

WORK | STORE | PLAY™

Project Information:

Total Project SF: 51,500 SF 4 Buildings - 37 Units Select Units with Backlot Space October 2023 Delivery

Uses:

Work – Store – Play™ Light Industrial Zoning

Standard Features:

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

Tours available 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!



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OVERVIEW

FOR SALE & LEASE

CASTLE ROCK, CO FLEX PROJECTS

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COMPLETED:

Completion: October 2023

SAMPLE UNIT SIZES:

1,000 - 2,500 SF with ability to combine units

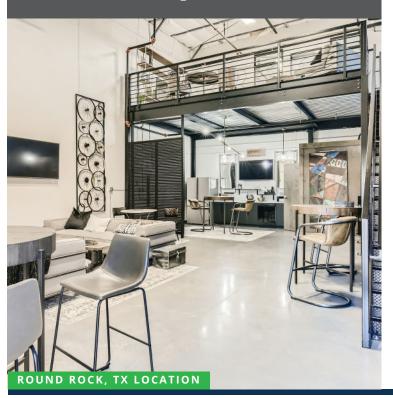


OCCUPANCY:

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

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Scan QR Code for Pricing





PROPERTY INFO:

- For Sale and 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
- · Balconies on Select Units

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!



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CONCEPT PHOTOS

Round Rock, TX

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CONCEPT - SAMPLE USES

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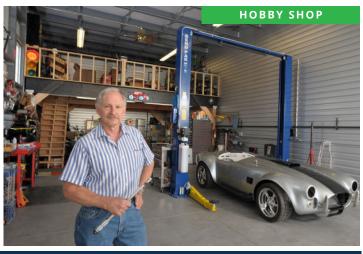














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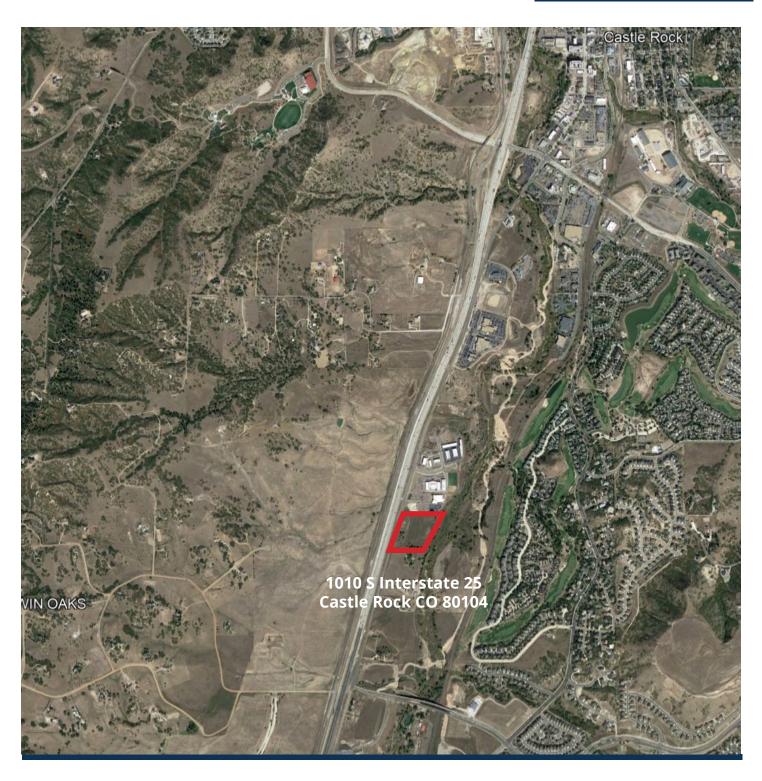
AERIAL MAP

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SITE PLAN

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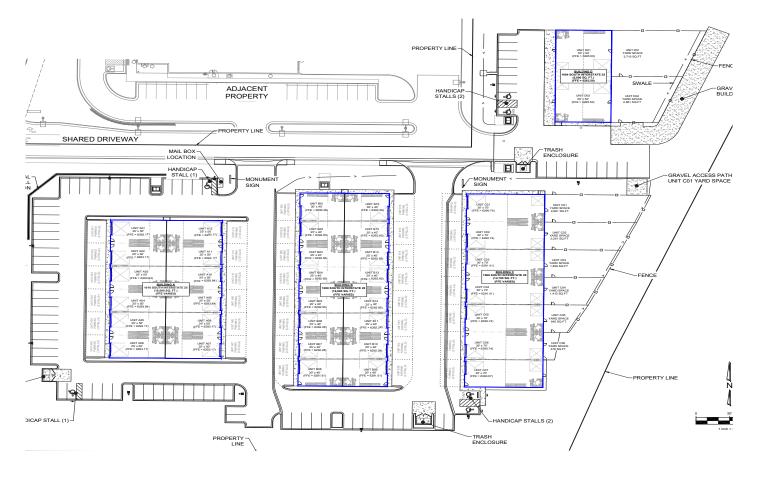
				BUILDIN	is c			
	1ST FLO	OR SPECIFI	CATIONS	MEZZAN	INE SPECIFI			
UNIT Na.	UNIT WIDTH (FT)	UNIT DEPTH (FT)	151 FLOOR AREA (50.FT)	MEZZ. WIDTH (FT)	MEZZ. DEPTH (FT)	MEZZ FLOOR AREA (50.FT)	INTERIOR HIGH ROOF HEIGHT	INTERIOR LOW ROOF HEIGHT
001	30.0	70.0	2,100.0	50.0	15.0	450.0	23" - 2.50"	21'-10.75"
002	30.0	70.0	2,100.0	30.0	15.0	450.0	23' - 2.50"	21'-10.75"
003	30.0	70.0	2,100.0	30.0	15.0	450.0	22' - 8.50"	21' - 2.75"
004	30.0	70.0	2,100.0	30.0	15.0	450.0	22' - 5.50"	21' - 2.75"
006	30.0	70.0	2,100.0	30.0	15.0	450.0	23' - 2.50"	21'-10.75"
006	30.0	70.0	2,100.0	30.0	15.0	450.0	23' - 2.50"	21'-10.75"
007	30.0	70.0	2.100.0	30.0	15.0	450.0	23' - 10.50"	22' - 6.75"

