

**SPRING PROMOTIONS
GOING ON NOW!**

**2 Years CAM paid at
Closing**

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

FORT COLLINS FOR SALE | FOR LEASE

**11 NW FRONTAGE ROAD
FORT COLLINS, CO 80524**

WORK | PLAY

Project Information:

Completed 2023

Total Project SF: 10,920 SF

1 Building - 8 Units

Uses:

Work - Play

Light Industrial Zoning

Best-In-Class Features:

14 x 14 OH Door with Operator, Mezzanines with Windows & LVC flooring, Custom Restroom with Shower Rough in, HVAC with Ducting, Polished Concrete Floors & Interior Paint, LED lighting, Wet Bars, 24-Hour Access, Move-in Ready

**Unit Showings by Appointment or
Self-Guided Tours Available**

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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FORT COLLINS PROJECT

OVERVIEW

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YEAR BUILT:

2023

UNIT DIMENSIONS:

26' x 52' or 27' x 52'

Mezzanine SF: 416 SF or 433 SF

OCCUPANCY:

Light Industrial Zoned.

Ideal for Work – Play

FOR SALE & FOR LEASE:

Scan the QR Code for updated pricing and unit availability:



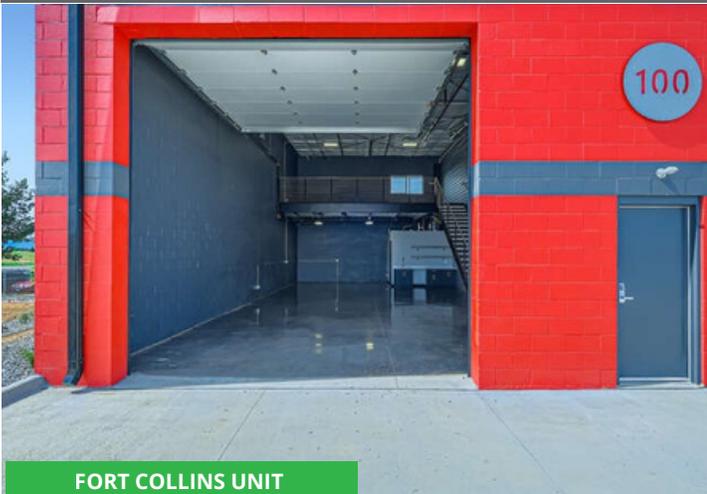
FORT COLLINS MAIN LEVEL

BEST IN CLASS FEATURES:

- 14 x 14 OH Door with Operator
- Mezzanines with Window & Flooring
- Custom Restroom with Shower Rough-In
- HVAC with Ducting
- Polished Concrete Floors & Interior Paint
- LED Lighting
- Wet bars
- Insulated Block Construction, R36 Roof, R23 Exterior Walls, R19 interior Walls
- Well Parked: 3.6/1,000 SF

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!



FORT COLLINS UNIT



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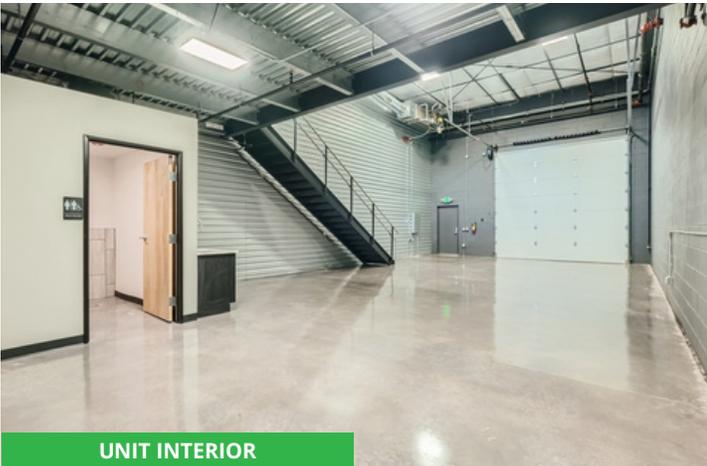
PROJECT PHOTOS



