



## NORTH SHORE FOR SALE | FOR LEASE

8949 N. DEERBROOK TRAIL  
BROWN DEER, WI 53223

### WORK | PLAY

#### Project Information:

Completed 2023

Located in the Brown Deer Business Park

Total Project SF: 30,417 SF

16 Units

NORTH SHORE PROJECT

Unit Showings - By Appointment or  
Self-Guided Tours Available

Onsite Model Unit/Sales Office #106

Broker Co-Op 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!

### Uses:

Work – Play

Light Industrial Zoning

### Best-In-Class Features:

Fully Remodeled & Updated, New Insulated Roof HVAC Units, New Asphalt & Concrete Drives, LED Lighting, Custom Restrooms with Shower Rough-Ins, Wet Bars, Private Man Door Access with Insulated OH Doors, Fully Climate Controlled, Gated 24-Hour Access



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

414-501-7171

Pricing and availability are subject to change without notice.

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# OVERVIEW

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## YEAR BUILT:

June 2023

## UNIT DIMENSIONS:

1,470 SF - 2,929 SF

## OCCUPANCY:

Light Industrial Zoned.  
Ideal for Work – Play

## FOR SALE & FOR LEASE:

Scan the QR Code for updated pricing and unit availability:



## PROPERTY FEATURES:

- Gated 24/7 Access
- Fully Remodeled and Updated
- New Roof with Improved Insulation
- New Roof Top HVAC Units
- Custom Restrooms with Shower Rough-Ins
- New Asphalt Drives & Concrete Drives
- Wet Bars
- LED Lighting
- Private Man Door Access with Insulated 10' x 8.5' OH Doors
- Fully Climate Controlled
- All utilities are common and shared. Billed through CAM fees.



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# PROJECT PHOTOS



**KITCHENETTE**



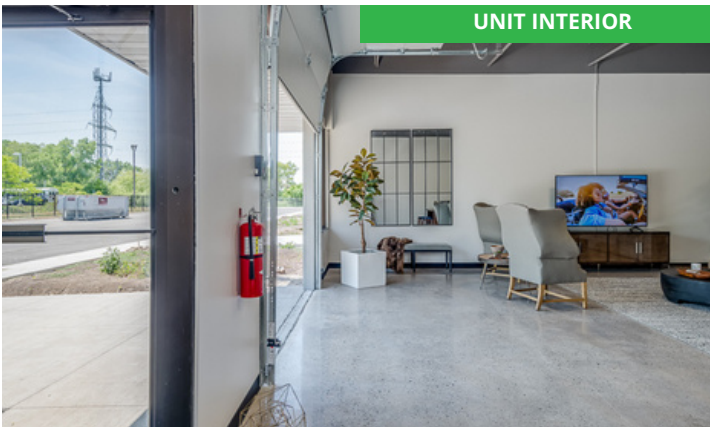
**KITCHENETTE**



**UNIT INTERIOR**



**RESTROOM**



**UNIT INTERIOR**



**UNIT INTERIOR**



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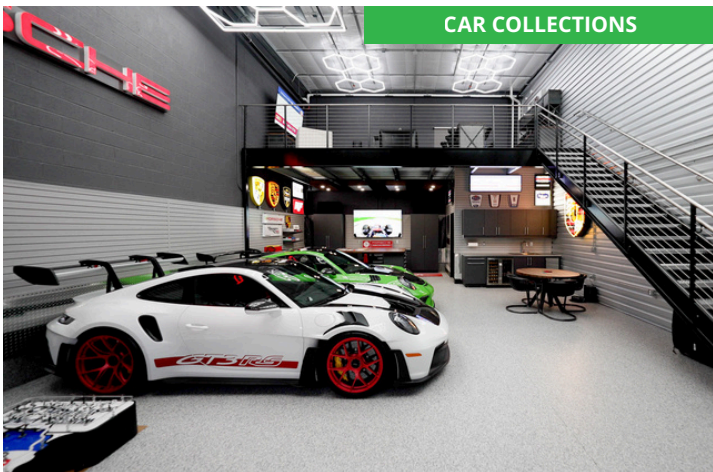
# CONCEPT - SAMPLE USES



