



**NOW ACCEPTING  
RESERVATIONS**

**GEORGETOWN, TX  
LAKEWAY DR & NW BLVD**

**WORK | STORE | PLAY®**

**Project Information:**

Groundbreaking 2024  
4 Buildings | 40 Units  
Sizes from 1,000 SF up to 2,000 SF  
Ability to combine units

**Uses:**

Work – Store – Play®  
Light Industrial Zoning

**Features & Options:**

Oak Tree Court, Back lot storage and parking, walking path, area for food trucks, trailer & truck parking, 14x14 OH Doors, Mezzanines, Private Restrooms, LED Lights, HVAC, Balconies, 3 Phase Power, Custom Floors, 62+FT Drive Aisles, Sprinkled, 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!

# OVERVIEW

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## YEAR BUILT:

Groundbreaking 2024

## SAMPLE UNIT SIZES:

1,000 SF - 2,000 SF  
Drive Thru and more

## OCCUPANY:

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

## FOR SALE / FOR LEASE:

Sale TBD  
NNN Lease Rates TBD



**SAMPLE UNIT**

## PROPERTY INFO:

- For Sale / For Lease
- Ideal for Small Business, RV / Boat / Car Storage
- Insulated Masonry Construction
- LED Lights / Energy Efficient Construction
- All Units Designed & Approved for Mezzanines
- Finished Private Restrooms optional
- 24 / 7 Access, Wide Paved Aisles
- 14 x 14 OH Doors w/ operators
- Balconies (mezzanine level) 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 15-25% Less per Month
- Customize Your Space!



**SAMPLE UNIT**



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

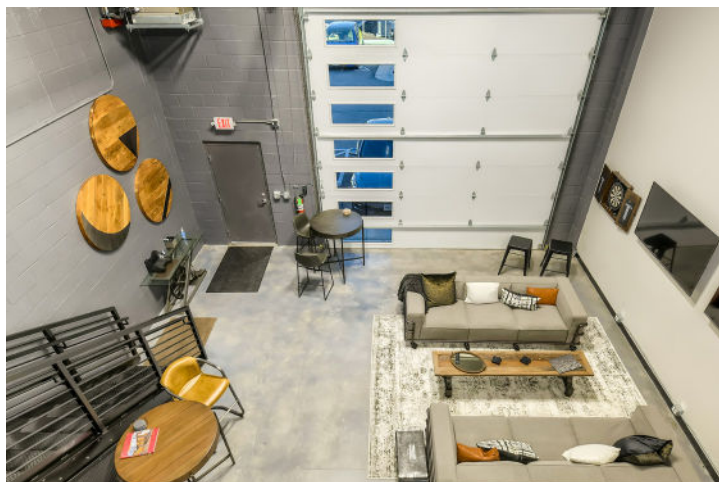
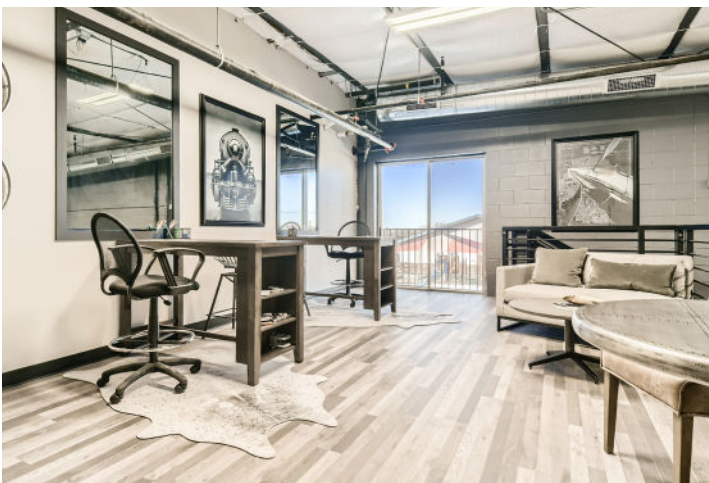
**512-522-4833**

# CONCEPT PHOTOS

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Pricing and availability is subject to change without notice.