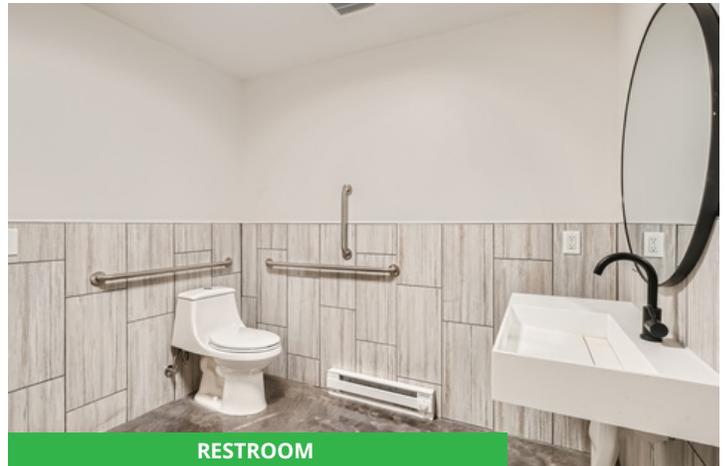
MAIN LEVEL



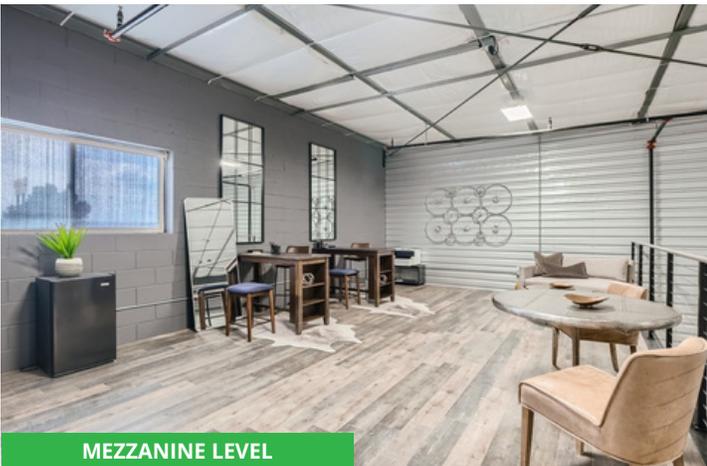
MEZZANINE LEVEL



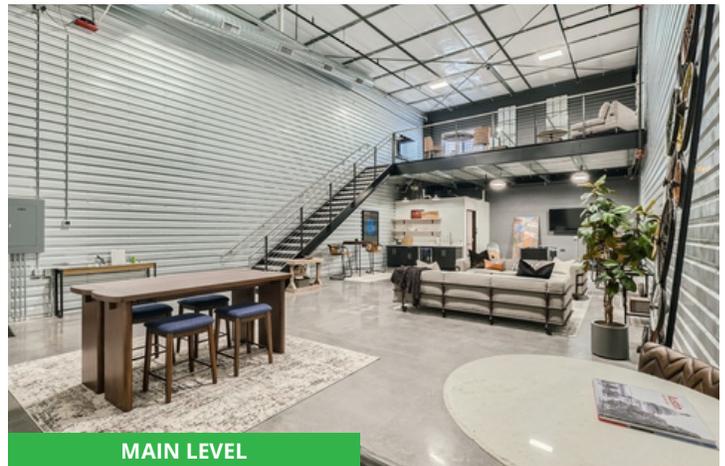
UNIT INTERIOR



RESTROOM



MEZZANINE LEVEL



MAIN LEVEL



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CONCEPT - SAMPLE USES