**CUSTOMIZED SPACES**



**CREATIVE OFFICE**



**CAR COLLECTIONS**



**MAN CAVE**



**BUSINESS**



**HOBBY SHOP**



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**303-222-0768**

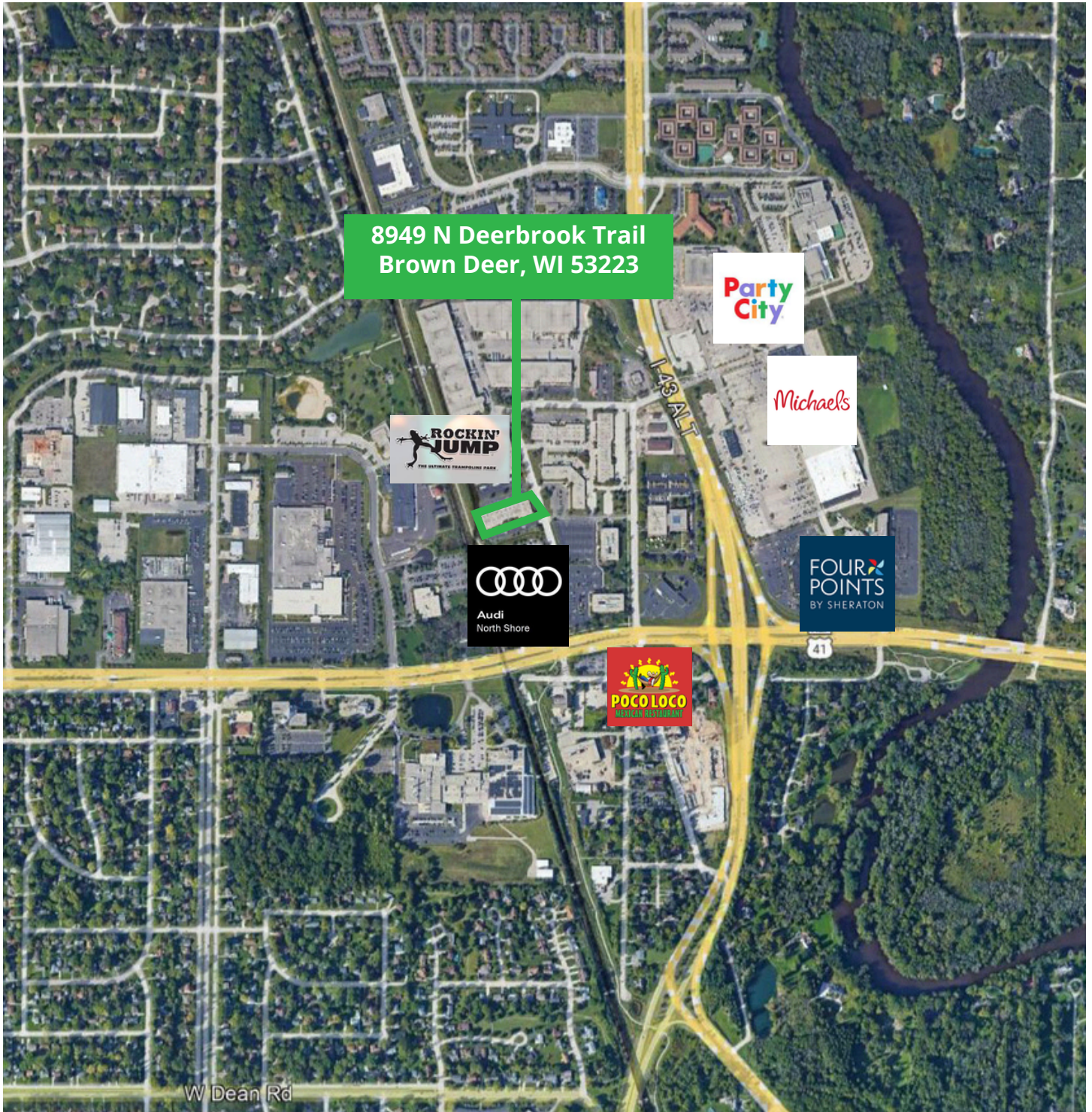
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# AERIAL MAP

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# SITE PLAN

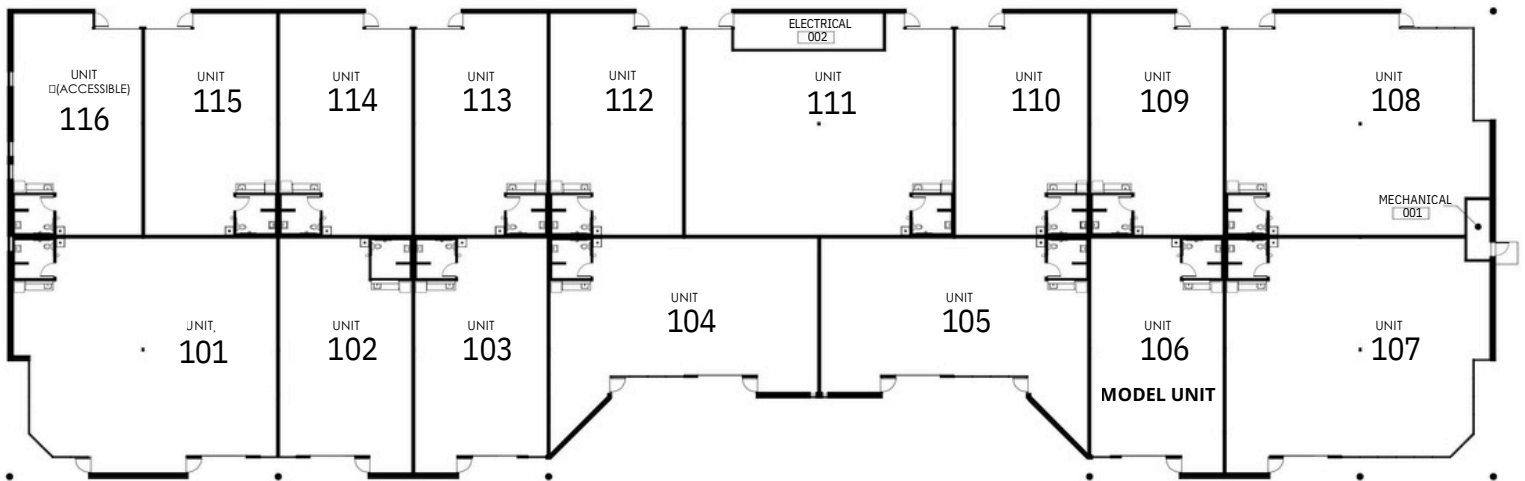
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UNIT SQUARE FOOTAGE DATA	
NUMBER	AREA
101	2929 SF
102	1516 SF
103	1516 SF
104	2096 SF
105	2096 SF
106	1516 SF
107	2810 SF

UNIT SQUARE FOOTAGE DATA	
NUMBER	AREA
108	2708 SF
109	1470 SF
110	1470 SF
111	2613 SF
112	1470 SF
113	1470 SF
114	1470 SF
115	1470 SF
116	1470 SF



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