



## BOZEMAN, MT COMING SOON!

DEPOT DRIVE,  
BELGRADE, MT 59714

BOZEMAN, MT

**WORK | STORE | PLAY™**

### Project Information:

Net Rentable SF: 20,000 SF Approx.

### Uses:

Work – Store – Play™  
Light Industrial Zoning

### Features & Options:

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

### Unit showings by appointment only

### 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!



[www.PersonalWarehouse.com](http://www.PersonalWarehouse.com)  
[info@PersonalWarehouse.com](mailto:info@PersonalWarehouse.com)

**303-222-0768**

Pricing and availability is subject to change without notice.

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# OVERVIEW

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## ESTIMATED COMPLETION:

Spring 2023

## INVENTORY TRACKING:

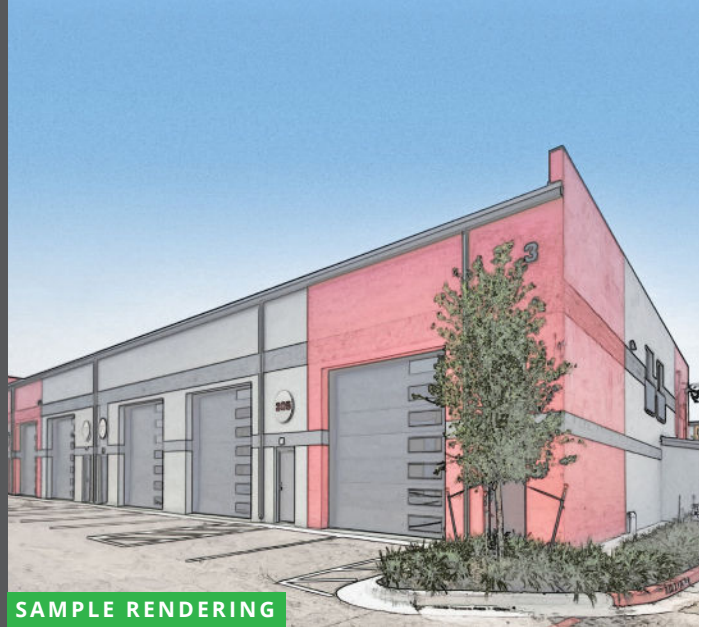


## OCCUPANCY:

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

## FOR SALE/LEASE:

Pricing Available on Inventory Tracking



SAMPLE RENDERING

## PROPERTY INFO:

- For Sale/Lease
- Ideal for Small Business, Storage Space
- Insulated Masonry Construction
- LED Lights / Energy Efficient Construction
- Mezzanines
- Finished Private Restrooms
- 24 / 7 Access, Wide Paved Aisles
- 14 x 14 OH Door w/ operators
- Epoxy Floors

## 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!



SAMPLE: ROUND ROCK, TX LOCATION



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# CONCEPT - SAMPLE USES

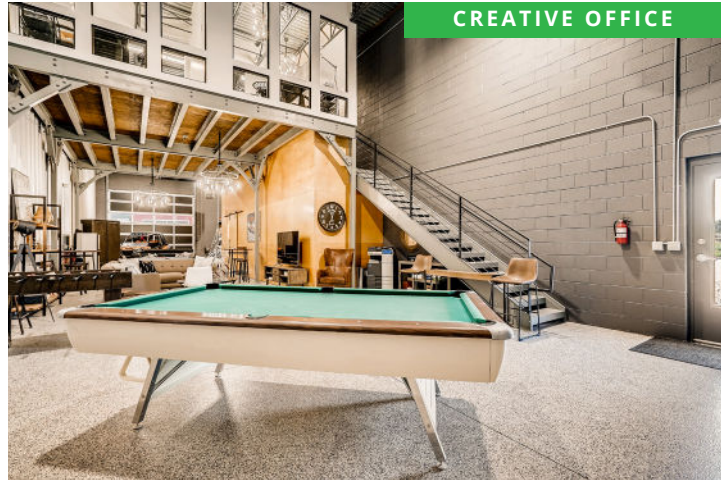
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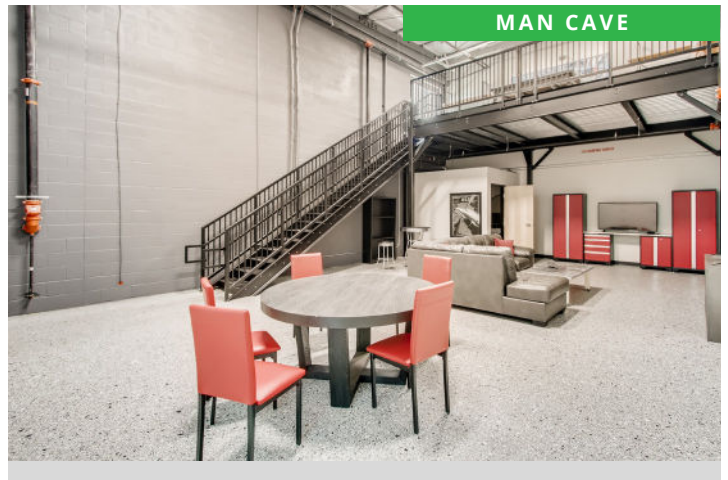
CUSTOMIZED SPACES