CUSTOMIZED SPACES



CREATIVE OFFICE



CAR COLLECTIONS



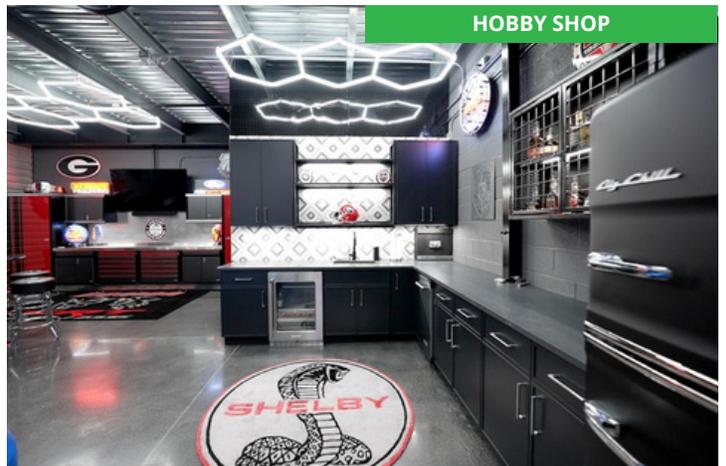
MAN CAVE



BUSINESS



HOBBY SHOP



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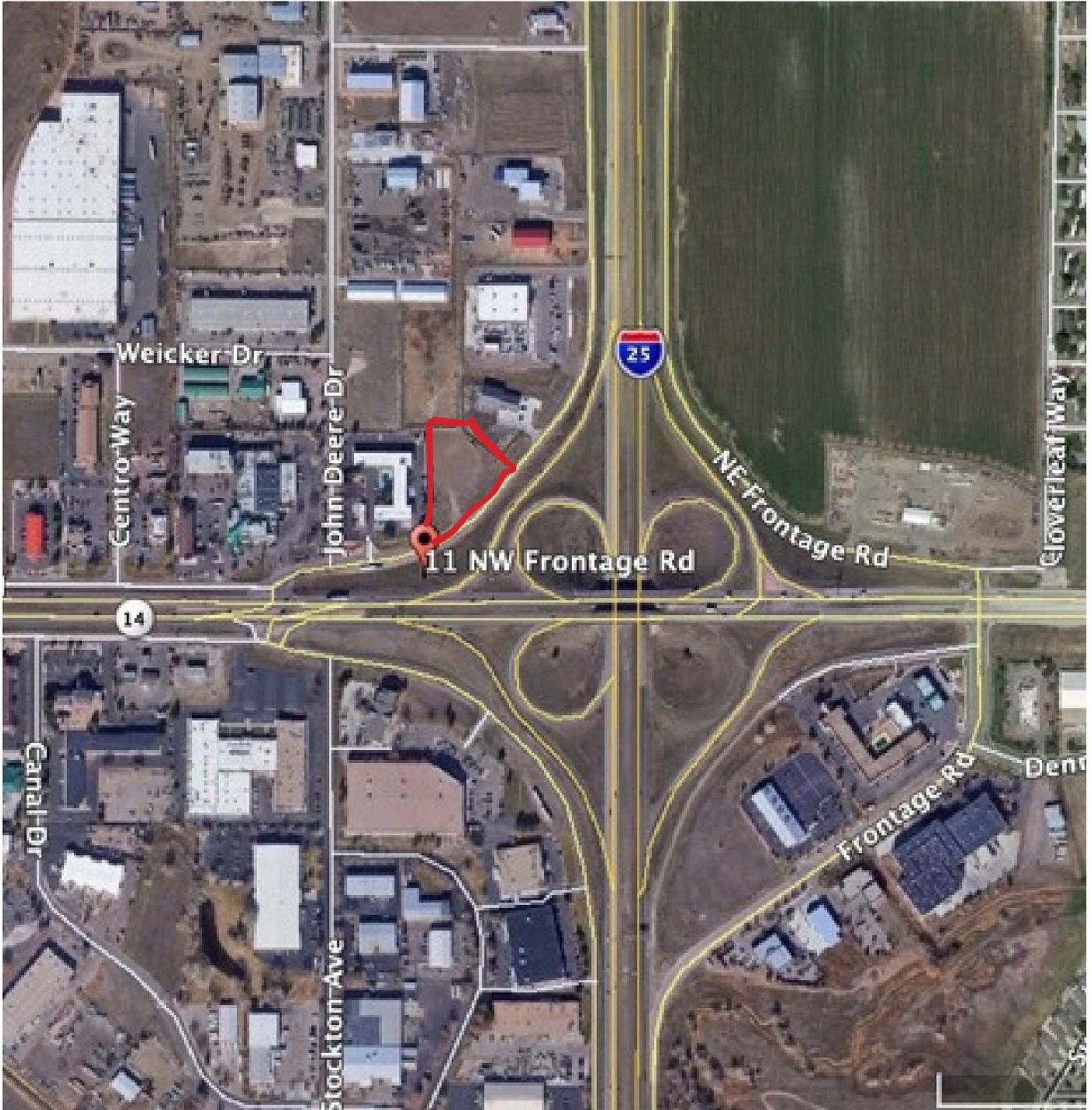
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AERIAL MAP



