



BUFORD RENDERING

## FOR SALE / FOR LEASE PRECONSTRUCTION PRICING

4365 SOUTH LEE ST  
BUFORD, GA 30519

WORK | STORE | PLAY®

### Project Information:

Estimated Delivery Date - December 2023  
Total Project SF: 55,920 SF  
Total Personal Warehouse® SF: 22,800 SF  
2 Personal Warehouse® Buildings  
17 Personal Warehouse® Units

### Uses:

Work – Store – Play®  
Light Industrial Zoning

### Standard Features:

14x14 OH Doors, Mezzanines, Private Deluxe Restrooms with Rough-in Showers (not installed), LED Lights, HVAC, Balconies, 3-Phase Power, Custom Floors, 65+FT Drive Aisles, Sprinkler System, 24-Hour Access

Tours 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)

470-236-5300

Pricing and availability is subject to change without notice.

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# OVERVIEW

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## YEAR BUILT:

December 2023 Delivery

## SAMPLE UNIT SIZES:

Unit Dimensions: 25x50, 30x40, 28.8x40



## OCCUPANY:

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

## FOR SALE / FOR LEASE:

\$380 - \$400/psf  
Scan QR Code for Pricing

## PROPERTY INFO:

- For Sale / For Lease
- Ideal for Small Business, Storage Space
- Energy Efficient Construction: LED Lights, Insulated
- Masonry
- HVAC Standard in All Units
- 14 x 14 OH Doors w/ operators
- Mezzanines Standard - Cover 1/3 of Unit
- Finished Private Restrooms with Rough-in Showers - standard
- 24 / 7 Access
- Wide Paved Aisles
- Balconies (mezzanine level) - 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 15-25% Less per Month
- Customize Your Space!



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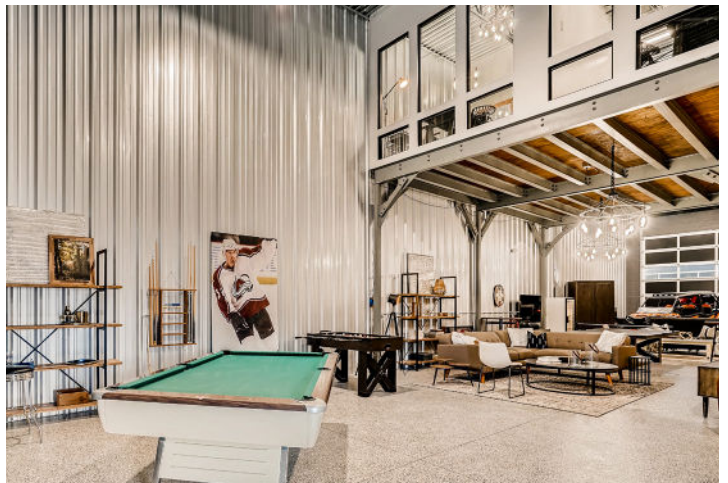
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# CONCEPT PHOTOS

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# CONCEPT - SAMPLE USES

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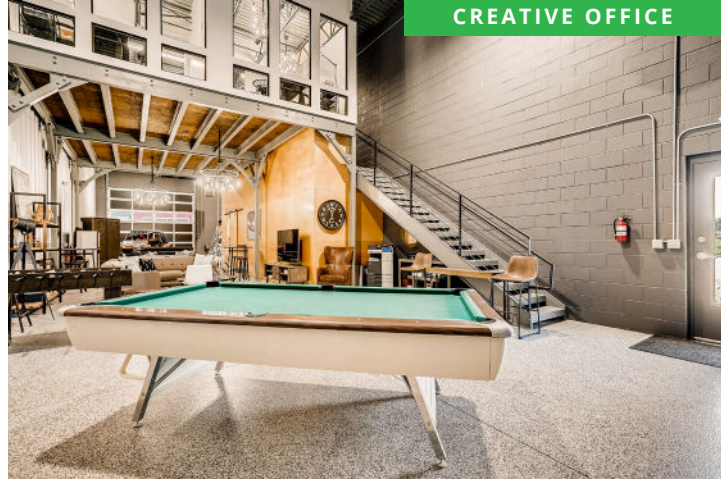
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CUSTOMIZED SPACES