CREATIVE OFFICE



CAR COLLECTIONS



MAN CAVE



TOY STORAGE



HOBBY SHOP



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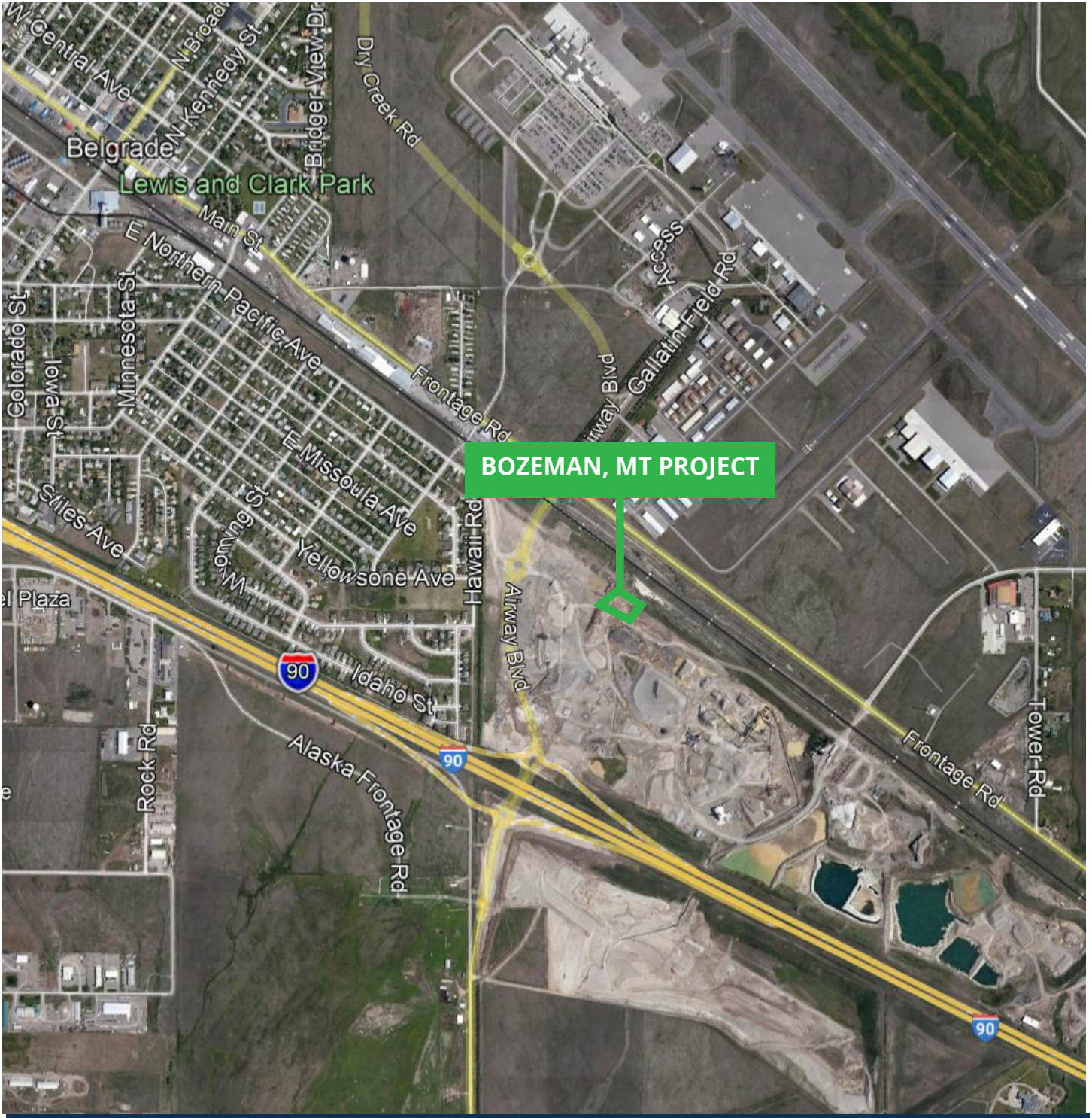


