

**UNDER
CONSTRUCTION**

Phase 1: begins Spring 2026
Phase 2: begins Fall 2026

ANN ARBOR FOR SALE | FOR LEASE

6000 - 6060 FOXHOUND DRIVE
ANN ARBOR, MI 48108

WORK | PLAY

Project Information:

Total Project SF: 71,500
4 Buildings | 62 Units
Phase 1: Buildings A and B
Phase 2: Buildings C and D
Units from 640 SF to 3,230 SF

Uses:

Work – Play | Light Industrial Zoning
Creative Office, Showroom, Fulfillment, Studio
Space, Fitness and more!

Best-In-Class Features:

HVAC, 14x14 OH Doors with MyQ Technology,
20+' Ceiling Height, Insulated Block Construction,
Rear and Front-Loaded Mezzanines with
Flooring, Walkout and Juliet Balconies, Private
Restrooms, LED Lights, 3 Phase Power, Polished
Concrete Floors, Painted Interior Walls, Wet Bars,
Sprinkled

Tours available upon request.

What is a Personal Warehouse®?

Whether for business, storage, or lifestyle, Personal Warehouse® offers 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!

Project Amenities:

Central Mailboxes, Ample Parking, Wide Drive Aisles,
StarLink Prepped Internet, 24 Hour Access



www.PersonalWarehouse.com
info@PersonalWarehouse.com

303-222-0768

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OVERVIEW

YEAR BUILT:

Delivery 2027

UNIT SIZES:

640 SF – 3,230 SF

UNIT VARIETY:

Drive-Thru; Core & Shell with HVAC;
Fully Finished with Front & Rear Loaded
Mezzanines

OCCUPANCY:

Light Industrial Zoned | Ideal for Small
Business, RV/Boat/Car Storage, Personal
Storage

FOR SALE AND FOR LEASE:

Scan for updated pricing,
unit mix and availability.



ANN ARBOR RENDERING

BEST IN CLASS FEATURES:

- HVAC - Fully Climate Controlled
- 14x14 Overhead Doors with MyQ Technology
- Polished Concrete Floors
- Insulated Masonry Construction
- LED Lights / Energy Efficient Construction
- All Units Designed & Approved for Mezzanines
- 24 / 7 Access, Wide Paved Drive Aisles
- 3 Phase Power
- Rough in for Shower/Drain
- 20+' Ceiling Height
- Wet Bars
- Finished Private Restrooms
- Front-Loaded Mezzanines with LVT
- Walk Out or Juliet Balconies

5 REASONS TO OWN:

- Build Equity over Rent Receipts
- Fixed Rate Financing (25 Year Term)
- Tax Benefits for Business Users & Investors
- Cost Effective – Own for Less per Month
- Customize Your Space!



ALPHARETTA, GA PROJECT - EXAMPLE



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Pricing and availability are subject to change without notice.

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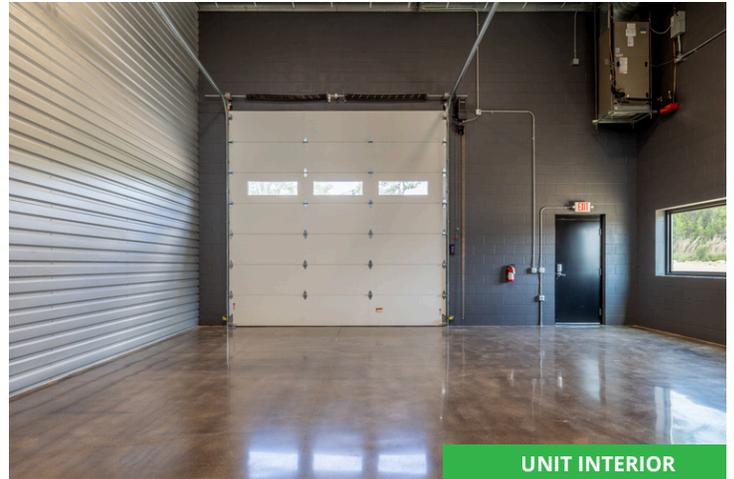
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SAMPLE PHOTOS

