



ALPHARETTA FOR SALE | FOR LEASE

5705 – 5765 STABLES WAY
ALPHARETTA, GA 30004

WORK | PLAY

Project Information:

Completed May 2024

Total Project SF: 73,350 SF

7 buildings

61 units

Gated and ungated spaces available

ALPHARETTA, GEORGIA

Onsite Model Unit / Sales Office #102

Tours available upon request

Walk-ins Welcome

Brokers Welcome

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:

14x14 OH Doors, Mezzanines, Finished Private Restrooms with Rough-in Showers, Wet Bars available in select units, LED Lights, HVAC and Ducting, 3-Phase Power, Custom Floors, Mezzanine with LVT Flooring, 65+FT Drive Aisles, Sprinkler System, 24-Hour Access



www.PersonalWarehouse.com
info@PersonalWarehouse.com

303-222-0768

Pricing and availability are subject to change without notice.

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OVERVIEW

**ALPHARETTA
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WORK | PLAY

YEAR BUILT:

Completion: May 2024

UNIT SIZES:

1,500 - 2,500 SF with ability to combine units
Drive Thru Units Available

OCCUPANCY:

Light Industrial Zoned
Ideal for Work – Play

FOR SALE & FOR LEASE:

See QR Code for updated pricing and unit
availability



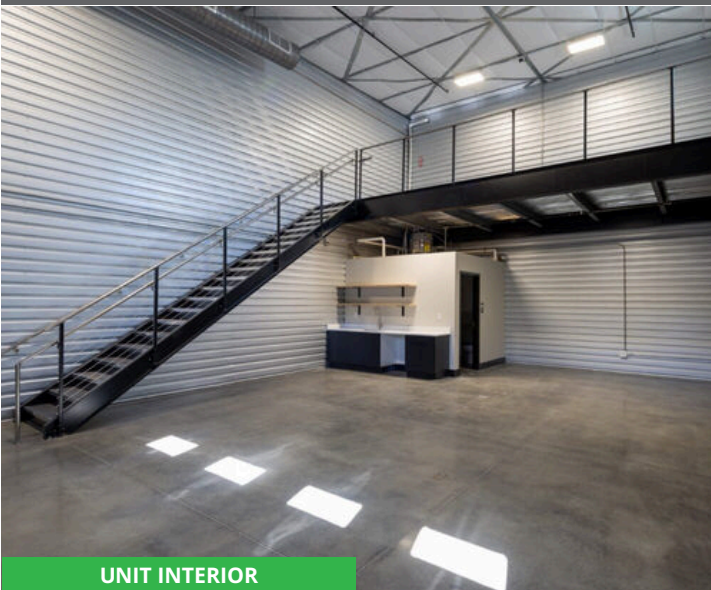
ALPHARETTA MODEL UNIT

BEST-IN-CLASS FEATURES:

- For Sale / For Lease
- Ideal for Small Business, Storage Space
- Energy Efficient Construction such as LED Lights and Insulated Masonry Block Construction
- Mezzanines with LVT flooring
- Polished Concrete Flooring
- HVAC and Ducting in all units
- Kitchenette/Wet Bar in Select Units
- 14 x 14 OH Doors with Operators
- Finished Private Restrooms with Rough-in Showers
- 24 / 7 Access
- Wide, Paved Drive Aisles

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 40% Less per Month
- Customize Your Space!



UNIT INTERIOR



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PROJECT PHOTOS

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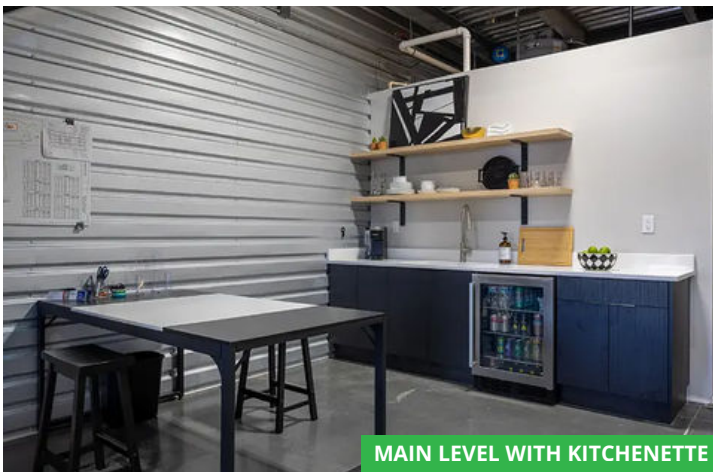
WORK | PLAY