# AERIAL MAP

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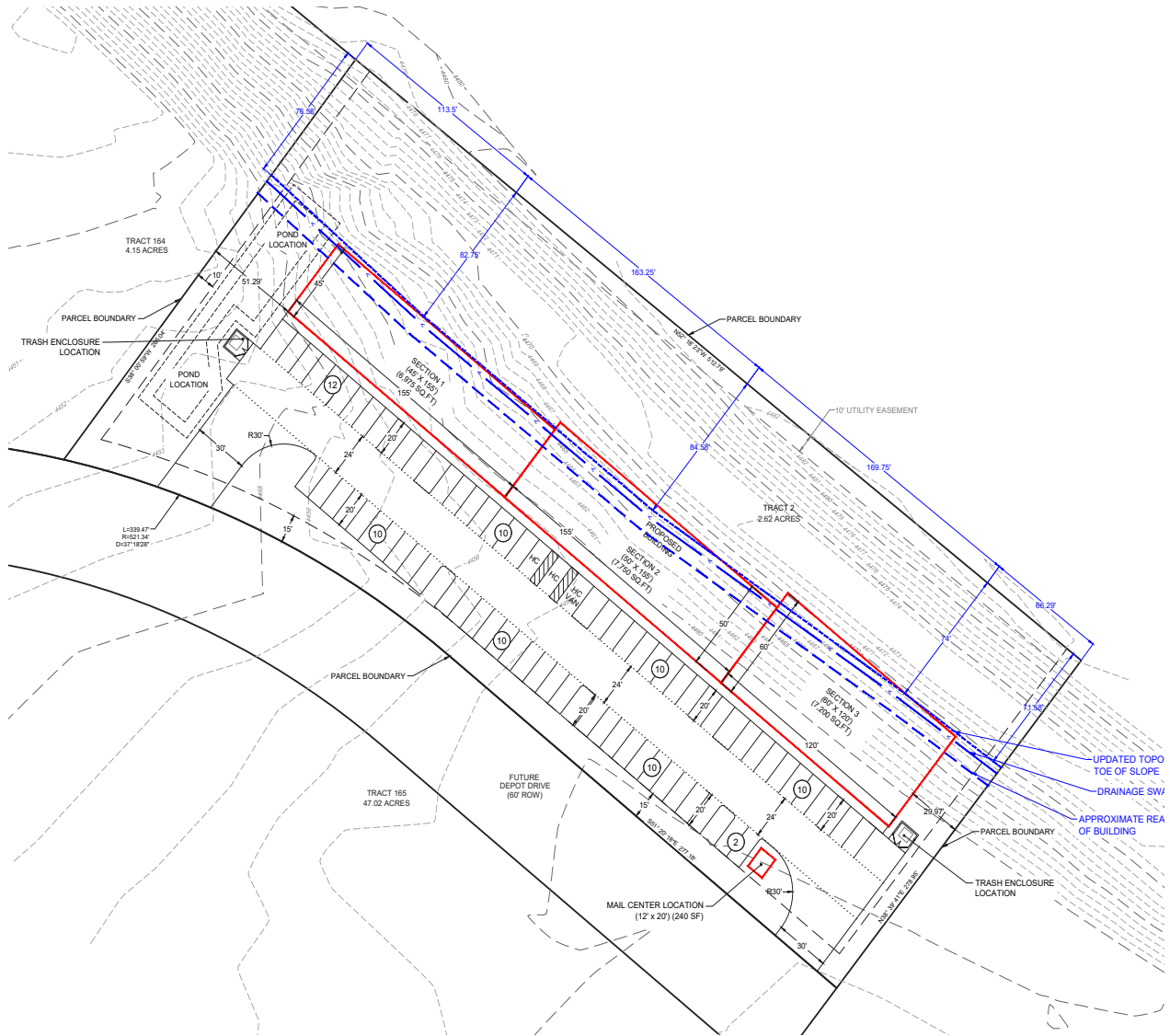
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# SITE PLAN

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