CREATIVE OFFICE



CAR COLLECTIONS



MAN CAVE



BUSINESS



HOBBY SHOP



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# AERIAL MAP

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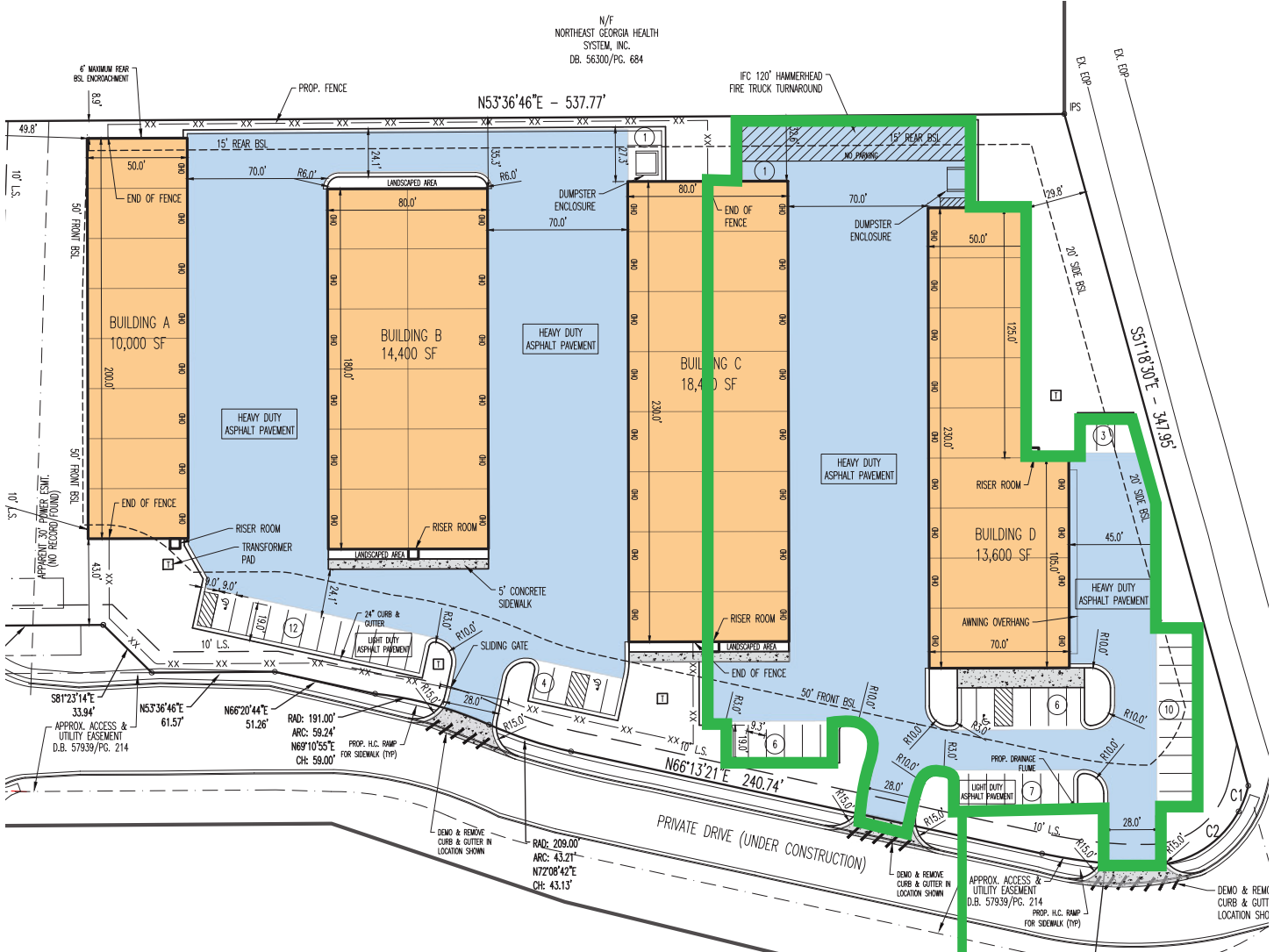
# SITE PLAN

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