

**FREE RENT  
PROMOTION THRU  
SEP. 4, 2023**



## **UNITS 501 - 506 FOR LEASE**

**7637 FM 3009  
SCHERTZ, TEXAS 78154**

**WORK | STORE | PLAY™**

### **Project Information:**

6 Units

1,500 SF, 2,400 SF, & 3,000 SF

1-5 Year Terms

### **Standard Features:**

14x14 OH Doors, Mezzanine, Mezzanine Flooring & Electrical, Painted Interior, Floor Coating, Kitchenette, Private Restroom & Shower, Mop Sink, LED Lights, HVAC, 3-Phase Power, Custom Floors, 60+FT Drive Aisles, Sprinkler System, 24-Hour Access, Gated Facility

### **Model Unit/Sales Office: Unit 506**

**Tours by appointment only**

**Broker Co-Op Available**

### **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, gated unlimited access, having 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!

### **Uses:**

Work – Store – Play™

Light Industrial Zoning

**Building 5**



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

**512-522-4833**

Pricing and availability is subject to change without notice, subject to qualification

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# OVERVIEW

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FOR LEASE**

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## SAMPLE UNIT SIZES:

40'x60', 25'x60', 50'x60'

Scan for Inventory Tracking:



## OCCUPANCY:

Light Industrial Zoned.

Ideal for Work – Store – Play™

## FREE RENT PROMOTION!

For all leases signed by July 4th,

- 5 year \$17 NNN / 10 months Free Rent (60-month term)
- 3 year \$18 NNN / 6 months Free Rent (36-month term)
- 2 Year \$19 NNN / 4 months Free Rent (28-month term)
- 1 Year \$20 NNN / 2 months Free Rent (14-month term)

For Qualified Applicants

3% Co-Broker Commission



PHASE 2 EXTERIOR

## PROPERTY INFO:

- For Lease
- Ideal for Small Business, Storage Space
- Insulated Concrete Construction
- LED Lights / Energy Efficient Construction
- Mezzanine & Mezz Flooring & Electrical
- Finished Private Restrooms & Shower
- Painted Interior, Floor Coating
- Kitchenette & Mop Sink
- 24 / 7, Gated Access & Wide, Paved Aisles
- 14 x 14 OH Door w/ operators



UNIT 506 - MODEL UNIT



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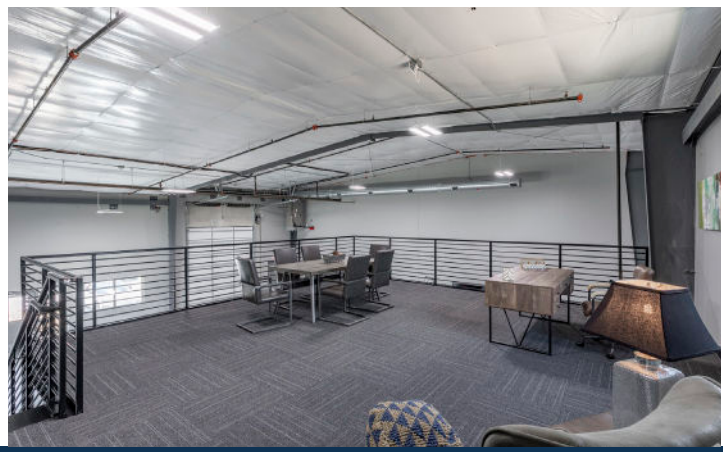
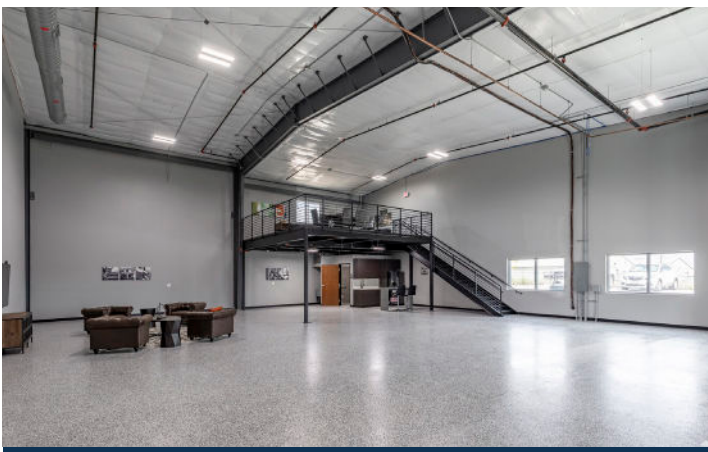
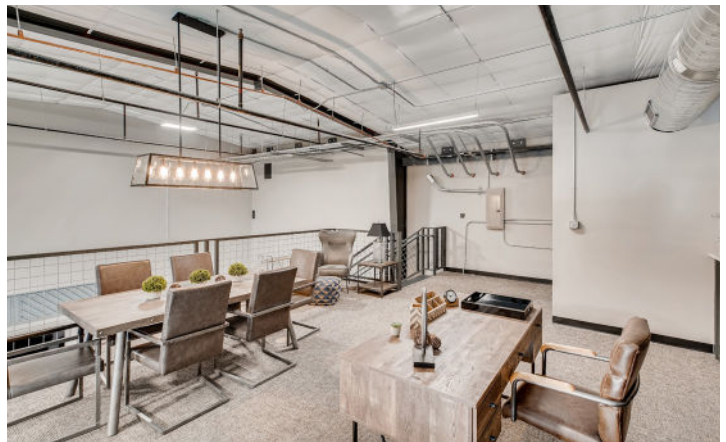