DRIPPING SPRINGS, TX LOCATION



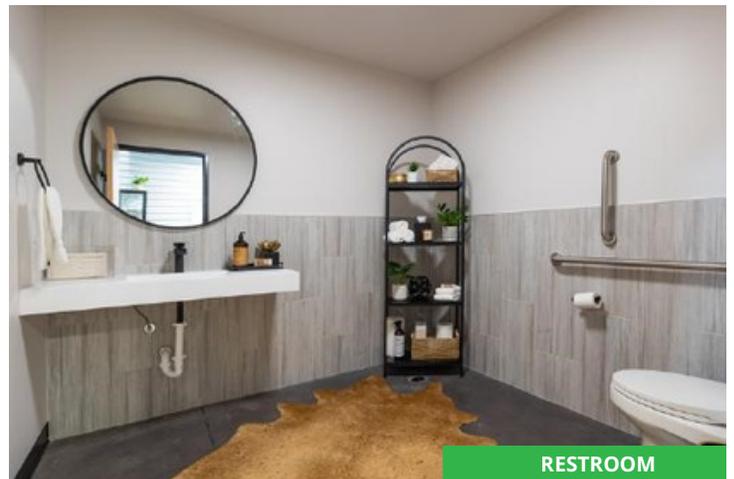
BUILDING EXTERIOR



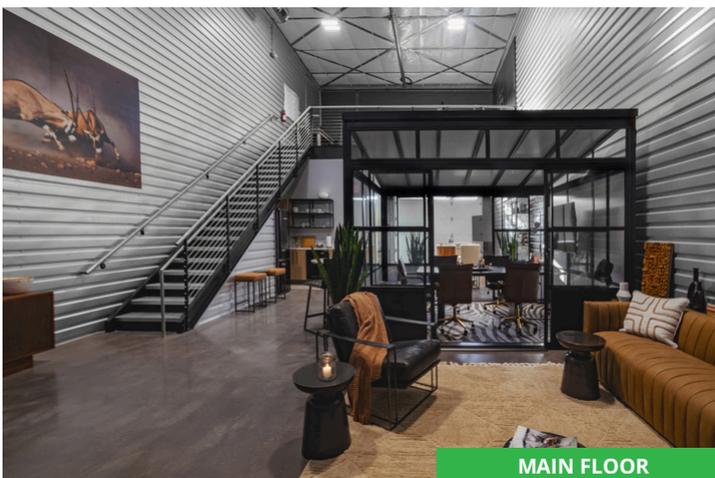
UNIT INTERIOR



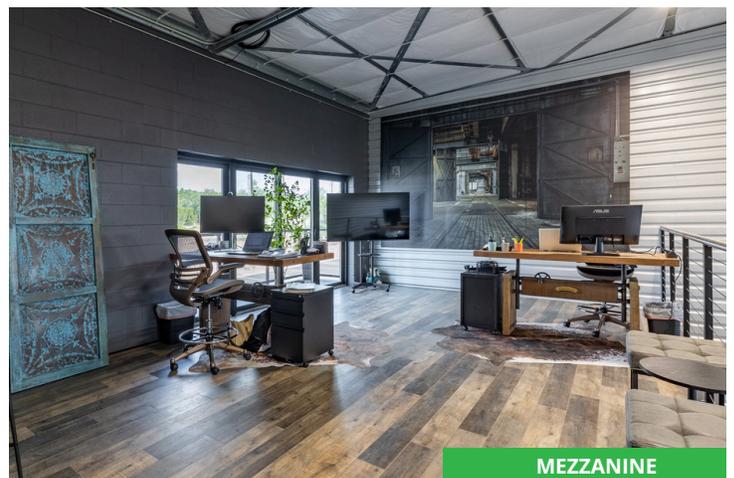
KITCHENETTE



RESTROOM



MAIN FLOOR



MEZZANINE



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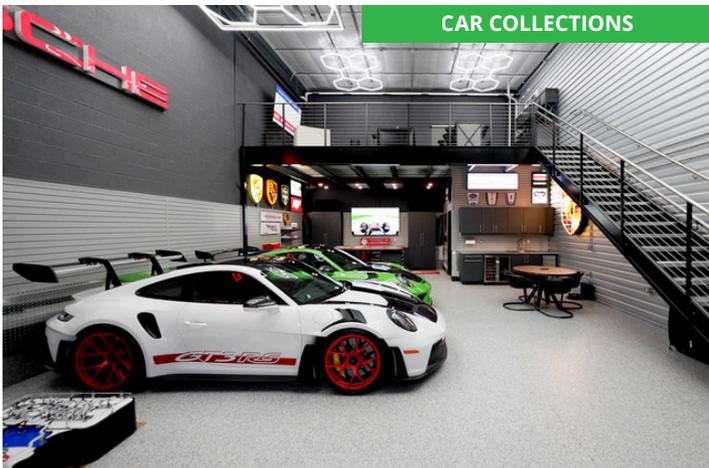
CONCEPT - SAMPLE USES



CUSTOMIZED SPACES



CREATIVE OFFICE



CAR COLLECTIONS



MAN CAVE



BUSINESS



HOBBY SHOP



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AERIAL MAP



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