# CONCEPT - SAMPLE USERS

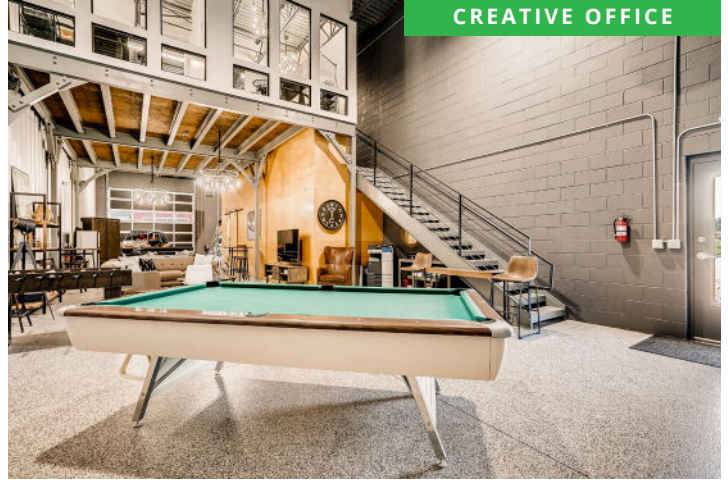
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CUSTOMIZED SPACES



CREATIVE OFFICE



CAR COLLECTIONS



MAN CAVE



BUSINESS



HOBBY SHOP



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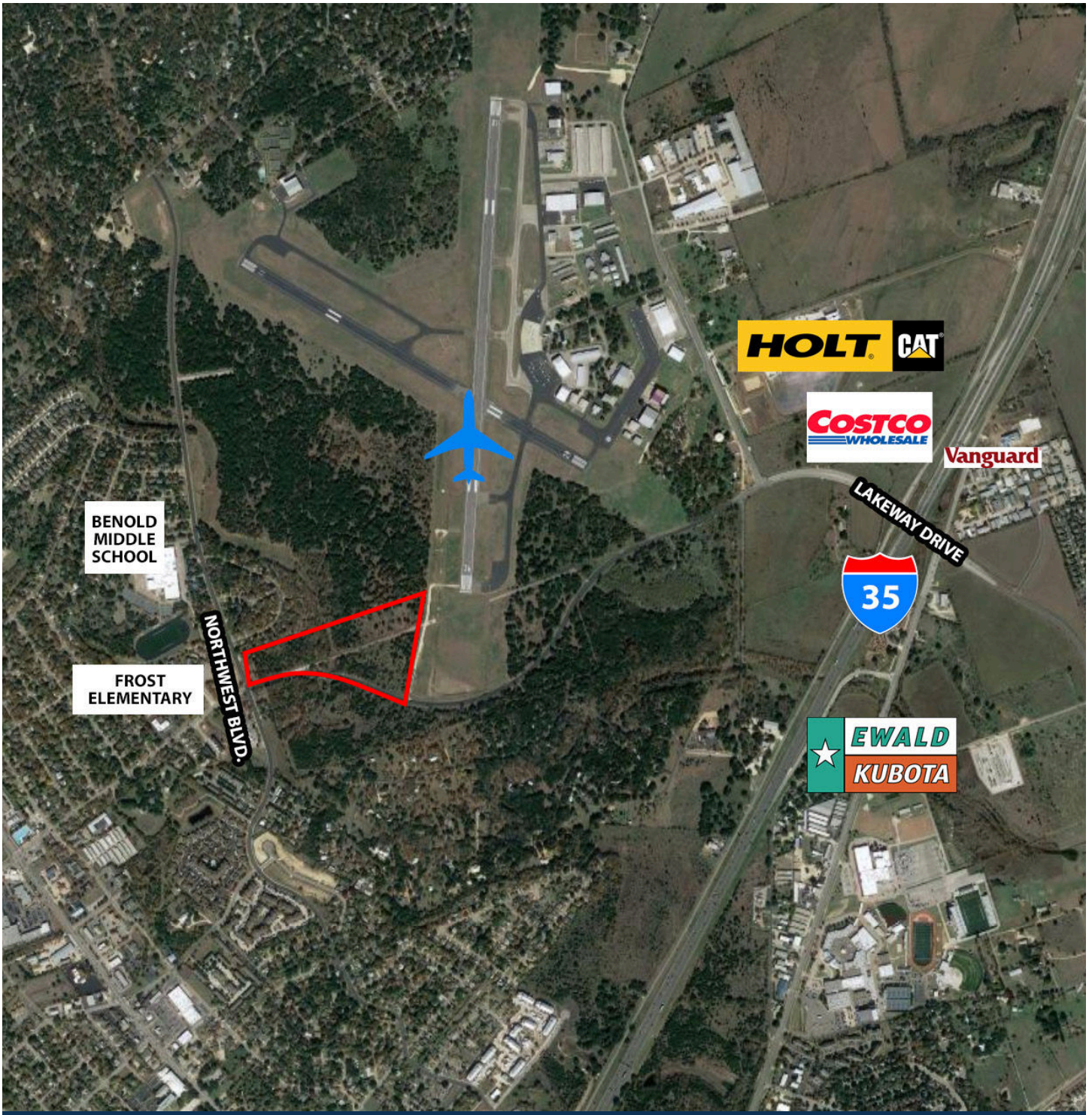
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# AERIAL MAP

