

UNIT 315 FOR SALE

2100 DOUBLE CREEK DRIVE,
ROUND ROCK, TX 78664

WORK | STORE | PLAY®

Project Information:

Net Rentable SF: 1,040 SF
Price: \$317,200 | \$305 /SF
Available for Occupancy in 30 Days
Currently leased – tenant may extend

USES:

Work – Store – Play®
Light Industrial Zoning

FEATURES:

14x14 OH Door, 3-Phase Power, HVAC Included,
Restroom Rough In and Central Restroom Access,
60-Ft Drive Aisles, 24-hour Access.

Unit showings 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!

BUILDING 300 ROUND ROCK, TX

OVERVIEW

**UNIT 315
FOR SALE**

**2100 DOUBLE CREEK DRIVE,
ROUND ROCK, TX 78664**

WORK | STORE | PLAY®

Page 2

YEAR BUILT:

April 2020

UNIT SIZE:

Net Rentable SF: 1,040 SF

OCCUPANCY:

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

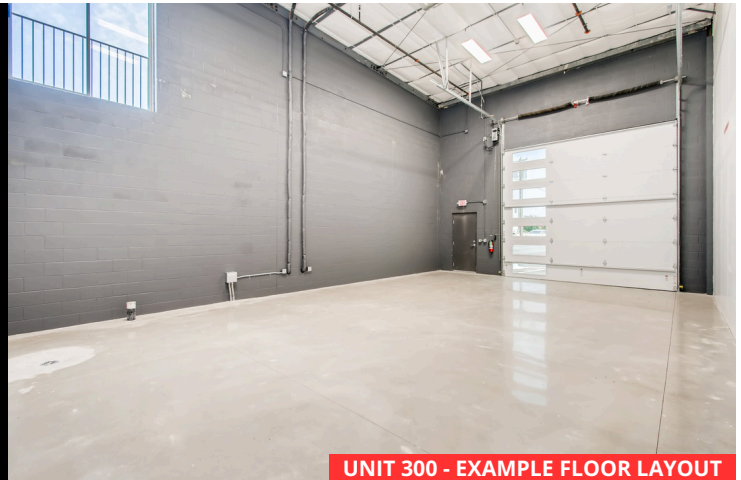
FOR SALE:

Price: \$317,200 | \$305 /SF

CAM Fees: \$301/month Taxes:

\$6,780.83 annually

~Available with 30 days' notice/
Tenant is Month to Month



UNIT 300 - EXAMPLE FLOOR LAYOUT

PROPERTY INFO:

- For Sale
- Ideal for Small Business, Storage Space
- Insulated Masonry Construction
- LED Lights / Energy Efficient Construction
- 24 / 7 Access, Wide Paved Aisles
- 14 x 14 OH Door w/ operators
- No Mezzanine
- Restroom Rough In
- HVAC Included
- Central Restroom Access

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 25-40% Less per Month
- Customize Your Space!



UNIT 300 - EXAMPLE FLOOR LAYOUT



www.PersonalWarehouse.com
info@PersonalWarehouse.com

512-522-4833

Pricing and availability is subject to change without notice.

Work – Store – Play, RED, and the RED logo are trademarks of RED Commercial Real Estate

