

**3 GRAND OPENING  
PROMOS &  
REDUCED PRICING  
CALL TODAY!**



**NOW AVAILABLE  
FOR SALE | FOR LEASE**

**8949 N DEERBROOK TRAIL  
BROWN DEER, WI 53223**

**WORK | STORE | PLAY™**

**Project Information:**

Located in the Brown Deer Business Park  
Total SF: 30,417 SF  
Units: 16 units  
For Sale & Lease

**Uses:**

Work – Store – Play™  
Light Industrial Zoning

**Features:**

Gated 24/7 access, Fully remodeled and updated,  
New insulated roof, New roof-top HVAC units, New  
Asphalt & Concrete Drives, LED Lighting, Custom  
Restrooms with Shower Rough In, Wet Bars, Private  
Man Door access with Insulated OH Doors, Fully  
Climate Controlled

**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!

Personal Warehouse® North Shore Project



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

**414-501-7171**

Pricing and availability is subject to change without notice.

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# OVERVIEW

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NORTH SHORE**

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## ESTIMATED DELIVERY:

June 2023 - Available Now

## INVENTORY TRACKING:



## OCCUPANCY:

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

## FOR SALE & LEASE:

For Sale: \$230-\$245 psf

For Lease: From \$16 psf

Estimated CAM Fee: TBD

## REDUCED PRICING:

- 3-year lease rate base: \$16 NNN (down from \$20)
- Sales prices down \$20 PSF!

## GRAND OPENING PROMOTIONS:

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



## PROPERTY INFO:

- Gated 24/7 access
- Fully Remodeled and updated
- New Roof with improved Insulation
- New RTU's (Roof Top HVAC Units)
- New Asphalt Drives & Concrete Drives
- LED Lighting
- Custom Restrooms with Shower Rough In
- Wet Bars
- Private Man Door access with Insulated 10' x 8.5' OH Doors
- Fully Climate-Controlled

## FEATURES:

- All utilities are Common & Shared. Billed through CAM Fees
- Fully Climate Controlled Spaces



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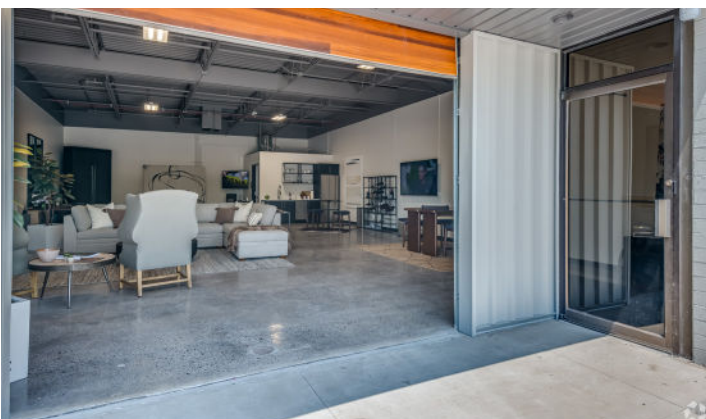
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# PROJECT PHOTOS



