

**SPRING PROMOTIONS  
GOING ON NOW!**

**2 Years CAM paid at  
Closing**

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

## ALPHARETTA FOR SALE | FOR LEASE

**5705 – 5765 STABLES WAY  
ALPHARETTA, GA 30004**

**WORK | PLAY**

### **Project Information:**

Completed May 2024

Total Project SF: 73,350 SF

7 buildings

61 units

Gated and ungated spaces available

### **Uses:**

Work – Play

Light Industrial Zoning

### **Best-In-Class Features:**

14x14 OH Doors, Mezzanines, Finished Private Restrooms with Rough-in Showers, Wet Bars available in select units, LED Lights, HVAC and Ducting, 3-Phase Power, Custom Floors, Mezzanine with LVT Flooring, 65+FT Drive Aisles, Sprinkler System, 24-Hour Access

ALPHARETTA, GEORGIA

Onsite Model Unit/Sales Office #103

Tours available upon request

Walk-ins Welcome

Brokers Welcome

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

**303-222-0768**

Pricing and availability are subject to change without notice.

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# OVERVIEW

ALPHARETTA  
FOR SALE | FOR LEASE

5705 - 5765 STABLES WAY  
ALPHARETTA, GA 30004

WORK | PLAY

## YEAR BUILT:

Completion: May 2024

## UNIT SIZES:

1,500 - 2,500 SF with ability to combine units  
Drive Thru Units Available

## OCCUPANCY:

Light Industrial Zoned  
Ideal for Work – Play

## FOR SALE & FOR LEASE:

See QR Code for updated pricing and unit  
availability



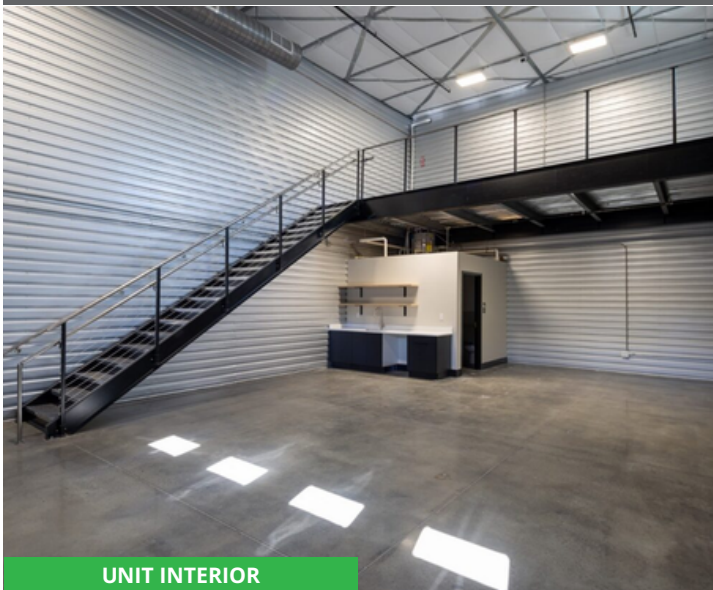
ALPHARETTA MODEL UNIT #306

## BEST-IN-CLASS FEATURES:

- For Sale / For Lease
- Ideal for Small Business, Storage Space
- Energy Efficient Construction such as LED Lights and Insulated Masonry Block Construction
- Mezzanines with LVT flooring
- Polished Concrete Flooring
- HVAC and Ducting in all units
- Kitchenette/Wet Bar in Select Units
- 14 x 14 OH Doors with Operators
- Finished Private Restrooms with Rough-in Showers
- 24 / 7 Access
- Wide, Paved Drive Aisles

## 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!



UNIT INTERIOR



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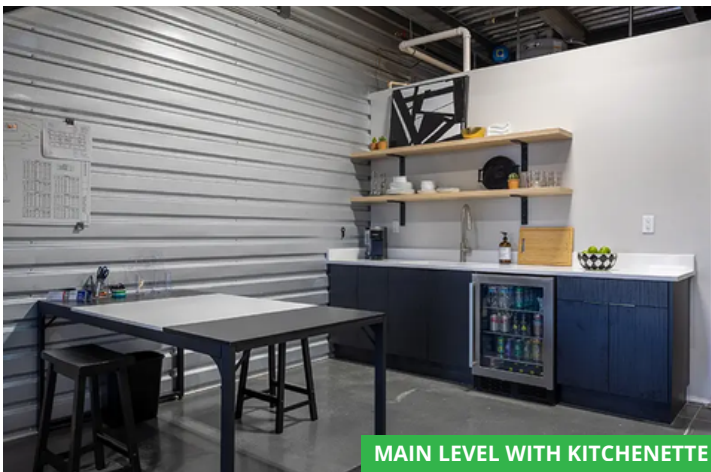
# PROJECT PHOTOS



