



ALPHARETTA FOR SALE | FOR LEASE

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

WORK | PLAY®

ALPHARETTA, GEORGIA

Project Information:

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

Onsite Model Unit / Sales Office # 308

Tours available upon request
Walk-ins Welcome
Brokers Welcome

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

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 – 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 – Play®

FOR SALE & FOR LEASE:

See QR Code for updated pricing and unit
availability



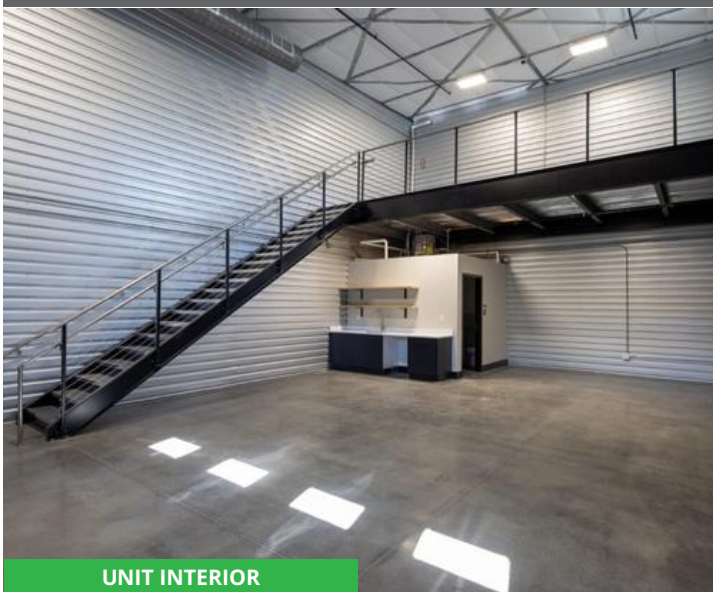
ALPHARETTA MODEL UNIT

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
- 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



www.PersonalWarehouse.com
info@PersonalWarehouse.com

303-222-0768

Pricing and availability are subject to change without notice.

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PROJECT PHOTOS

ALPHARETTA
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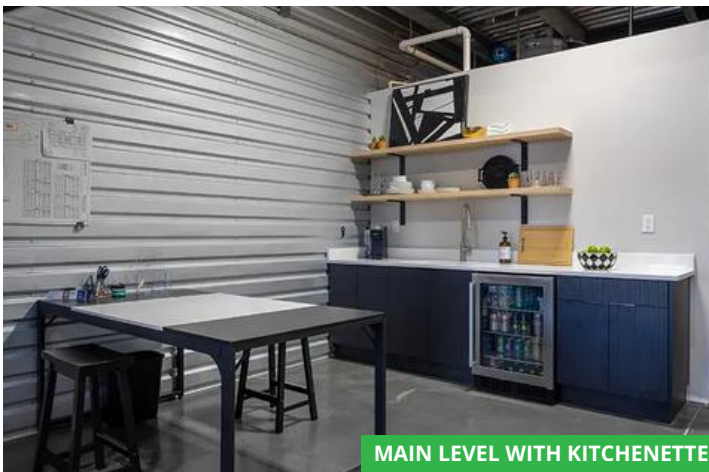
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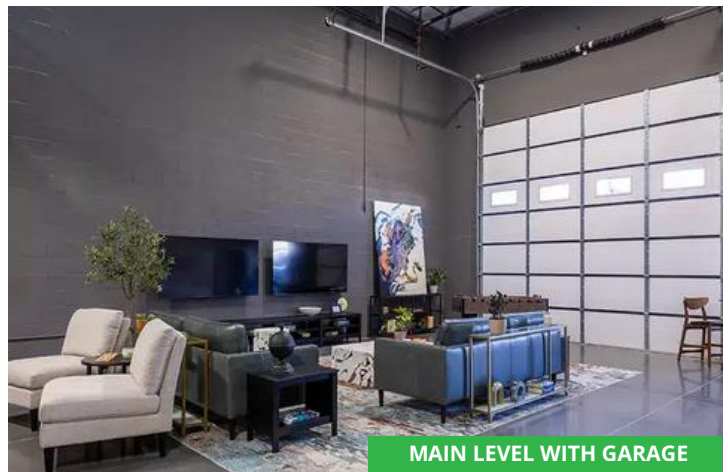
MAIN LEVEL



RESTROOM



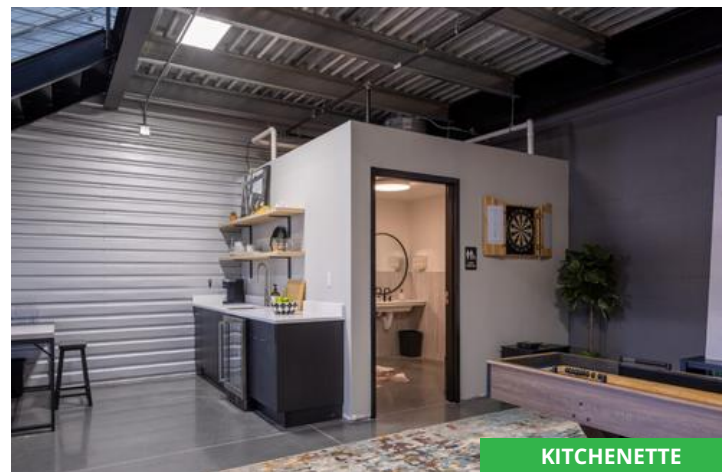
MAIN LEVEL WITH KITCHENETTE



MAIN LEVEL WITH GARAGE



MEZZANINE



KITCHENETTE



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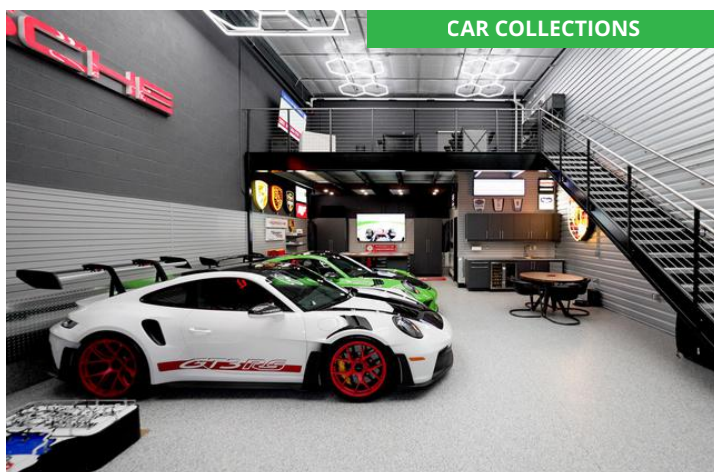
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CONCEPT - SAMPLE USES



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AERIAL MAP



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SITE PLAN

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