



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
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.

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!



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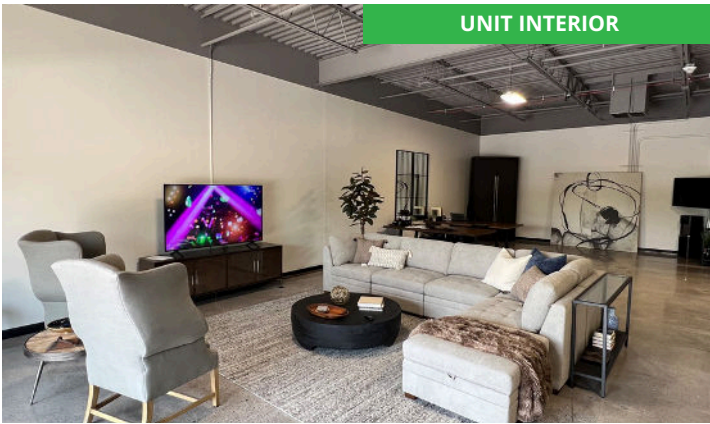
PROJECT PHOTOS



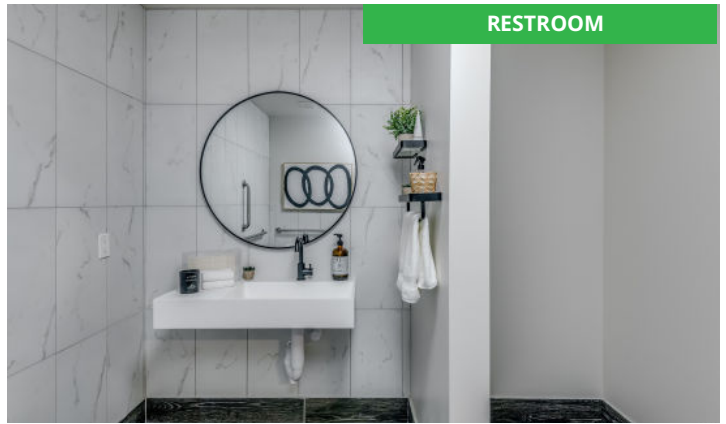
KITCHENETTE



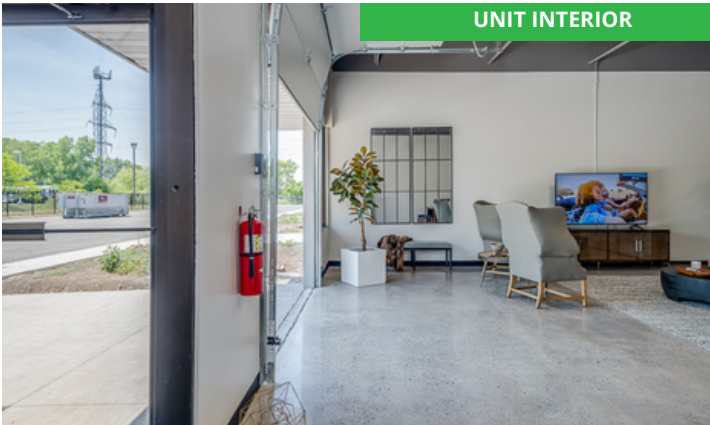
KITCHENETTE



UNIT INTERIOR



RESTROOM



UNIT INTERIOR



UNIT INTERIOR



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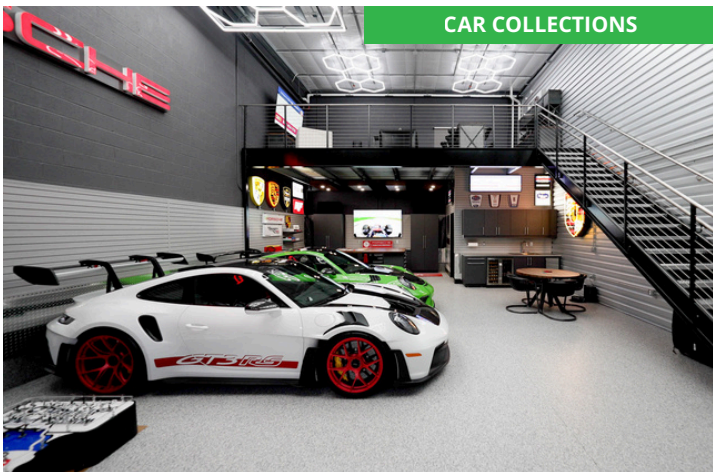
CONCEPT - SAMPLE USES



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

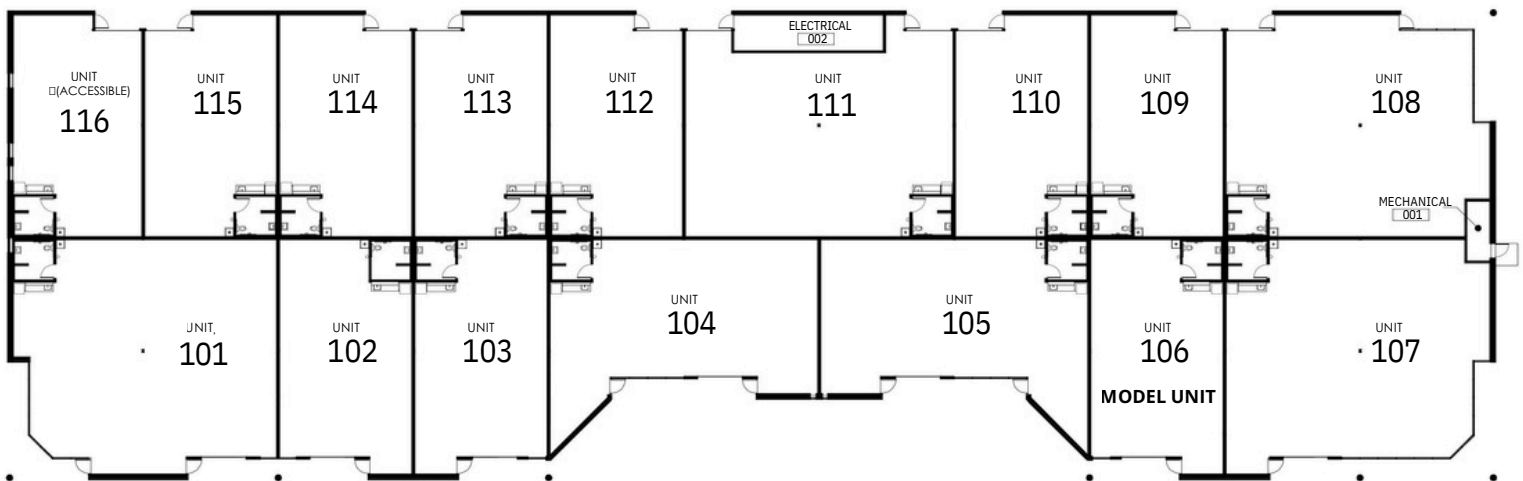
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UNIT SQUARE FOOTAGE DATA	
NUMBER	AREA
101	2929 SF
102	1516 SF
103	1516 SF
104	2096 SF
105	2096 SF
106	1516 SF
107	2810 SF

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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