# PROJECT PHOTOS

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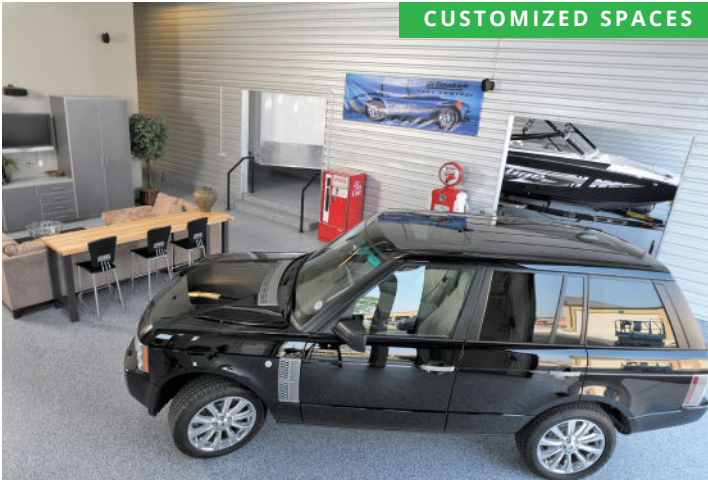


# CONCEPT - SAMPLE USES

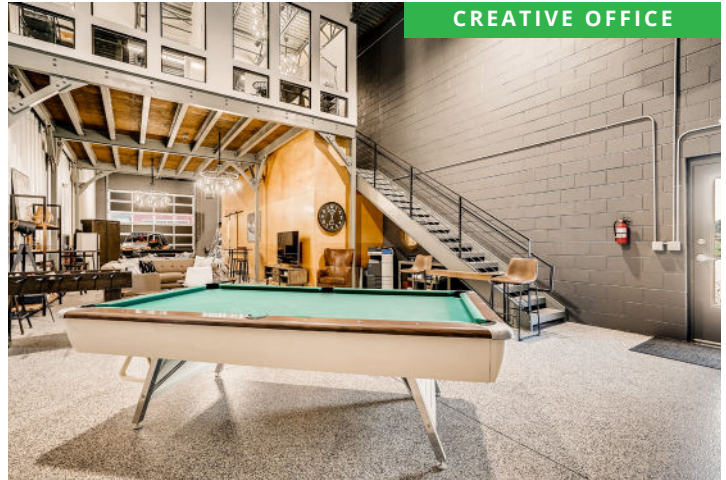
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CUSTOMIZED SPACES



