

**SPRING PROMOTIONS
GOING ON NOW!**

**2 Years CAM paid at
Closing**

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

BUFORD FOR SALE | FOR LEASE

**4365 SOUTH LEE ST.
BUFORD, GA 30518**

WORK | PLAY

Project Information:

Completed June 2024

Total Project SF: 55,920 SF

Total Personal Warehouse® Ungated SF: 22,800 SF

Total Personal Warehouse® Gated SF: 33,120 SF

Uses:

Work – Play

Light Industrial Zoned

Best-In-Class Features:

14x14 OH Doors, Mezzanines, Private Restrooms with Rough-in Showers, LED Lights, HVAC and Ducting, Balconies on select units,

3-Phase Power, Custom Floors, 65+FT Drive Aisles, Sprinkler System, 24-Hour Access

Onsite Model Unit / Sales Office # 308

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
info@PersonalWarehouse.com

303-222-0768

Pricing and availability are subject to change without notice.

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OVERVIEW

YEAR BUILT:

Completed 2024

UNIT SIZES:

1,620 - 3,240 SF with ability to combine units
Unit Dimensions: 25x50, 30x40, 28.8x40
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



BUFORD MODEL UNIT

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
- Balconies on 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!



BUFORD EXTERIOR



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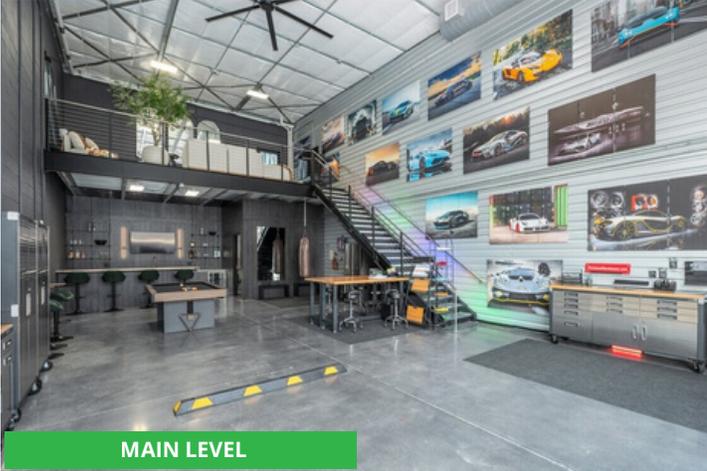
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PROJECT PHOTOS

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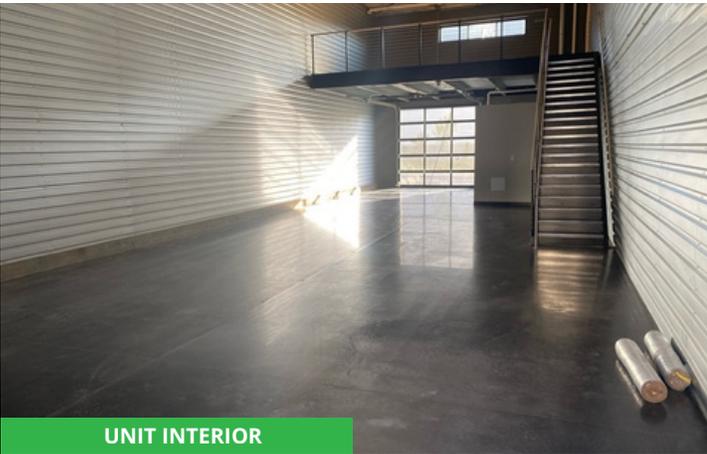
WORK | PLAY



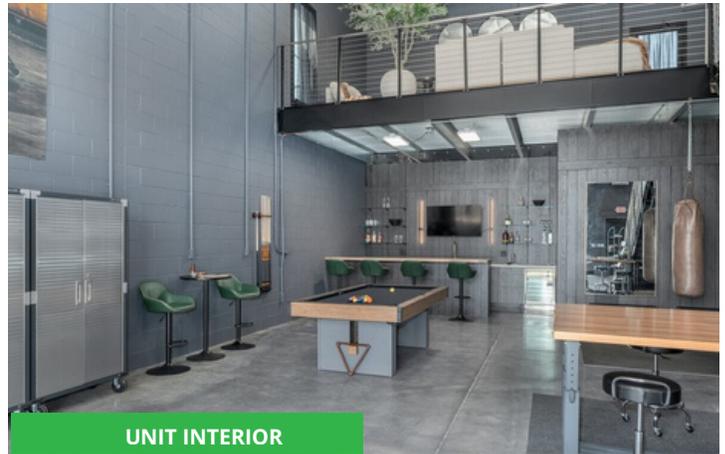
MAIN LEVEL



RESTROOM



UNIT INTERIOR



UNIT INTERIOR



MEZZANINE



BUFORD BALCONY



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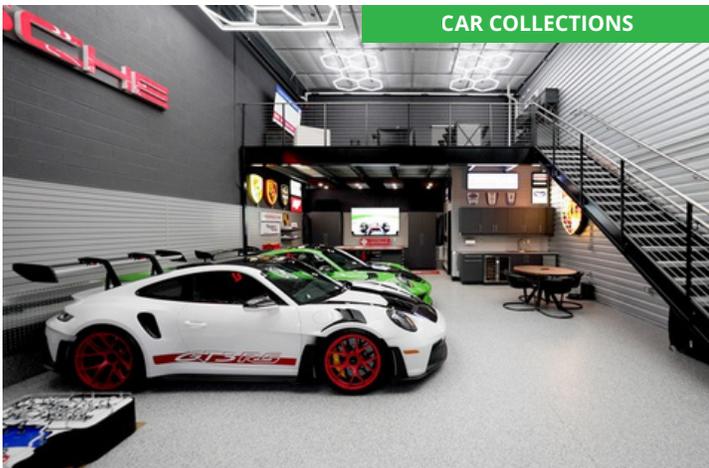
CONCEPT - SAMPLE USES



