

**SPRING PROMOTIONS
GOING ON NOW!**

**2 Years CAM paid at
Closing**

**20% off Year-1 Lease
Rates + Free Rent**

NORTH SHORE FOR SALE | FOR LEASE

**8949 N. DEERBROOK TRAIL
BROWN DEER, WI 53223**

WORK | PLAY

Project Information:

Completed 2023

Located in the Brown Deer Business Park

Total Project SF: 30,417 SF

16 Units

Uses:

Work – 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

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

Broker Co-Op Available

What is a Personal Warehouse®?

Whether for business, storage, or lifestyle, a Personal Warehouse® is a purpose-built, individually owned spaces designed to adapt as your needs evolve. Each unit offers customizable interiors with best in class standard features of HVAC, 3 phase power, 24/7 access delivering flexibility without compromise. Backed by decades of experience, PW Development is a pioneer and leader in the small-bay warehouse and Micro-Flex category, serving entrepreneurs, investors, and enthusiasts and investors alike. With a Personal Warehouse®, ownership gives you the freedom to use your space your way the only limit is your imagination. Work & Play today!



www.PersonalWarehouse.com
info@PersonalWarehouse.com

414-501-7171

Pricing and availability are subject to change without notice.

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OVERVIEW

**NORTH SHORE
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WORK | PLAY

YEAR BUILT:

June 2023

UNIT DIMENSIONS:

1,470 SF - 2,929 SF

OCCUPANCY:

Light Industrial Zoned.
Ideal for Work – Play

FOR SALE & FOR LEASE:

Scan the QR Code for updated pricing and unit availability:



PROPERTY FEATURES:

- 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
- All utilities are common and shared. Billed through CAM fees.



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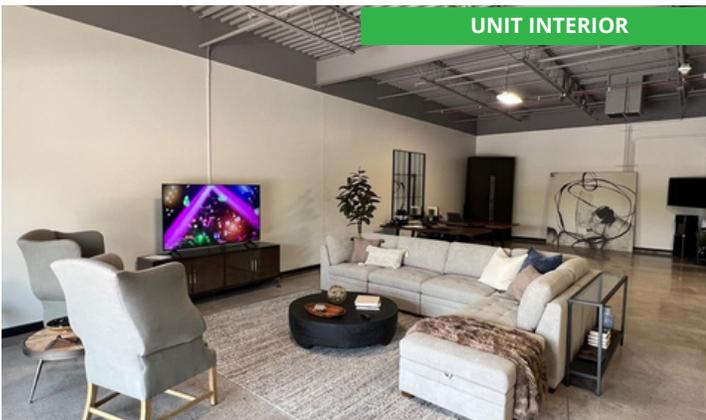
PROJECT PHOTOS



KITCHENETTE



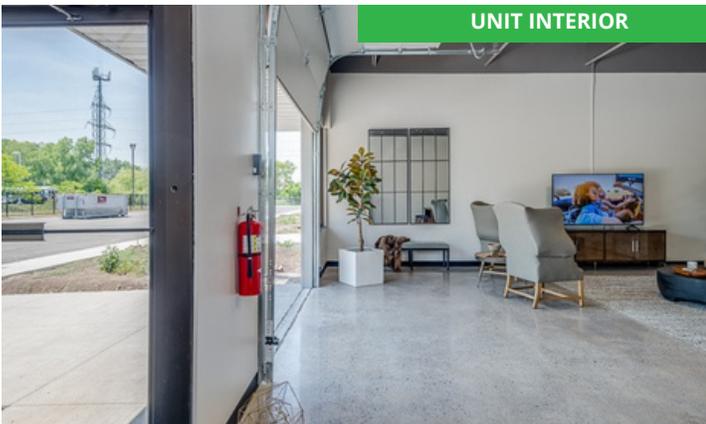
KITCHENETTE



UNIT INTERIOR



RESTROOM



UNIT INTERIOR



UNIT INTERIOR



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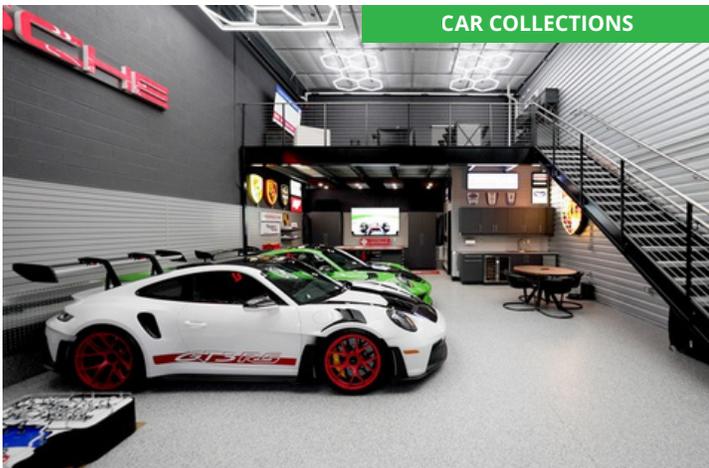
CONCEPT - SAMPLE USES



