NORTH SHORE, WI PROJECT

NORTH SHORE
FOR SALE | FOR LEASE

8949 N. DEERBROOK TRAIL
BROWN DEER, WI 53223

WORK | STORE | PLAY®

Project Information:

Located in the Brown Deer Business Park
Total Project SF: 30,417 SF
16 Units
For Sale & For Lease

Unit Showings - By Appointment or Self-Guided Tours Available

Broker Co-Op Available

Uses:

Work – Store – Play®
Light Industrial Zoning

Best-In-Class Features:

Fully Remodeled & Updated, New Insulated Roof HVAC Units, New Asphalt & Concrete Drives, LED Lighting, Custom Restrooms with Shower Rough-Ins, Wet Bars, Private Man Door Access with Insulated OH Doors, Fully Climate Controlled, Gated 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, 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!

PERSONAL WAREHOUSE
WORK • STORE • PLAY™

www.PersonalWarehouse.com
info@PersonalWarehouse.com

414-501-7171

Pricing and availability is subject to change without notice.
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OVERVIEW

YEAR BUILT:
June 2023

UNIT DIMENSIONS:
1,470 SF - 2,929 SF

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

FOR SALE & FOR LEASE:
Scan the QR Code for updated pricing and unit availability:

PROPERTY INFORMATION:

- Gated 24/7 Access
- Fully Remodeled and Updated
- New Roof with Improved Insulation
- New Roof Top HVAC Units
- Custom Restrooms with Shower Rough-Ins
- New Asphalt Drives & Concrete Drives
- Wet Bars
- LED Lighting
- Private Man Door Access with Insulated 10' x 8.5' OH Doors
- Fully Climate Controlled

FEATURES:

- All utilities are common and shared. Billed through CAM fees.
- Fully climate controlled spaces

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PROJECT PHOTOS

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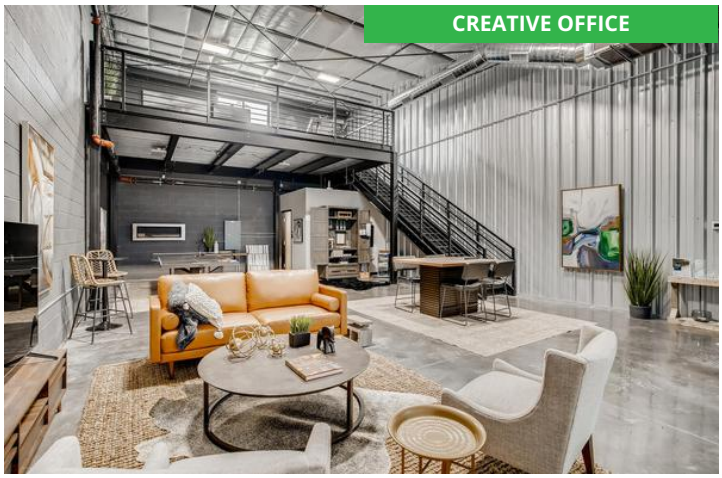
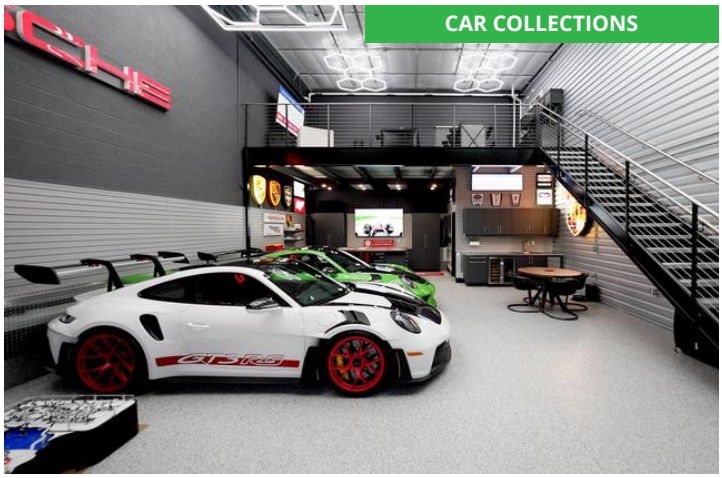
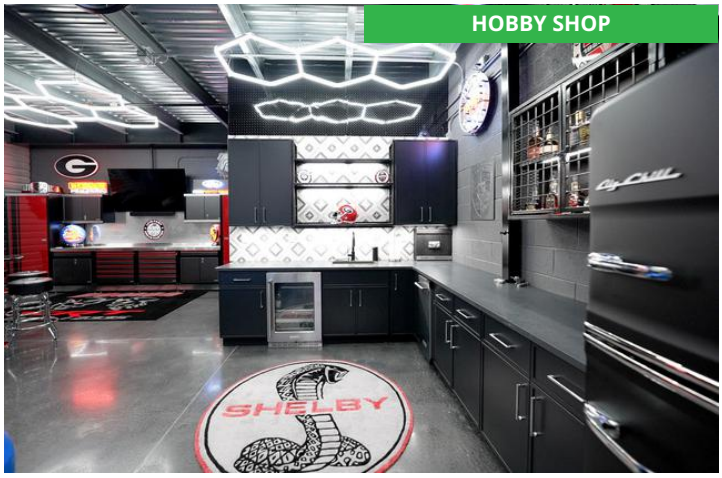
CONCEPT - SAMPLE USES







