERIOR SHOTS

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AERIAL MAP

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