



## ALPHARETTA FOR SALE | FOR LEASE

**5705 - 5725 STABLES WAY  
ALPHARETTA, GA 30004**

ALPHARETTA, GEORGIA

### WORK | STORE | PLAY®

#### Project Information:

Completed May 2024  
Total Project SF: 73,350 SF  
Personal Warehouse® Total SF: 33,090 SF  
3 Personal Warehouse® buildings  
29 Personal Warehouse® units

#### Uses:

Work – Store – 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

**Onsite Model Unit / Sales Office # 307**

**Tours available upon request  
Walk-ins Welcome  
Brokers Welcome**

#### What is a Personal Warehouse®?

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!

# OVERVIEW

ALPHARETTA  
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## 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 – Store – Play®

## FOR SALE & FOR LEASE:

See QR Code for updated pricing and unit  
availability



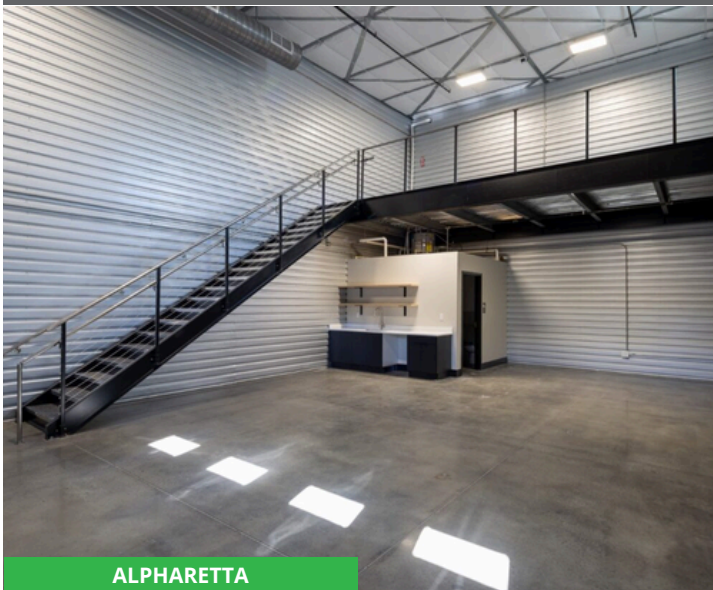
ALPHARETTA MAIN LEVEL

## 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!



ALPHARETTA



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

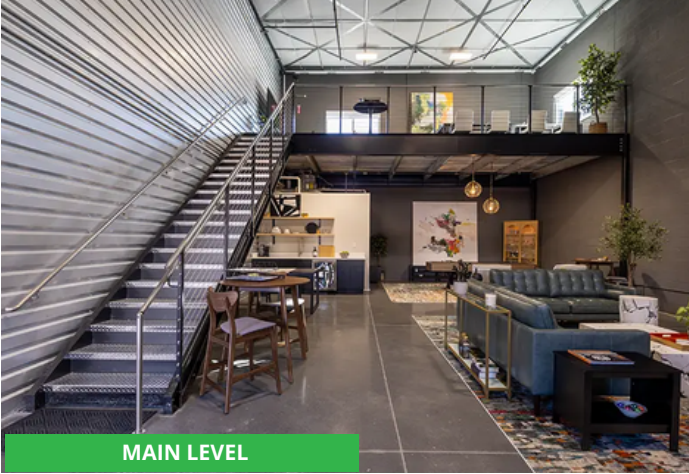
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Pricing and availability is subject to change without notice.

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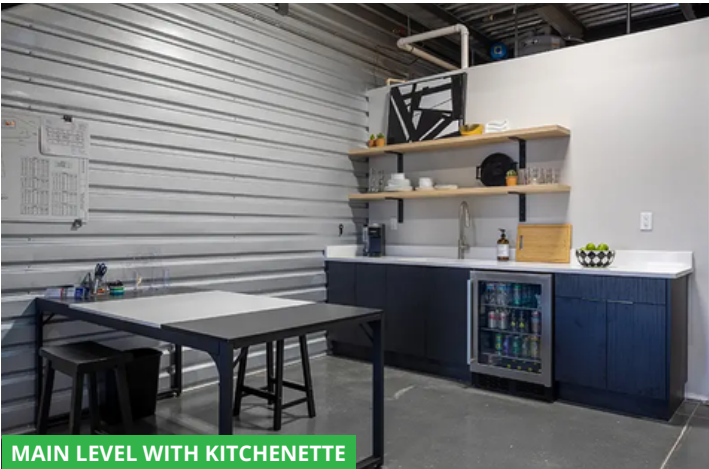
# PROJECT PHOTOS



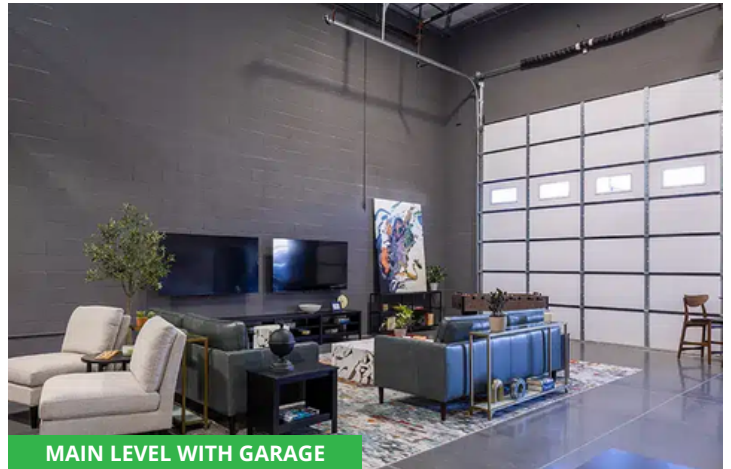
MAIN LEVEL



RESTROOM



MAIN LEVEL WITH KITCHENETTE



MAIN LEVEL WITH GARAGE



MEZZANINE



KITCHENETTE



# CONCEPT - SAMPLE USES





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# AERIAL MAP



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

**303-222-0768**

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# SITE PLAN