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303-222-0768

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AERIAL MAP

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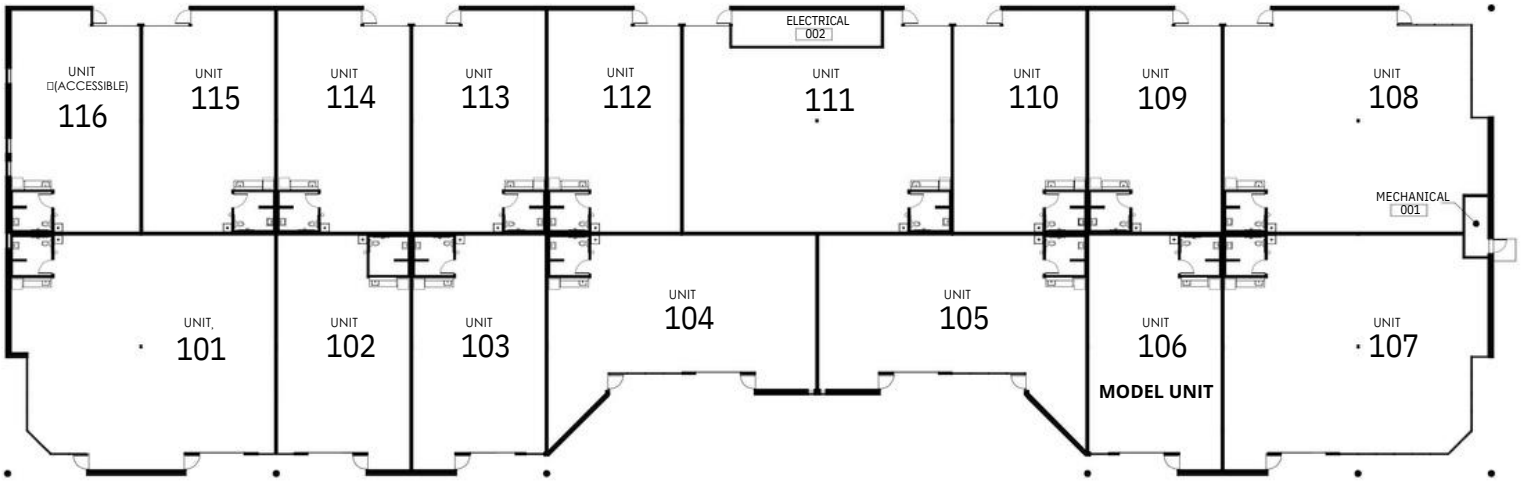
SITE PLAN

UNIT SQUARE FOOTAGE DATA	
NUMBER	AREA
101	2929 SF
102	1516 SF
103	1516 SF
104	2096 SF
105	2096 SF
106	1516 SF
107	2810 SF

UNIT SQUARE FOOTAGE DATA	
NUMBER	AREA
108	2708 SF
109	1470 SF
110	1470 SF
111	2613 SF
112	1470 SF
113	1470 SF
114	1470 SF
115	1470 SF
116	1470 SF



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