



**FOR SALE & LEASE**

**ALONG 1-25 / WILCOX  
CASTLE ROCK, CO  
FLEX PROJECTS**

**WORK | STORE | PLAY™**

**Project Information:**

Total Project SF: 51,500 SF

4 Buildings - 37 Units

Total Backlot Space: 17,389 SF

**Uses:**

Work – Store – Play™

Light Industrial Zoning

**Standard Features:**

14x14 OH Doors, Mezzanines, Private Restrooms,  
LED Lights, HVAC, Balconies, 3-Phase Power,  
Custom Floors, 60+FT Drive Aisles, Sprinkler  
System, 24-Hour Access

**Tours available by appointment only**

**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!

# OVERVIEW

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## SAMPLE UNIT SIZES:

25' x 50', 25' x 40', 30' x 40', 30' x 70', 50' x 50'  
1,000 - 2,500 SF with ability to combine units

## OCCUPANCY:

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

## FOR SALE & LEASE:

Pricing TBA



ROUND ROCK, TX LOCATION

## PROPERTY INFO:

- For Sale and Lease
- Ideal for Small Business, Storage Space
- Insulated Masonry Construction
- LED Lights / Energy Efficient Construction
- Mezzanines
- Finished Private Restrooms
- 24 / 7 Access, Wide Paved Aisles
- 14 x 14 OH Door w/ operators
- Balconies on Select Units

## 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!



ROUND ROCK, TX LOCATION



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

303-222-0768

Pricing and availability is subject to change without notice.

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# CONCEPT PHOTOS

Round Rock, TX

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# CONCEPT - SAMPLE USES

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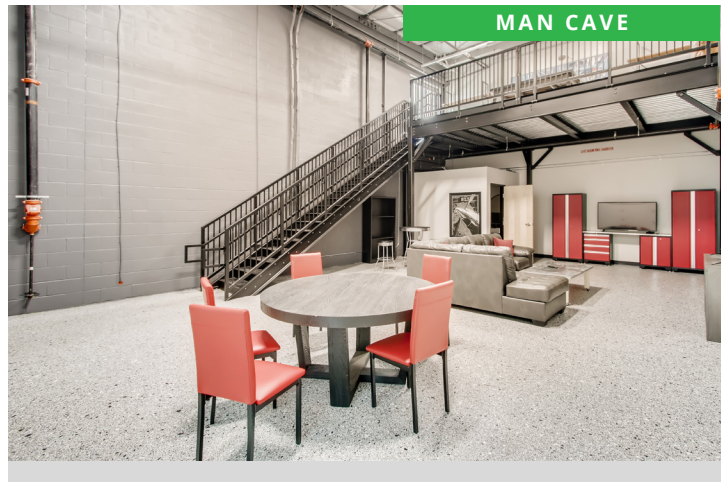
CUSTOMIZED SPACES



CREATIVE OFFICE



CAR COLLECTIONS



MAN CAVE



TOY STORAGE



HOBBY SHOP



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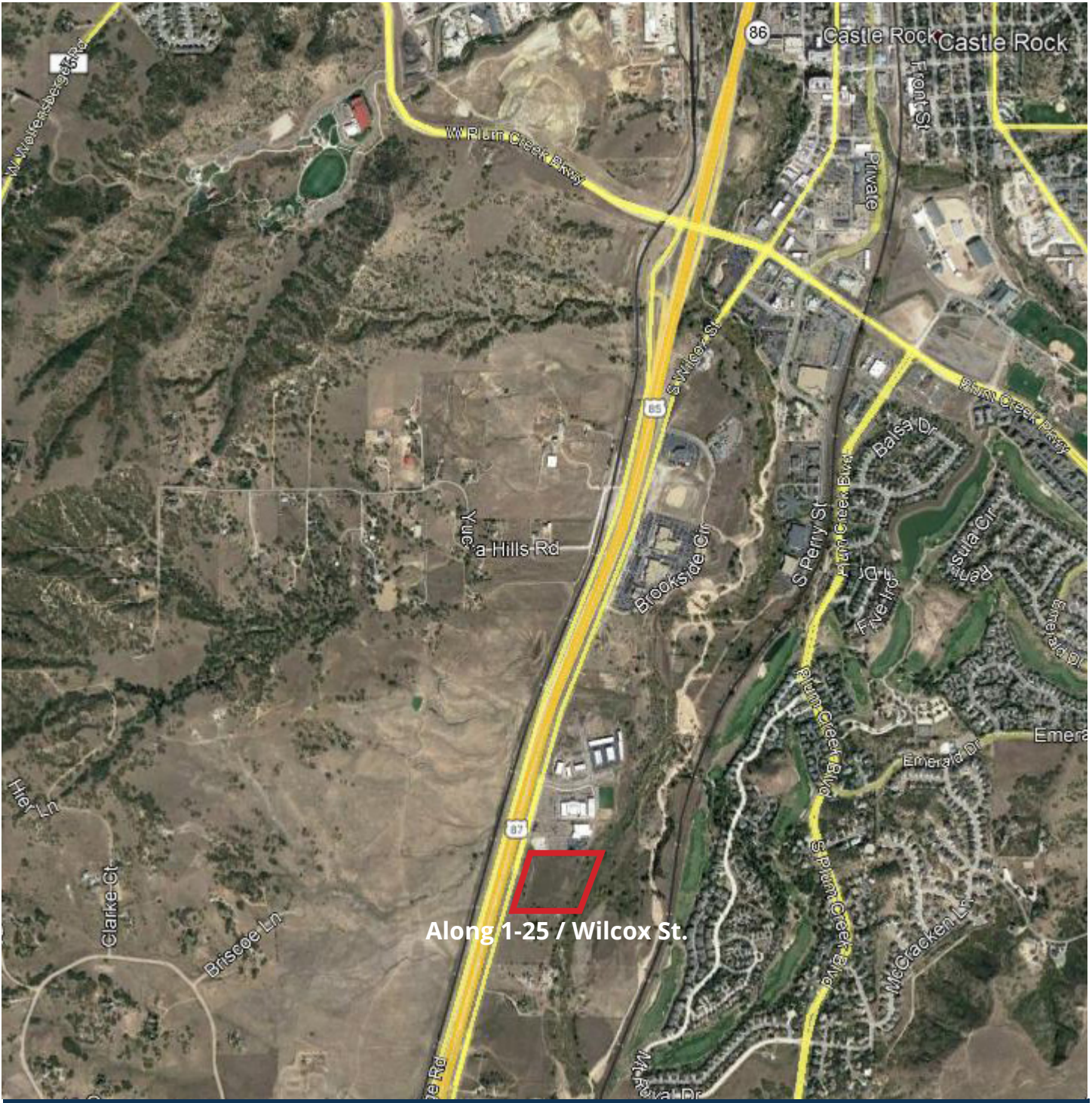
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# AERIAL MAP