CUSTOMIZED SPACES



CREATIVE OFFICE



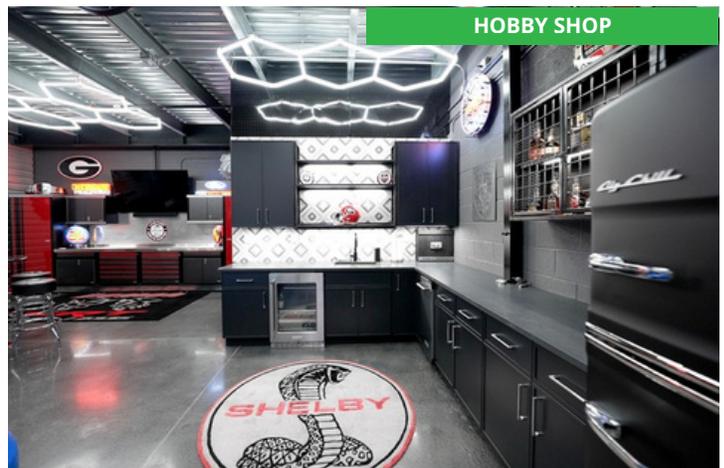
CAR COLLECTIONS



MAN CAVE



BUSINESS



HOBBY SHOP



www.PersonalWarehouse.com
info@PersonalWarehouse.com

303-222-0768

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AERIAL MAP

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SITE PLAN

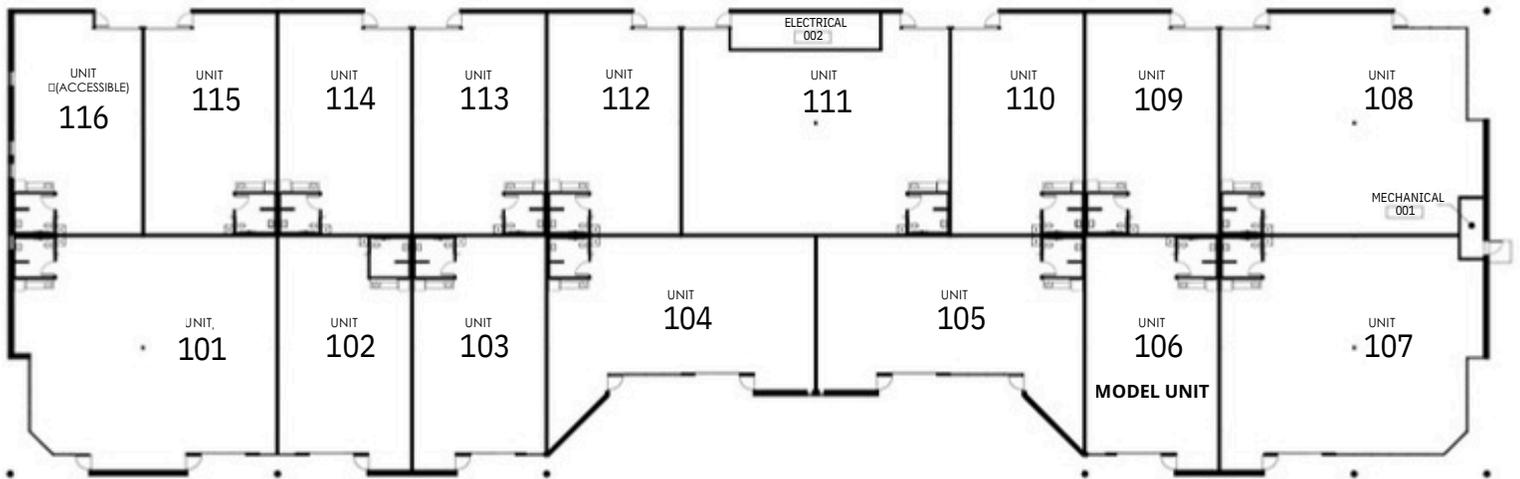
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UNIT SQUARE FOOTAGE DATA	
NUMBER	AREA
101	2929 SF
102	1516 SF
103	1516 SF
104	2096 SF
105	2096 SF
106	1516 SF
107	2810 SF

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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