				BUILDIN	G D			
	1ST FLO	OR SPECIFI	CATIONS	MEZZAN	INE SPECIF	CATIONS		
LINIT NA.	UNIT WIDTH (FT)	UNIT DEPTH (FT)	15T FLOOR AREA (SULH)	MEZZ. WIOTH (FT)	MEZZ. DEPTH (FT)	MEZZ. FLOOR ARCA (SUE1)	INTERIOR HIGH ROOF HEIGHT	INTERIOR LOW ROOF HEIGHT
D01	50.0	50.0	2,500.0	25.0	20.0	500	23' - 2.0"	23' - 2.375
DII2	50.0	50.0	2,500.0	25.0	20.0	500	23' - 2.0"	21' - 2.375

_				BUILDIN				
	1ST FLO	OR SPECIA	CATIONS	MEZZAN	INE SPECIFI			
UNIT No.	UNIT WIDTH (FT)	UNIT DEPTH (FT)	FLOOR AREA (SULFT)	MEZZ. WIDTH (FT)	MECZ. DEPTH (FT)	MEZZ FLOOR AREA (SG. FT)	INTERIOR HIGH ROOF HEIGHT	INTERIOR LOW ROOF HIDSHIT
A01	25.0	50.0	1,250.0	25.0	15.0	375.0	25' - 10.75'	21' - 10.35"
A02	25.0	50.0	1,250.0	25.0	15.0	375.0	23" - 10.75"	21' - 10.25"
ACI	25.0	50.0	1,250.0	25.0	15.0	375.0	23' - 2.75"	21' - 2.25"
A04	25.0	50.0	1,250.0	25.0	15.0	375.0	23' - 2.75"	21' - 2.25"
ACS	25.0	50.0	1,250.0	25.0	15.0	375.0	25' - 10.75"	21' - 10.75"
A06	25.0	50.0	1,250.0	25.0	15.0	375.0	25' - 10.75"	21' - 10.25"
A07	25.0	50.0	1,250.0	25.0	15.0	375.0	25' - 10.75'	21' - 10.25"
AOS	25.0	50.0	1,250.0	25.0	15.0	375.0	23' - 10.75'	21' - 10.35"
ADD	25.0	50.0	1,250.0	25.0	15.0	375.0	23' - 2.75"	21' - 2.25"
A10	25.0	50.0	1,250.0	25.0	15.0	375.0	23' - 2.75"	21' - 2.25"
A11	25.0	50.0	1,250.0	25.0	15.0	375.0	25' - 10.75"	21' - 10.25"
A12	25.0	50.0	1,250.0	25.0	15.0	375.0	25' - 10.75"	21' - 10.15'

PARKING COUNT	
STRIPED STANDARD STALLS	149
STRIPED HANDICAP STALLS	6
STANDARD ADA STALLS	4
VAN ADA STALLS	2
TOTAL PARKING STALLS	155

				BUILDIN	IG B			
	1ST FLO	OR SPECIFI	CATIONS	MEZZAN	INE SPECIF			
UNIT No.	UNIT (WIDTH (FT)	UNIT DEPTH (FT)	151 FLOOR AREA (SQ.FT)	MEZZ. WIDTH (FT)	MEZZ. DEPTH (FT)	MEZZ. FLOOR ARCA (SQ.FT)	INTERIOR HIGH ROOF HEIGHT	INTERIOR LOW ROOF HEIGHT
801	30.0	40.0	1,200.0	90.0	15.0	390.0	23' - 5.75"	21'-10.25"
B02	25.0	40.0	1,000.0	25.0	13.0	325.0	22' - 9.75'	21' - 2.25"
803	25.0	40.0	1,000.0	25.0	15.0	325.0	22' - 9.75"	21' - 2.25"
804	25.0	40.0	1,000.0	25.0	15.0	325.0	22' - 9.75"	21' - 2.25"
BCS	25.0	40.0	1,000.0	25.0	15.0	325.0	22' - 9.75"	21' - 2.25"
806	25.0	40.0	1,000.0	25.0	13.0	325.0	23' - 5.75"	21'-10.25"
807	25.0	40.0	1,000.0	25.0	13.0	325.0	23' - 5.75"	21'-10.25"
808	30.0	40.0	1,200.0	30.0	15.0	390.0	24'-1.625"	22'-8.25"
800	30.0	40.0	1,200.0	50.0	15.0	390.0	24'-1.625"	22'-8.25"
810	25.0	40.0	1,000.0	25.0	13.0	325.0	23' - 5.75"	21'-10.25"
811	25.0	40.0	1,000.0	25.0	13.0	325.0	23" - 5.75"	21'-10.25"
812	25.0	40.0	1.000.0	25.0	13.0	325.0	22' - 9.75"	21' - 2.25"
813	25.0	40.0	1,000.0	25.0	13.0	325.0	22' - 9.75"	21' - 2.25"
814	25.0	40.0	1,000.0	25.0	13.0	325.0	22'-9.75"	21'-2.25"
815	25.0	40.0	1.000.0	25.0	13.0	325.0	22' - 9.75"	21' - 2.25"
B16	30.0	40.0	1,200.0	30.0	13.0	390.0	23' - 5.75"	21'-10.25"





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