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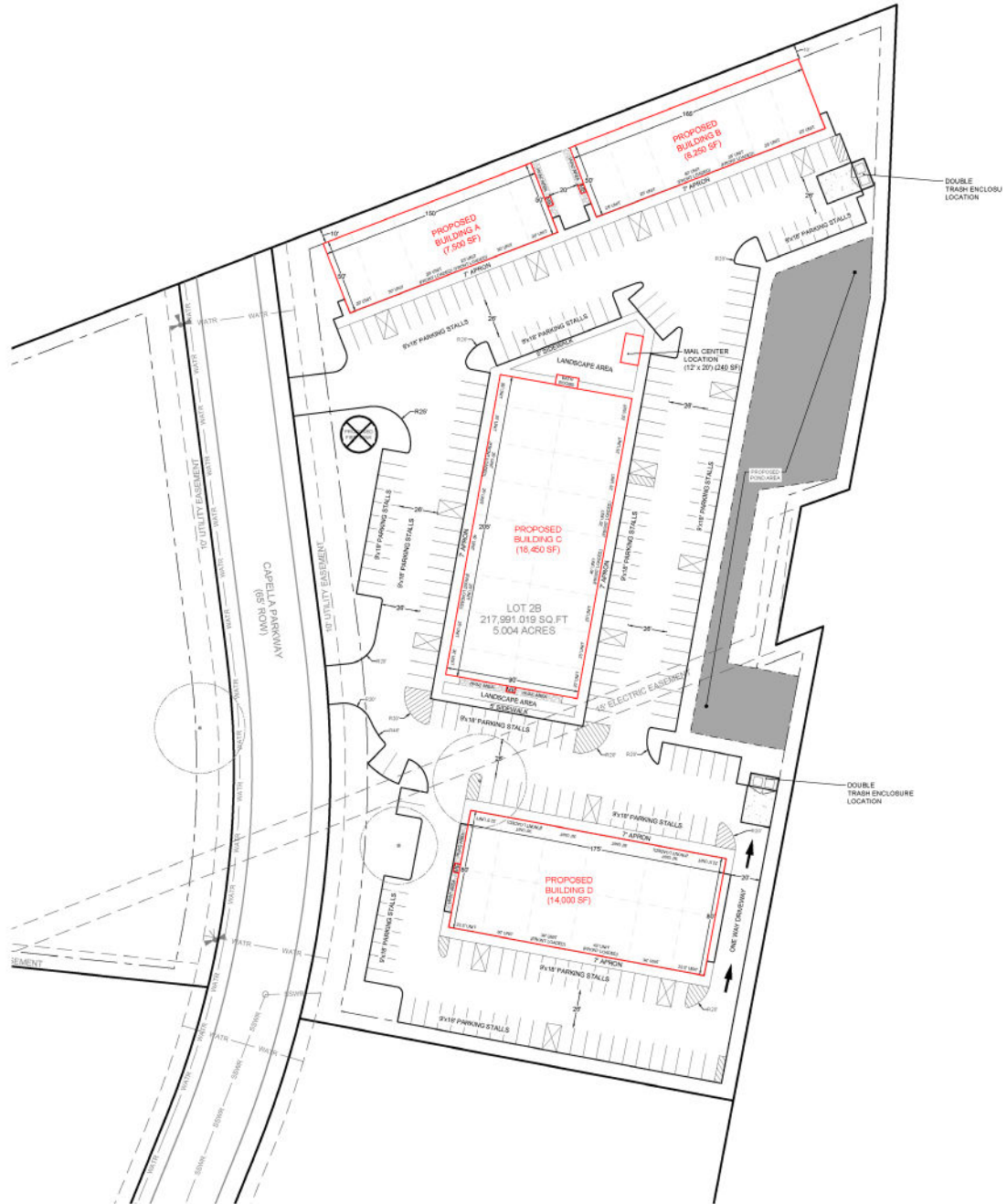
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# SITE PLAN

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