

**UNDER  
CONSTRUCTION  
2026  
DELIVERY**

## **BELGRADE / BOZEMAN, MT UNDER CONSTRUCTION**

**105 COPPER RANCH ROAD  
BELGRADE, MT 59714**

**FOR SALE | FOR LEASE**

### **Project Information:**

Total Project SF: 22,700 SF

1 Building | 12 units

Delivery Expected: Summer 2026

### **Uses:**

Light Industrial Zoning | Work - Play  
Creative Office, Showroom, Fulfillment, Studio  
Space, Fitness, Light Industrial, and many more!

### **Best-In-Class Features:**

14x14 or 12x10 OH Door, Mezzanines, Private  
Restrooms, Wet Bars, LED Lights, 4-ton high  
efficiency HVAC, Juliette and Walk-Out  
Balconies on select units, 3-Phase Power (150  
or 200 AMP), Polished Concrete Floors, Wide  
Drive Aisles, Sprinkler System, 24 Hour Access

**Onsite Model Unit/Sales Office #302**

**Pre Construction Discounts Available!**

### **What is a Personal Warehouse®?**

Whether for business, storage, or lifestyle, a Personal Warehouse® is a purpose-built, individually owned spaces designed to adapt as your needs evolve. Each unit offers customizable interiors with best-in-class standard features of HVAC, 3 phase power, 24/7 access delivering flexibility without compromise. Backed by decades of experience, PW Development is a pioneer and leader in the Micro-Bay Flex Space warehouse category, serving entrepreneurs, enthusiasts and investors alike. With Personal Warehouse®, ownership gives you the freedom to use your space your way the only limit is your imagination. Work & Play today!



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

**303-222-0768**

Pricing and availability is subject to change without notice.

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# OVERVIEW

**UNDER  
CONSTRUCTION**

**105 COPPER RANCH ROAD  
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**WORK | PLAY**

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## YEAR BUILT:

Delivery 2026

## INVENTORY TRACKING:



## OCCUPANCY:

Light Industrial Zoned

## FOR SALE / FOR LEASE:

Financing Available

See Inventory Tracking for Pricing



**SAMPLE INTERIOR**

## PROPERTY INFO:

- For Sale / For Lease
- Ideal for Small Business, Personal Use
- Insulated Masonry Construction
- LED Lights / Energy Efficient Construction
- Mezzanines
- Finished Private Restrooms
- 24 / 7 Access, Wide Paved Aisles
- 14x14 or 12x10 OH Door w/ operators
- Walkout or Juliet Balconies available
- Polished Concrete Floors
- Interior Painted and Finished Walls
- Insulated Roof and HVAC Ducting
- Floor Drains

## 5 REASONS TO OWN:

- Build Equity over Rent Receipts
- Fixed Rate Financing (25 Year Term)
- Tax Benefits for Business Users & Investors
- Cost Effective – Own for Less per Month
- Customize Your Space!



**SAMPLE INTERIOR**



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# SAMPLE PHOTOS

DRIPPING SPRINGS, TX LOCATION

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**WORK | PLAY**



**BUILDING EXTERIOR**



**UNIT INTERIOR**



**KITCHENETTE**



**RESTROOM**



**MAIN FLOOR**



**MEZZANINE**



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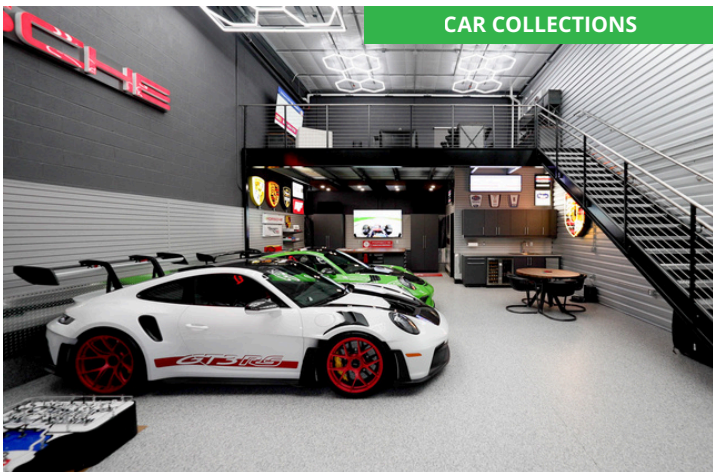
# CONCEPT - SAMPLE USES