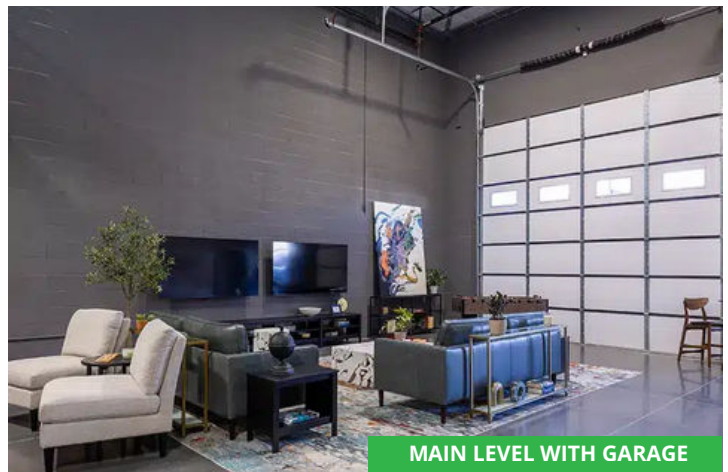
MAIN LEVEL



RESTROOM



MAIN LEVEL WITH KITCHENETTE



MAIN LEVEL WITH GARAGE



MEZZANINE



KITCHENETTE



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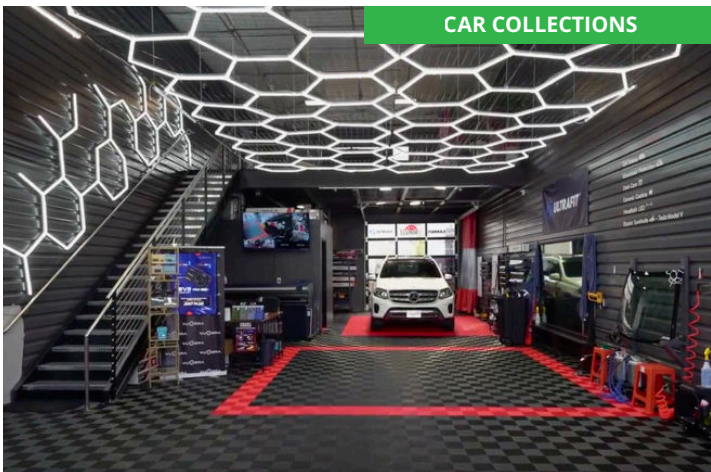
CONCEPT - SAMPLE USES



CUSTOMIZED SPACES



CREATIVE OFFICE



CAR COLLECTIONS



MAN CAVE



BUSINESS



HOBBY SHOP



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AERIAL MAP



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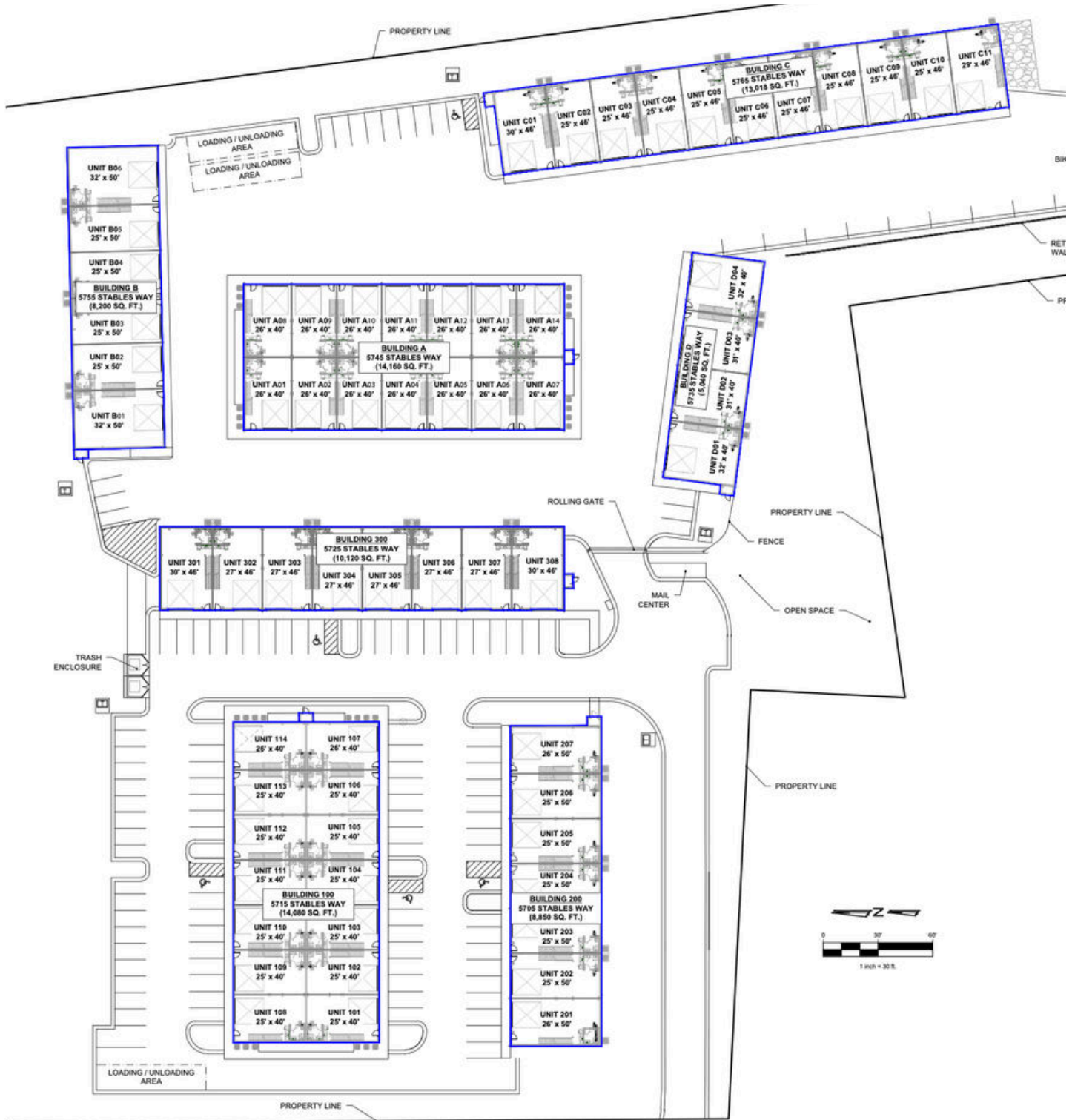
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SITE PLAN



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