CONCEPT - SAMPLE USES

UNIT 315
FOR SALE

2100 DOUBLE CREEK DRIVE,
ROUND ROCK, TX 78664

WORK | STORE | PLAY®

Page 3



CUSTOMIZED SPACES



CREATIVE OFFICE



CAR COLLECTIONS



MAN CAVE



BUSINESS



HOBBY SHOP



www.PersonalWarehouse.com
info@PersonalWarehouse.com

512-522-4833

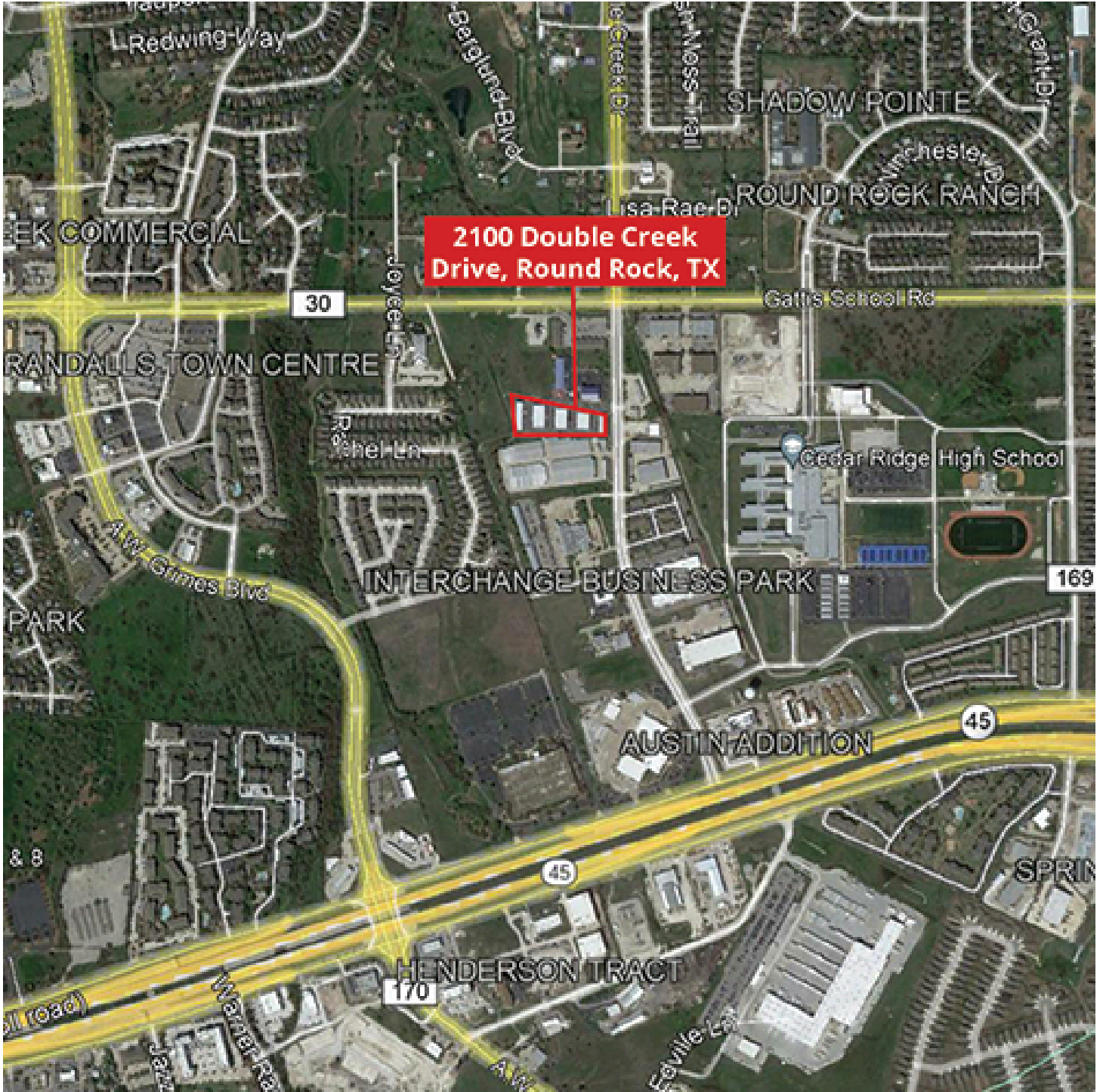
AERIAL MAP

**UNIT 315
FOR SALE**

**2100 DOUBLE CREEK DRIVE,
ROUND ROCK, TX 78664**

WORK | STORE | PLAY®

Page 4



www.PersonalWarehouse.com
info@PersonalWarehouse.com

512-522-4833

Pricing and availability is subject to change without notice.
Work - Store - Play, RED, and the RED logo are trademarks of RED Commercial Real Estate