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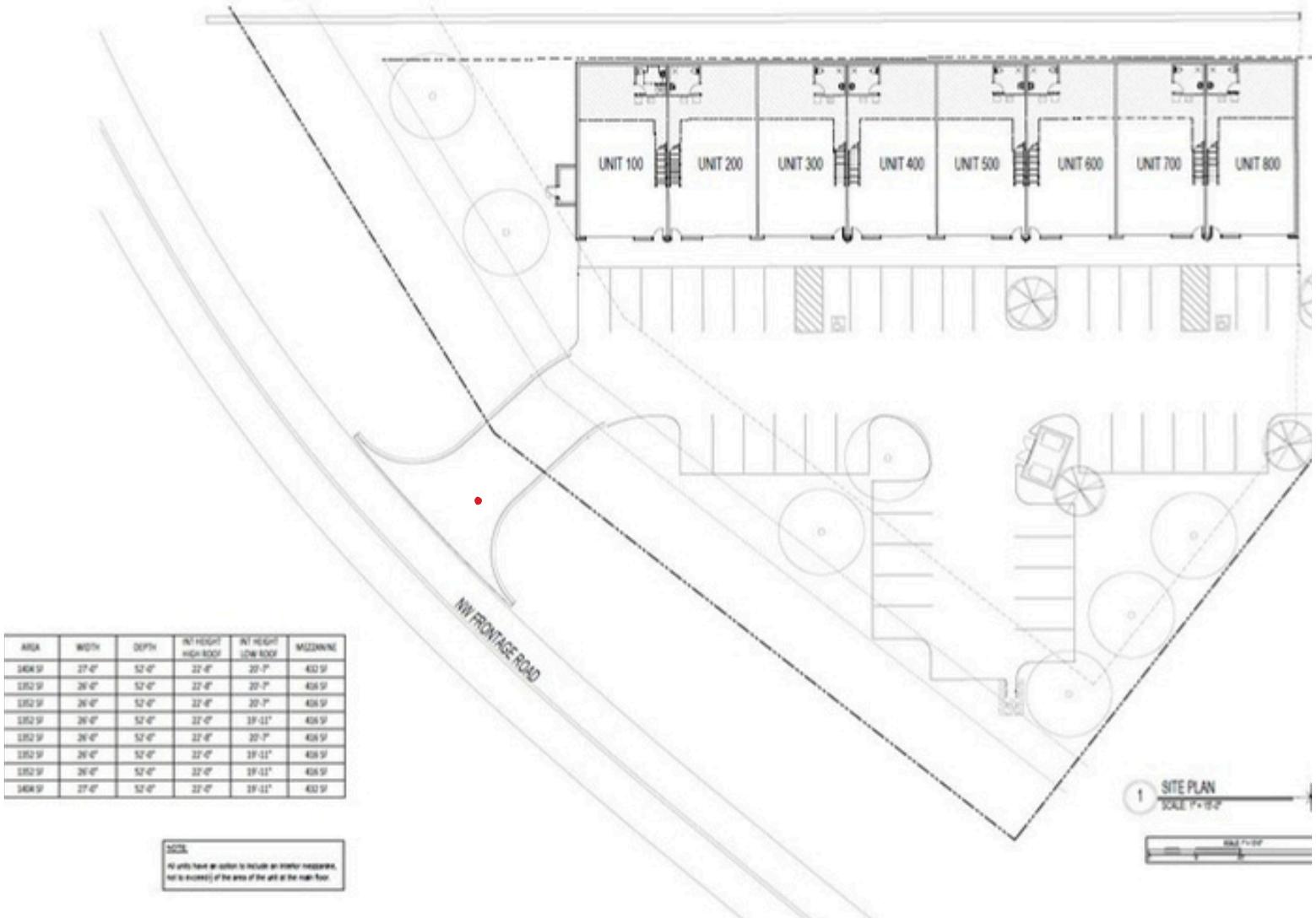
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SITE PLAN



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