

3 GRAND OPENING
PROMOS
CALL TODAY!



FORT COLLINS PROJECT

FOR SALE / FOR LEASE FORT COLLINS, CO

11 NW FRONTAGE RD
FORT COLLINS, CO 80524

WORK | STORE | PLAY®

Project Information:

Available Now!

10,920 SF

8 units | Approx. 1,300 - 1,400 SF

Ability to combine units

Uses:

Work - Store - Play®

Light Industrial Zoning

Best-In-Class Features:

14 x 14 OH Door with Operator, Mezzanines - approx 416 SF or 433 SF each, Mezzanine window & flooring, Custom Restroom with Shower Rough in, HVAC with ducting, Polished Concrete Floors & Interior Paint, LED lighting, Wet Bars, 24-Hour Access, **Move-in Ready**

Unit Showings - By Appointment or Self-Guided Tours Available

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, 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
info@PersonalWarehouse.com

303-222-0768

Pricing and availability is subject to change without notice.

OVERVIEW

**FOR SALE / FOR LEASE
FORT COLLINS, CO**

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YEAR BUILT:

June 2023

SAMPLE UNIT SIZES:

Unit Dimensions: 26' x 52' or 27' x 52'

Mezzanine SF: 416 SF or 433 SF

Scan for Inventory Tracking:



OCCUPANY:

Light Industrial Zoned.

Ideal for Work – Store – Play®

FOR SALE / FOR LEASE:

For Sale: \$425 PSF

For Lease: End Units: \$22 NNN | Interior: \$20 NNN

Estimated CAM Fees: TBD

GRAND OPENING PROMOTIONS:

- \$10 off PSF on all purchases
- 2 months rent free for every year of the lease term
- For Brokers: Register and be rewarded with an exceptional 4% COOP Broker Fee



PROPERTY INFO:

- For Sale / For Lease
- Ideal for Small Business, Storage Space
- 14 x 14 OH Door with Operator
- Mezzanines - approx 416 SF or 433 SF each, Mezz window & flooring
- Custom Restroom with Shower Rough in
- HVAC with ducting
- Polished Concrete Floors & Interior Paint
- LED lighting
- Wet bars
- Insulated Block Construction, R36 Roof, R23 Exterior Walls, R19 interior Walls
- **Well Parked: 3.6/1,000 SF**

5 Reasons to Own

- Build Equity over Rent Receipts
- Fixed Rate Financing (10-year ballon, 25-year amort.)
- Tax Benefits for Business Users & Investors
- Cost Effective – Own for 25-30% Less per Month
- Customized for Your Use!



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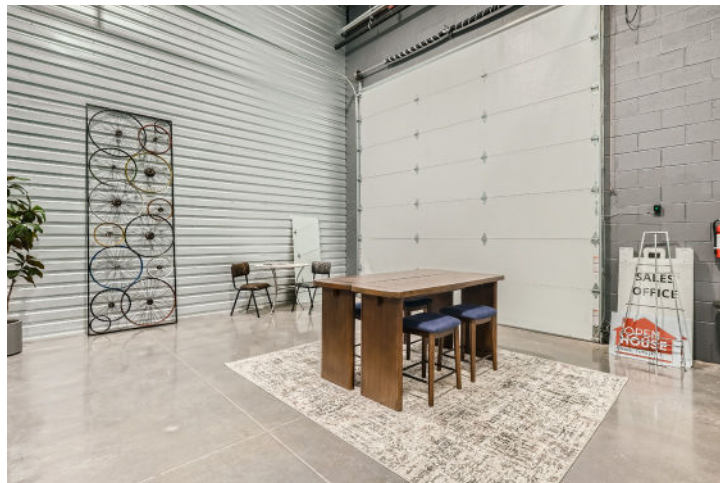
PROJECT PHOTOS

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CONCEPT - SAMPLE USERS

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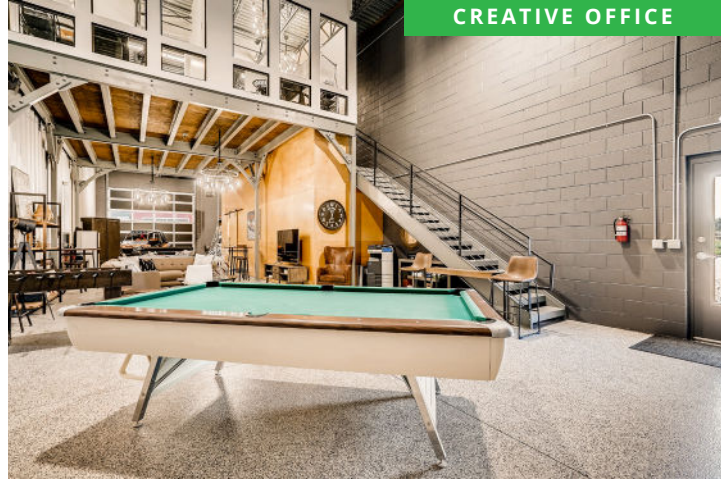
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CUSTOMIZED SPACES



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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UNIT #	AREA	WIDTH	DEPTH	INT HEIGHT HIGH ROOF	INT HEIGHT LOW ROOF	MEZZANINE
100	1404 SF	27'-0"	52'-0"	22'-8"	20'-7"	432 SF
200	1352 SF	26'-0"	52'-0"	22'-8"	20'-7"	416 SF
300	1352 SF	26'-0"	52'-0"	22'-8"	20'-7"	416 SF
400	1352 SF	26'-0"	52'-0"	22'-0"	19'-11"	416 SF
500	1352 SF	26'-0"	52'-0"	22'-8"	20'-7"	416 SF
600	1352 SF	26'-0"	52'-0"	22'-0"	19'-11"	416 SF
700	1352 SF	26'-0"	52'-0"	22'-0"	19'-11"	416 SF
800	1404 SF	27'-0"	52'-0"	22'-0"	19'-11"	432 SF

NOTE:
All units have an option to include an interior mezzanine, not to exceed 1/2 of the area of the unit at the main floor.