CUSTOMIZED SPACES



CREATIVE OFFICE



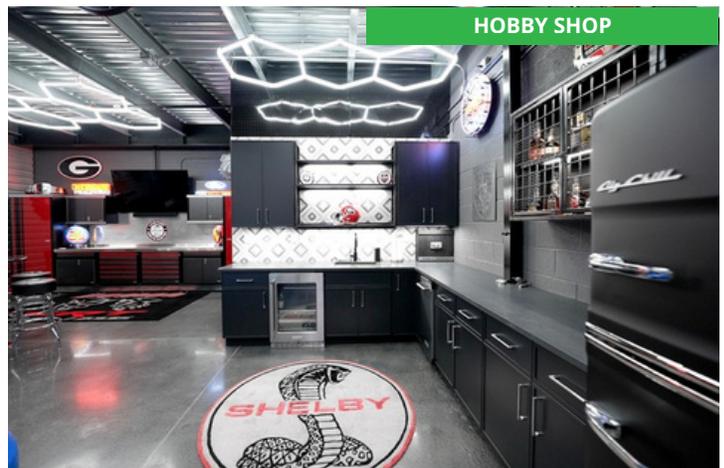
CAR COLLECTIONS



MAN CAVE



BUSINESS



HOBBY SHOP



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AERIAL MAP



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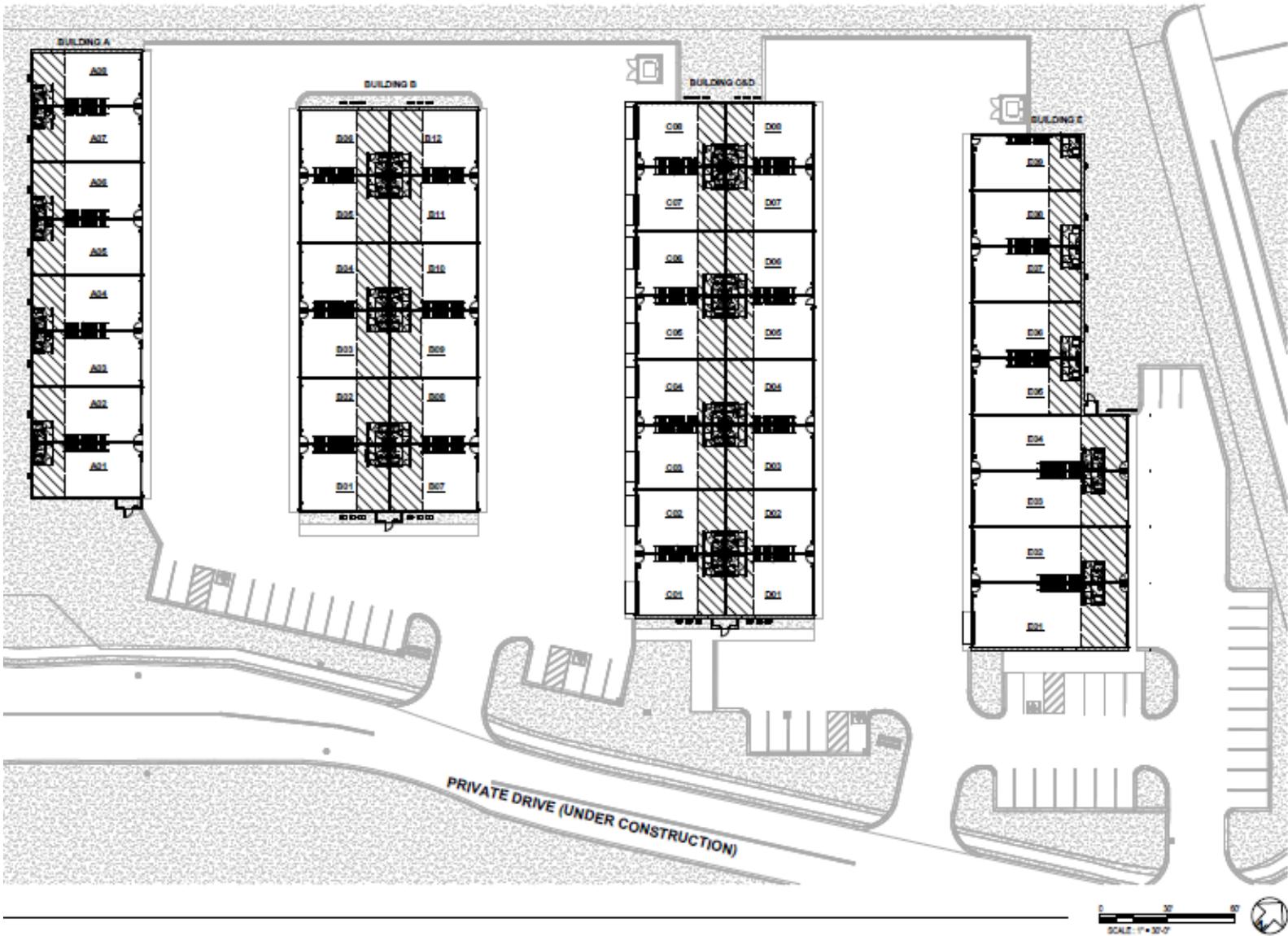
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SITE PLAN



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