



## FORT COLLINS FOR SALE | FOR LEASE

11 NW FRONTAGE ROAD  
FORT COLLINS, CO 80524

WORK | PLAY

FORT COLLINS PROJECT

### Project Information:

Completed 2023

Total Project SF: 10,920 SF

1 Building - 8 Units

### Uses:

Work - Play

Light Industrial Zoning

### Best-In-Class Features:

14 x 14 OH Door with Operator, Mezzanines with Windows & LVC flooring, Custom Restroom with Shower Rough in, HVAC with Ducting, Polished Concrete Floors & Interior Paint, LED lighting, Wet Bars, 24-Hour Access, Move-in Ready

Onsite Model Unit/Sales Office #600

Unit Showings by Appointment or  
Self-Guided Tours 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 are subject to change without notice.

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# OVERVIEW

**FORT COLLINS  
FOR SALE | FOR LEASE**

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## YEAR BUILT:

2023

## UNIT DIMENSIONS:

26' x 52' or 27' x 52'

Mezzanine SF: 416 SF or 433 SF

## OCCUPANCY:

Light Industrial Zoned.

Ideal for Work – Play

## FOR SALE & FOR LEASE:

Scan the QR Code for updated pricing and unit availability:



**FORT COLLINS MAIN LEVEL**

## BEST IN CLASS FEATURES:

- 14 x 14 OH Door with Operator
- Mezzanines with Window & Flooring
- Custom Restroom with Shower Rough-In
- HVAC with Ducting
- Polished Concrete Floors & Interior Paint
- LED Lighting
- Wet bars
- Insulated Block Construction, R36 Roof, R23 Exterior Walls, R19 interior Walls
- Well Parked: 3.6/1,000 SF

## 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!



**FORT COLLINS UNIT**



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# PROJECT PHOTOS



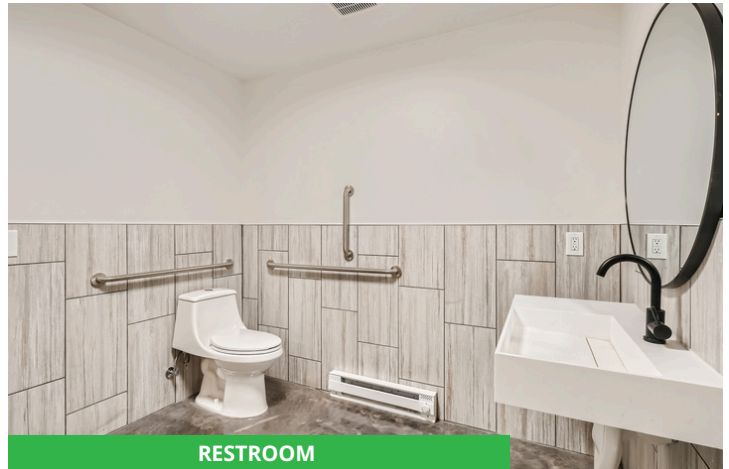
**MAIN LEVEL**



**MEZZANINE LEVEL**



**UNIT INTERIOR**



**RESTROOM**



**MEZZANINE LEVEL**



**MAIN LEVEL**



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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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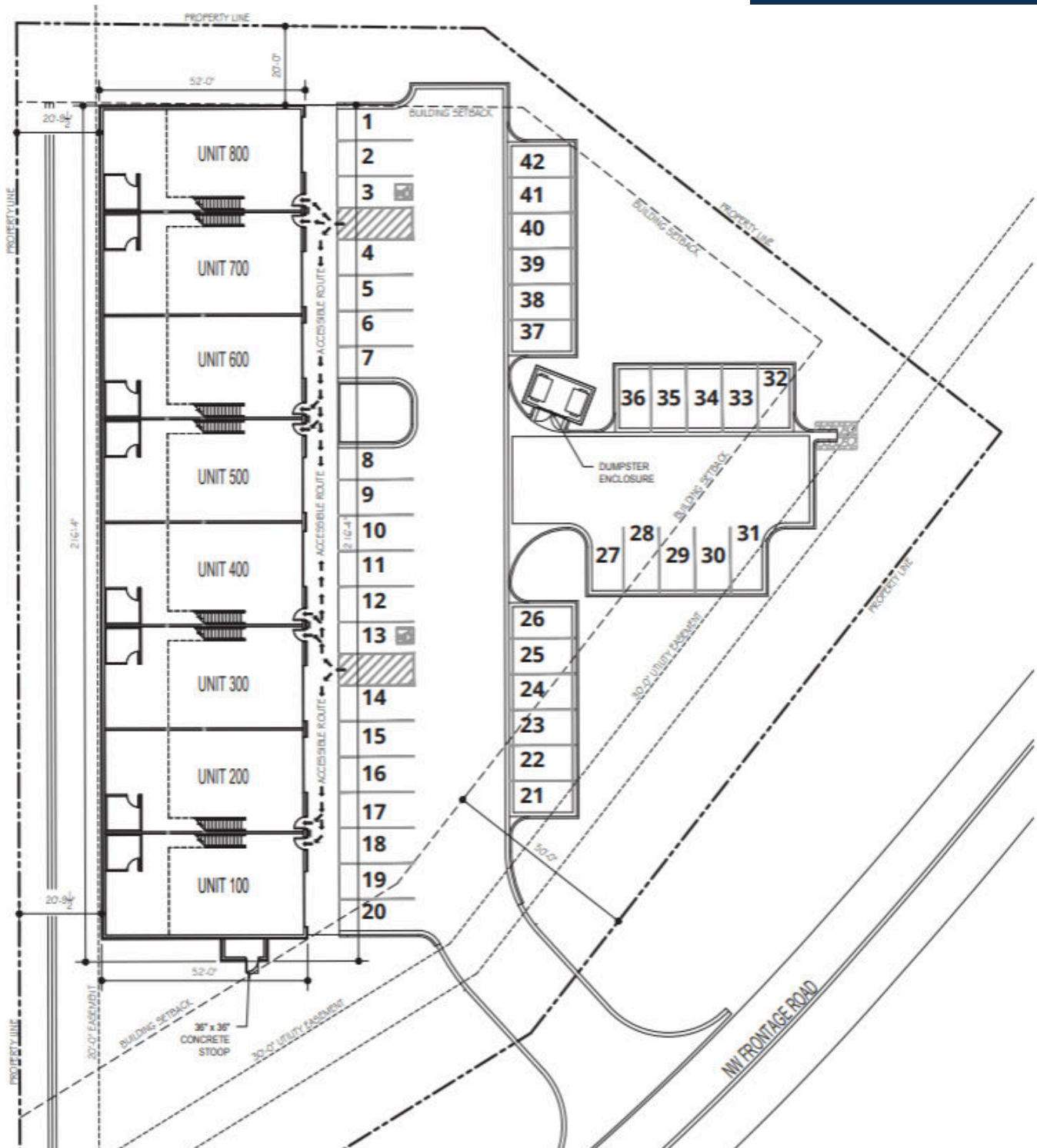
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# SITE PLAN



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