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Along I-25 / Wilcox St.



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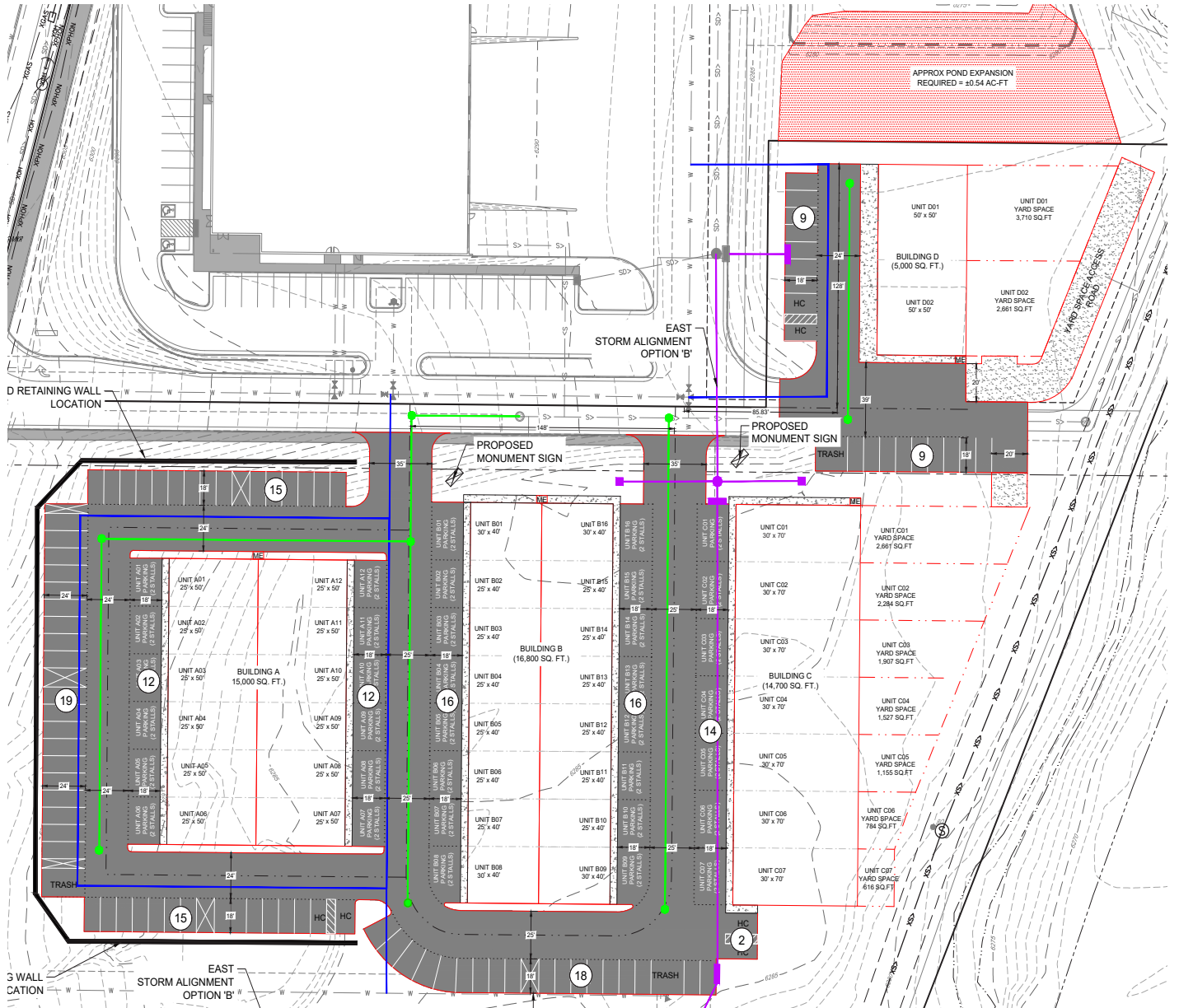
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# SITE PLAN

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