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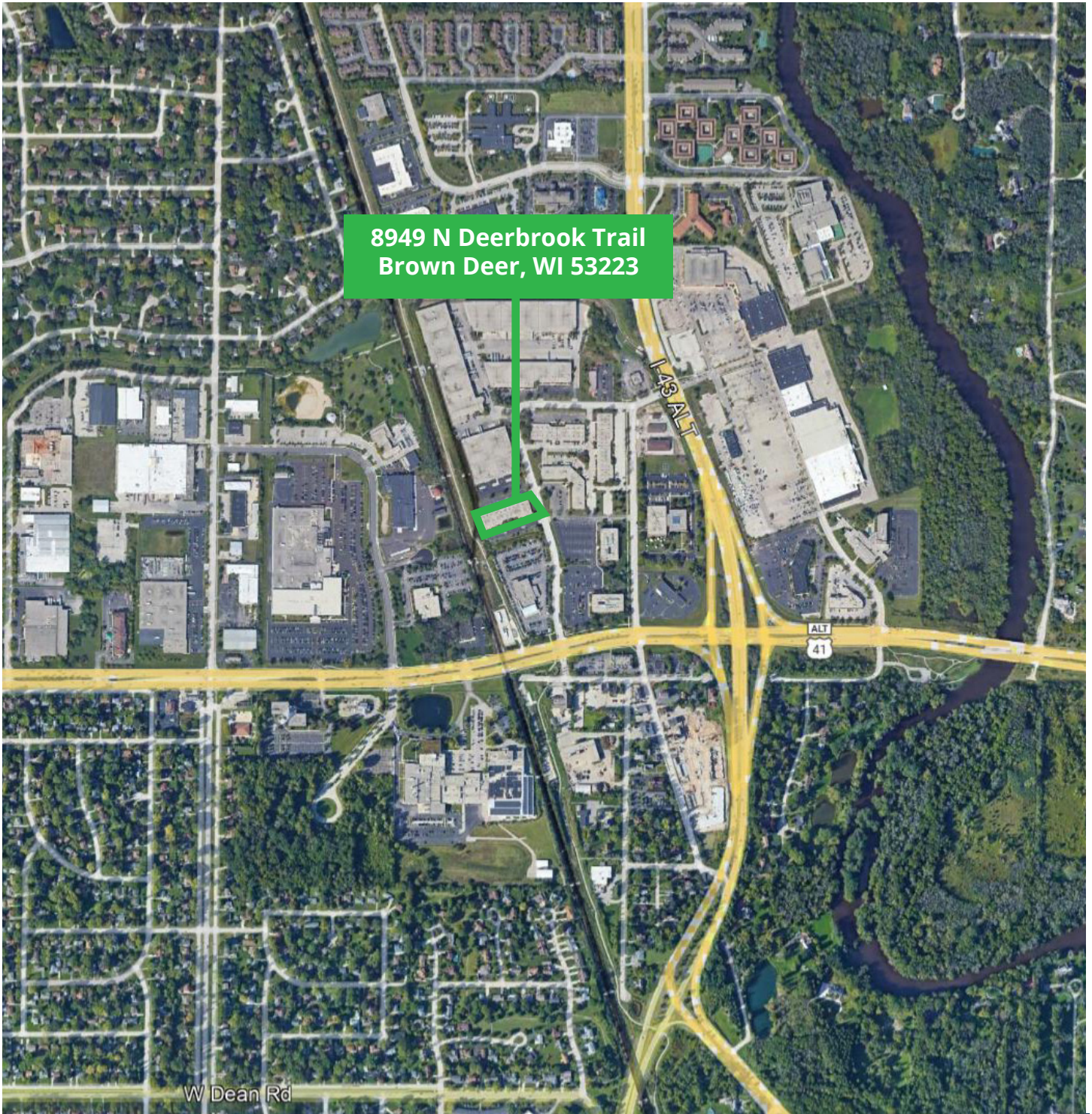
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# AERIAL MAP

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# SITE PLAN

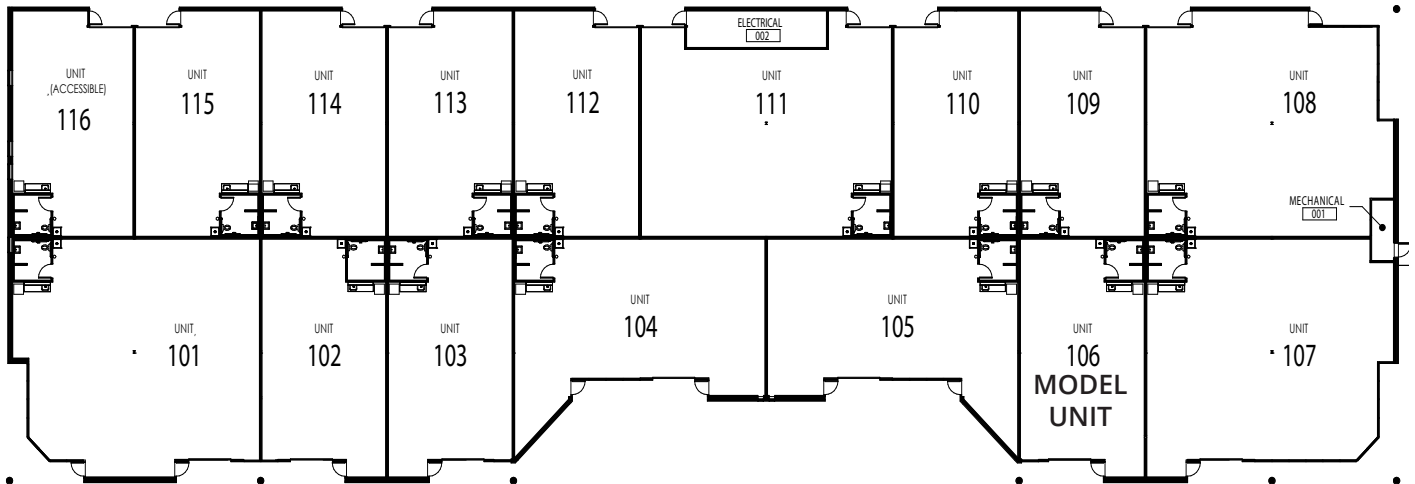
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UNIT SQUARE FOOTAGE DATA	
NUMBER	AREA
101	2929 SF
102	1516 SF
103	1516 SF
104	2096 SF
105	2096 SF
106	1516 SF
107	2839 SF

UNIT SQUARE FOOTAGE DATA	
NUMBER	AREA
108	2749 SF
109	1470 SF
110	1470 SF
111	2635 SF
112	1470 SF
113	1470 SF
114	1470 SF
115	1470 SF
116	1470 SF



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