



**NOW AVAILABLE
FOR SALE / LEASE**

**1925 & 1945 DEER CREEK ROAD
MONUMENT, CO 80132**

WORK | STORE | PLAY

Project Information:

Sizes: 850 SF to Several Thousand, Drive Thru
Available, Option to combine units
Number of Units: 36 units

Uses:

Work – Store – Play
Monument - Light Industrial Uses

Features & Options:

14x14 OH Doors, Mezzanines, Private Restrooms, LED
Lights, HVAC, Balconies, 3 Phase Power, Custom Floors,
60+FT Drive Aisles, 24 Hour Access

Location:

Easily accessible off of I-25 in Monument off of the
Frontage Road

- 6 Miles South of Palmer Divide RD & I-25
- 1 miles North of Woodmore Drive
- 3.5miles North of Baptist Road

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! Smaller more affordable, flexible space
you can own.

PW Development, LLC
www.PersonalWarehouse.com
(303) 222-0768

Pricing and availability is subject to change without notice.

Steve Garrison
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OVERVIEW

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YEAR BUILT:

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SAMPLE UNIT SIZES:

27 x 32, 28 x 32, 27 or 28 x 64 Drive Thru and more

OCCUPANY:

Light Industrial Uses.
Ideal for Work – Store – Play.

FOR SALE / FOR LEASE:

Base Sales Prices from \$ 195
Base NNN Lease Rates from \$16-18 PSF
depending upon finishes



CREATIVE OFFICE

PROPERTY INFO:

- For Sale / For Lease
- Ideal for Small Business, RV / Boat / Car Storage / Man Caves
- Insulated Masonry Construction
- LED Lights / Energy Efficient Construction
- All Units Designed & Approved for Mezzanines
- Finished Private Restrooms
- 24 / 7 Access, Wide Paved Aisles & 14 x 14 OH Doors
- Balconies (mezzanine level) on Select Units
- 36 Units / 32,000 Approx. Total SF

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 up to 50% Less than Renting
- Customize Your Space!



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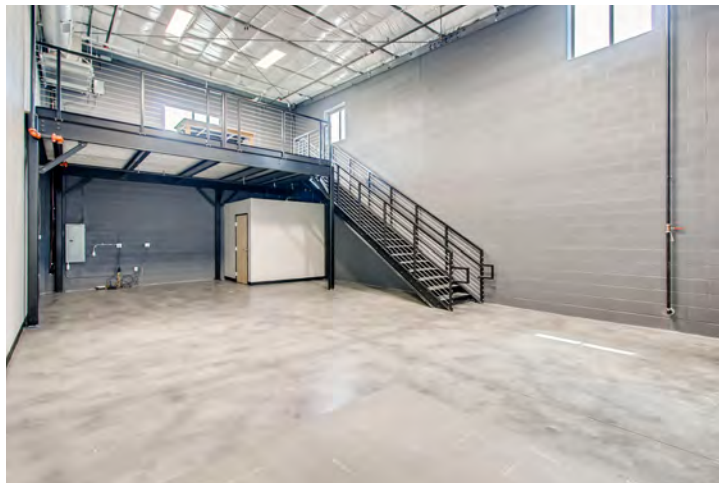
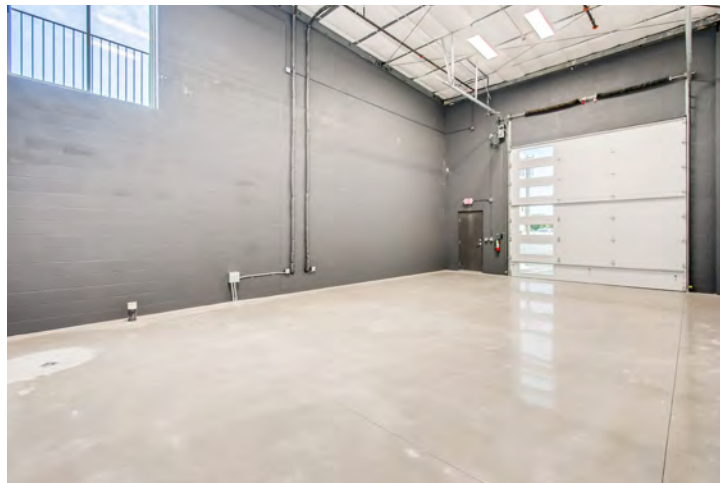
Eric@PersonalWarehouse.com