CREATIVE OFFICE



CAR COLLECTIONS



MAN CAVE



BUSINESS



HOBBY SHOP



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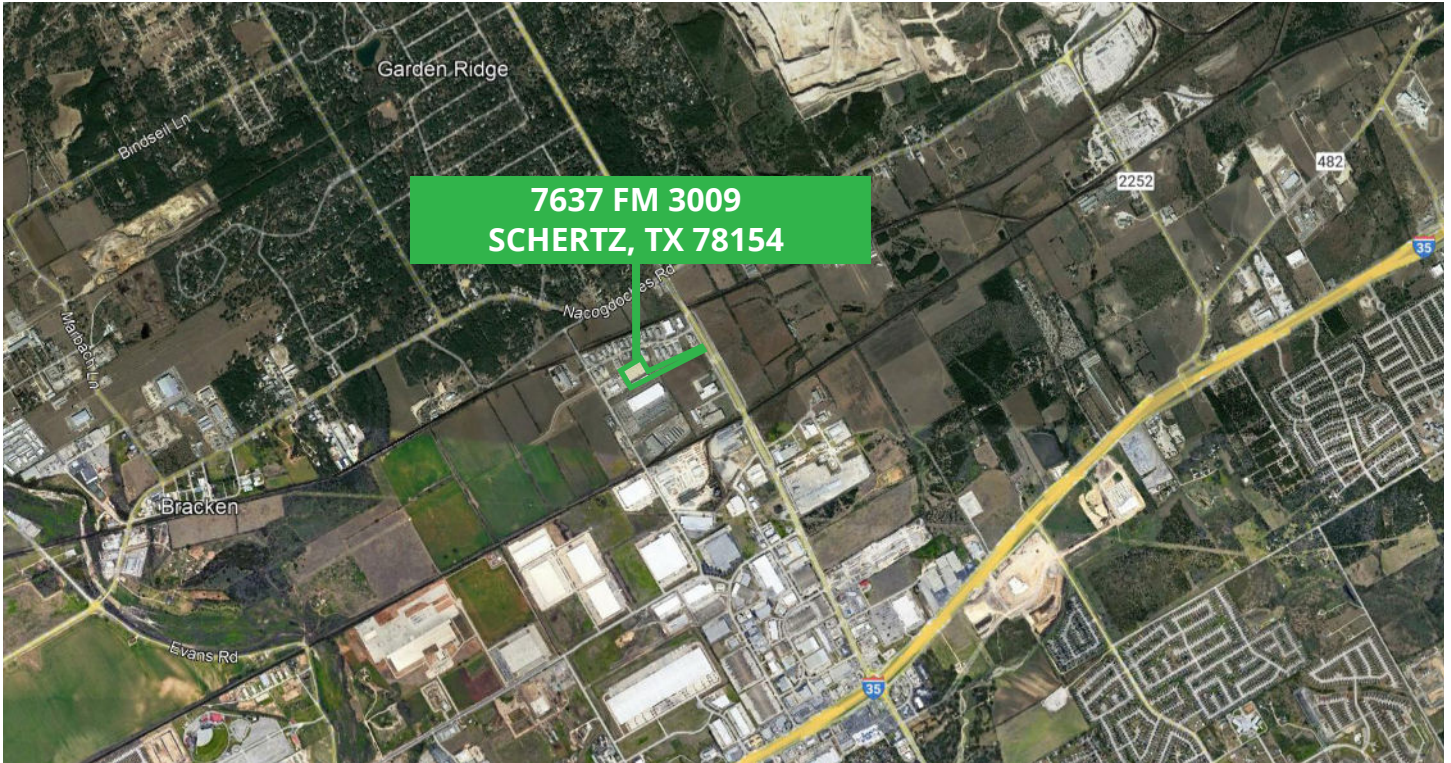


# AERIAL MAP

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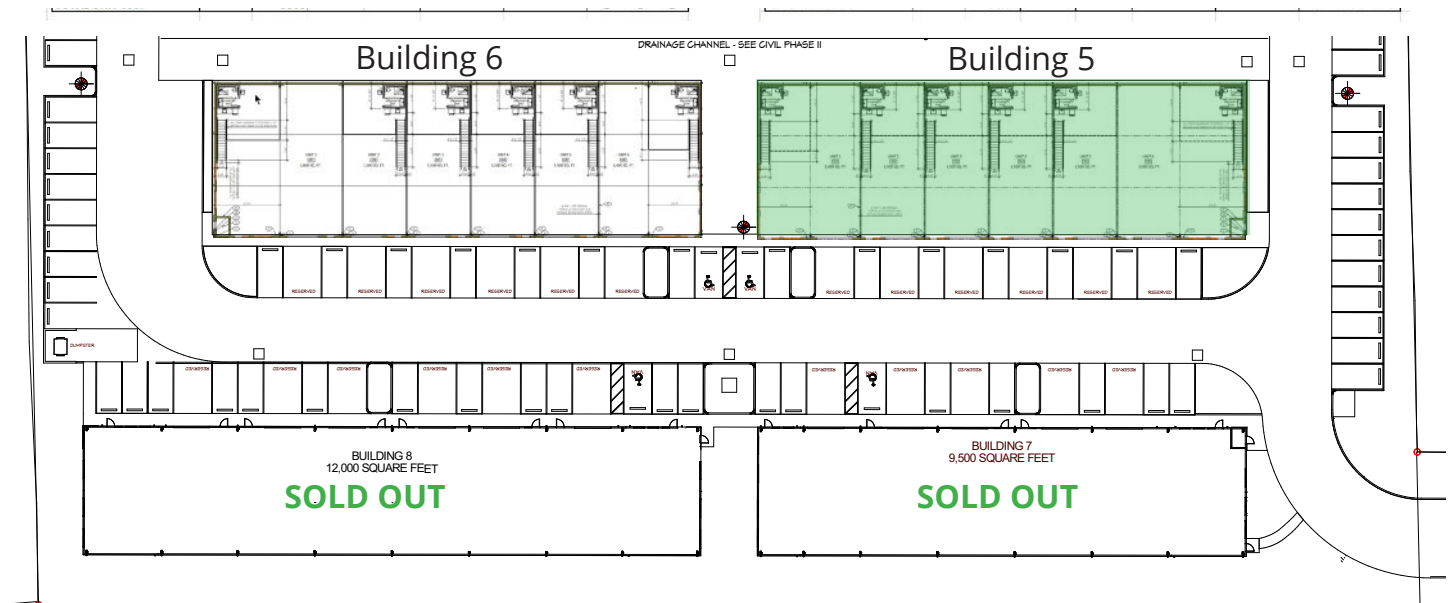
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# SITE PLAN

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