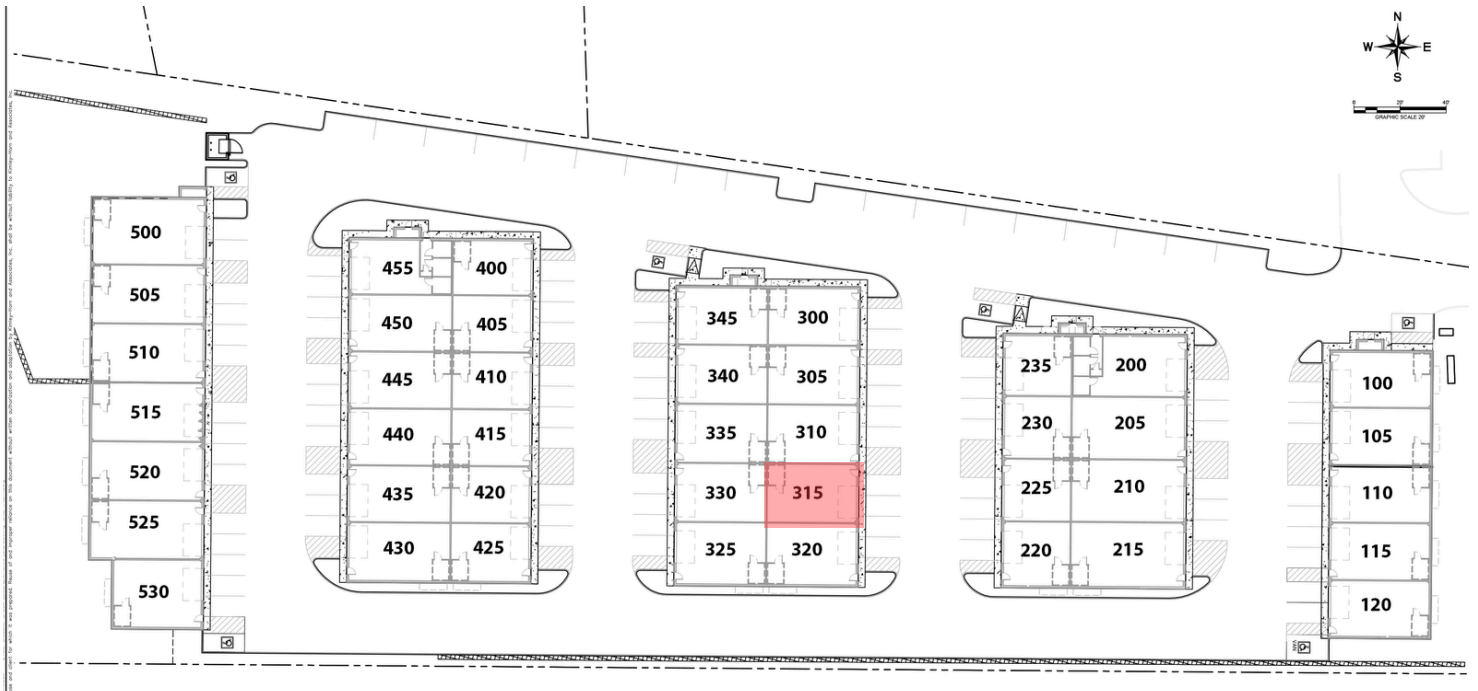
SITE PLAN

**UNIT 315
FOR SALE**

**2100 DOUBLE CREEK DRIVE,
ROUND ROCK, TX 78664**

WORK | STORE | PLAY®

Page 5



www.PersonalWarehouse.com
info@PersonalWarehouse.com

512-522-4833

Pricing and availability is subject to change without notice.
Work - Store - Play, RED, and the RED logo are trademarks of RED Commercial Real Estate