**CUSTOMIZED SPACES**



**CREATIVE OFFICE**



**CAR COLLECTIONS**



**MAN CAVE**



**BUSINESS**



**HOBBY SHOP**



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# AERIAL MAP



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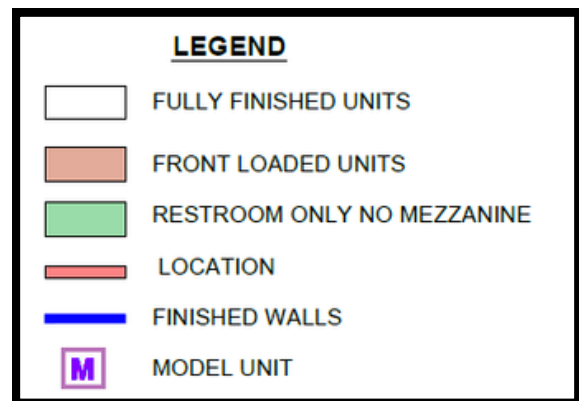
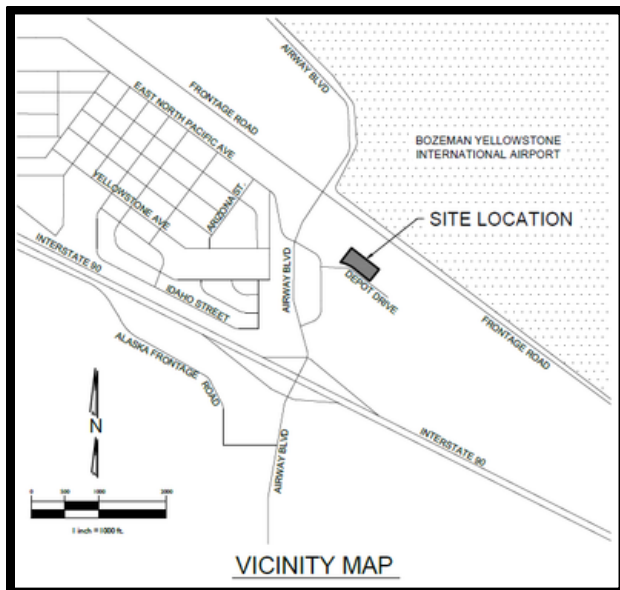
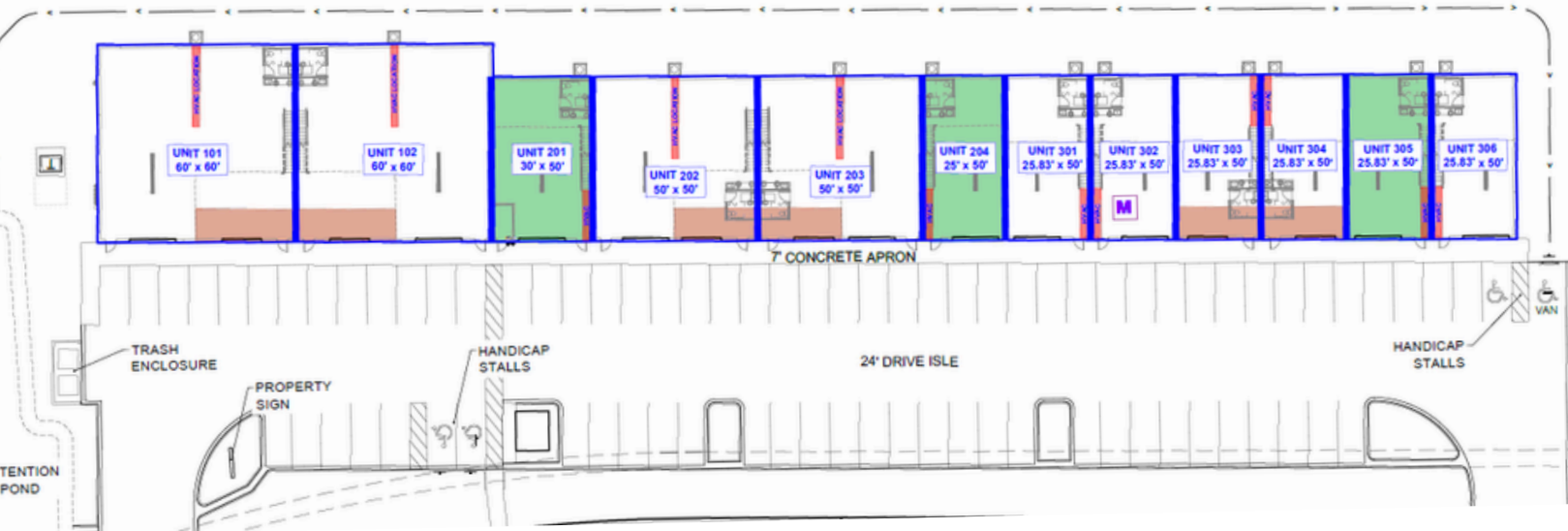
# SITE PLAN

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