



**NOW AVAILABLE
FOR SALE / LEASE**

**12595 W 54TH DRIVE
ARVADA, CO 80002**

WORK | STORE | PLAY

Project Information:

Sizes: 900 SF to 1,350 SF, Drive Thru Available
Option to combine units
Number of Units: 26 units

Uses:

Work – Store – Play
Arvada - 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:

- 1 Mile North of I-70 off of Ward Road
- 7 miles from I-70 & C470
- 9 miles from I-70 & I-25

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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Eric Greven
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OVERVIEW

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YEAR BUILT:

2020 Now Available

SAMPLE UNIT SIZES:

27 x 40, 25 x 45, 25 x 50, 30 x 40, 27 x 80

Drive Thru and more

OCCUPANY:

Light Industrial Zoned.

Ideal for Work – Store – Play

FOR SALE / FOR LEASE:

Base Sales Prices from \$ TBD

Base NNN Lease Rates from \$16-18 PSF



CREATIVE OFFICE

PROPERTY INFO:

- 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
- 24 / 7 Access, Wide Paved Aisles & 14 x 14 OH Doors
- Balconies (mezzanine level) on Select Units
- 26 Units / 30,000 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 for 50% Less per Month
- Customize Your Space!



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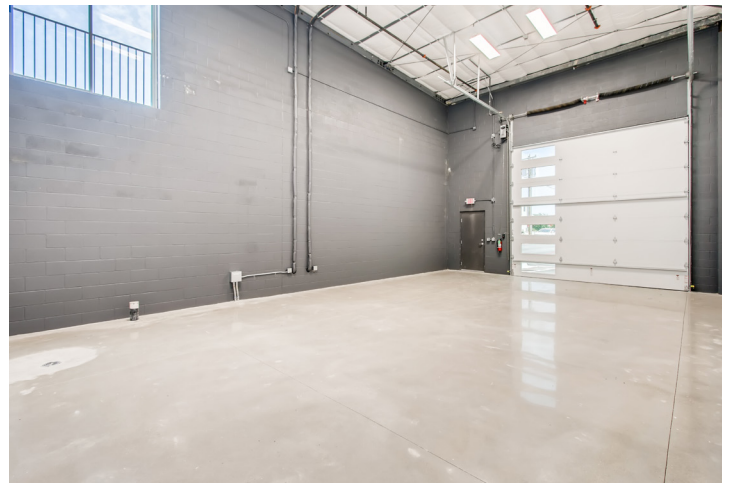
PROPERTY PHOTOS

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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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SITE PLAN

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OPTIONS & PRICES

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**Arvada Personal Warehouse
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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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