PROPERTY PHOTOS

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CONCEPT - SAMPLE USERS

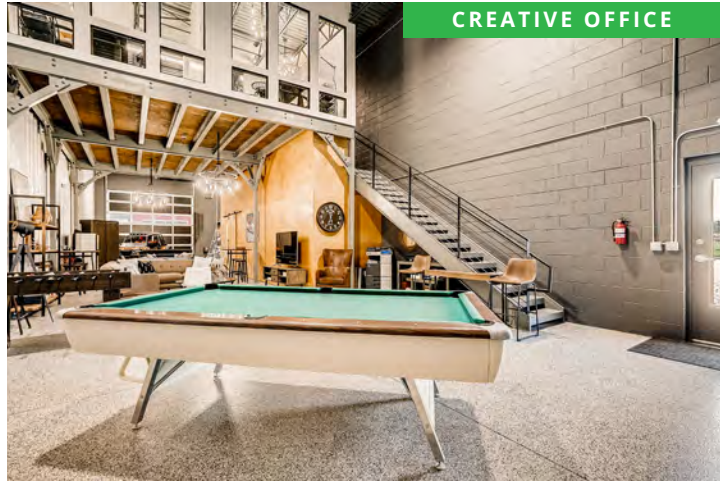
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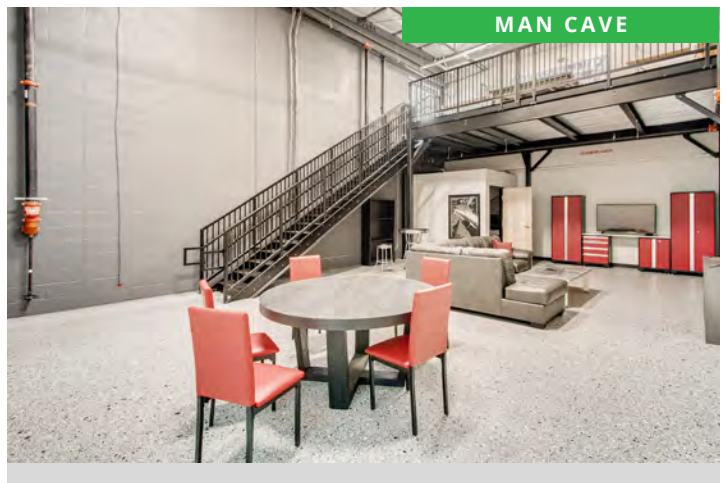
CUSTOMIZED SPACES



CREATIVE OFFICE



CAR COLLECTIONS



MAN CAVE



TOY STORAGE



HOBBY SHOP



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AERIAL MAP

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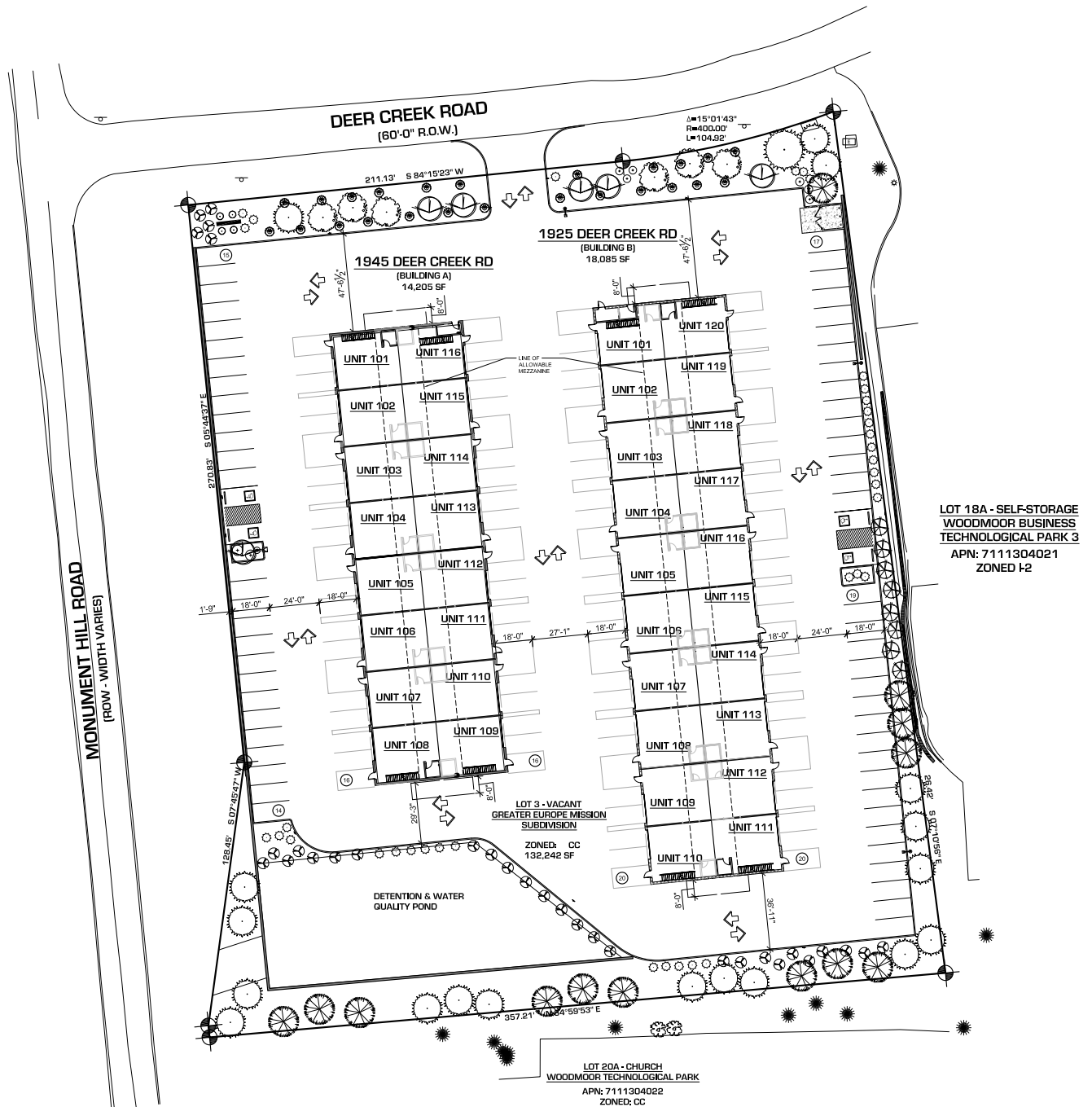
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SITE PLAN

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OPTIONS & PRICES

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Monument Personal Warehouse 1925 & 1945 Deer Creek Road Monument, Co 80132

Options & Upgrades:

- Balcony with Slider Door
- Mezzanine (final price will vary with size)
- Finished Private Restroom
- A/C Upgrade & Dusting
- Door Operator
- Commercial Ceiling Fan
- Finished Custom Floors



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