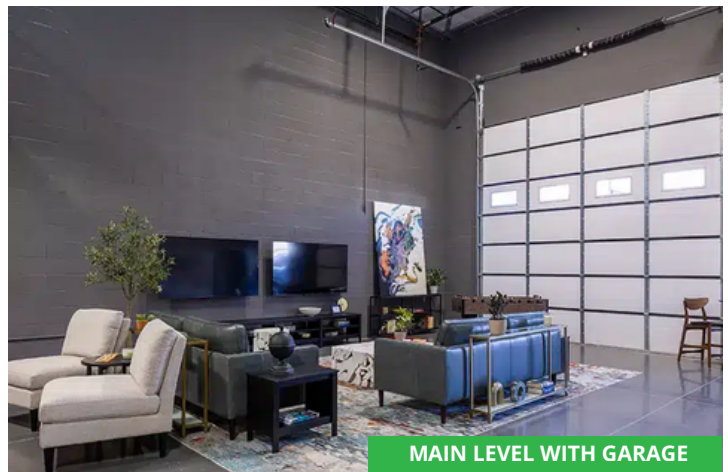
MAIN LEVEL



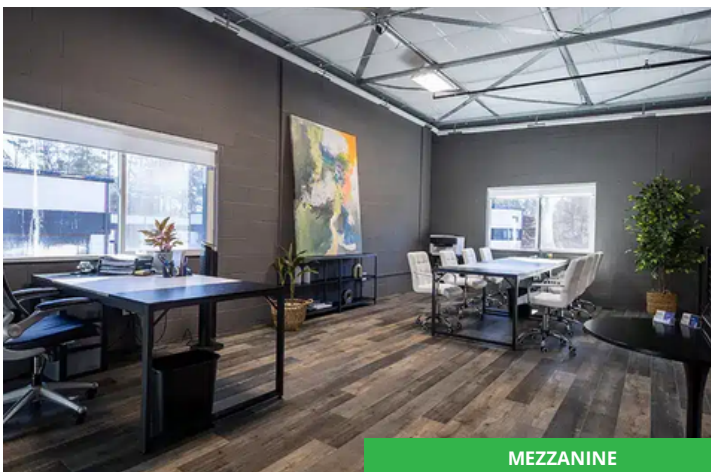
RESTROOM



MAIN LEVEL WITH KITCHENETTE



MAIN LEVEL WITH GARAGE



MEZZANINE



KITCHENETTE



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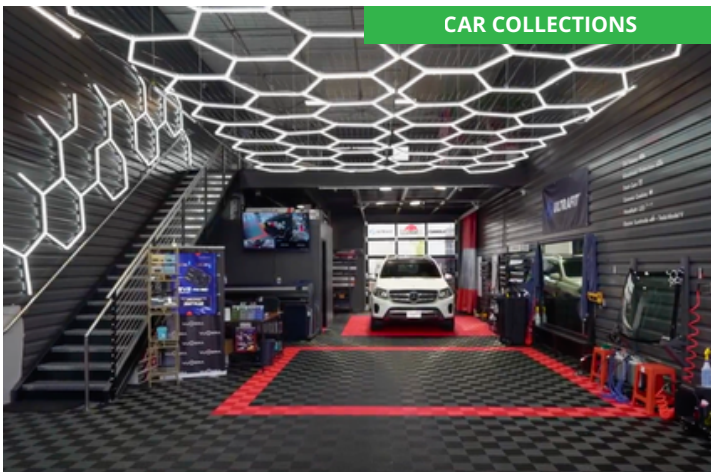
# CONCEPT - SAMPLE USES



CUSTOMIZED SPACES



CREATIVE OFFICE



CAR COLLECTIONS



MAN CAVE



BUSINESS



HOBBY SHOP



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# AERIAL MAP

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# SITE PLAN

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