

**COMING SOON!
GEORGETOWN**



**NOW ACCEPTING
RESERVATIONS!
FOR SALE | FOR LEASE**

**GEORGETOWN, TX
LAKEWAY DR & NW BLVD**

WORK | STORE | PLAY®

Project Information:

Groundbreaking 2024
4 Buildings | 40 Units
Sizes from 1,000 SF up to 2,000 SF
Ability to combine units

Uses:

Work – Store – Play®
Light Industrial Zoning

Best-In-Class Features:

Oak Tree Court, Back lot storage and parking, walking path, area for food trucks, trailer & truck parking, 14x14 OH Doors, Mezzanines, Private Restrooms, LED Lights, HVAC, Balconies, 3 Phase Power, Custom Floors, 62+FT Drive Aisles, Sprinkled, 24 Hour Access



EXAMPLE RENDERING - DRIPPING SPRINGS, TX

Come check us out in Boerne! Tours available upon request.

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!



www.PersonalWarehouse.com
info@PersonalWarehouse.com

512-522-4833

Pricing and availability is subject to change without notice.

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OVERVIEW

GEORGETOWN, TX
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YEAR BUILT:

Groundbreaking 2024

SAMPLE UNIT SIZES:

1,000 SF - 2,000 SF
Drive Thru and more

OCCUPANCY:

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

FOR SALE & FOR LEASE:

Price: TBD
NNN Lease Rates: TBD



EXAMPLE RENDERING - DRIPPING SPRINGS, TX

BEST-IN-CLASS FEATURES:

- For Sale / For Lease
- Ideal for Small Business, RV / Boat / Car Storage
- Insulated Masonry Construction
- LED Lights / Energy Efficient Construction
- All Units Designed & Approved for Mezzanines
- Finished Private Restrooms optional
- 24 / 7 Access, Wide Paved Aisles
- 14 x 14 OH Doors w/ operators

OPTIONS ON SELECT UNITS:

- Balconies (mezzanine level)
- Front Loaded Mezzanines
- Core and Shell (Unfinished) Spaces
- Drive Thru Units Available
- Wet Bar / Kitchenette

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!



ROUND ROCK, TX PROJECT - EXAMPLE



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SAMPLE PHOTOS

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CONCEPT - SAMPLE USES

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CUSTOMIZED SPACES



CREATIVE OFFICE



CAR COLLECTIONS



MAN CAVE



BUSINESS



HOBBY SHOP



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AERIAL MAP

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SITE PLAN

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