



BELGRADE / BOZEMAN, MT FOR SALE | FOR LEASE

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

FOR SALE | FOR LEASE

Project Information:

Total Project SF: 22,700 SF

1 Building | 12 units

Delivery: 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

BELGRADE, MT

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
info@PersonalWarehouse.com

303-222-0768

Pricing and availability is subject to change without notice.

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OVERVIEW

**BELGRADE / BOZEMAN
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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

UNIT SIZES:

1,250 - 3,600 SF with ability to combine units



MODEL 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!



MODEL INTERIOR



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PROJECT PHOTOS

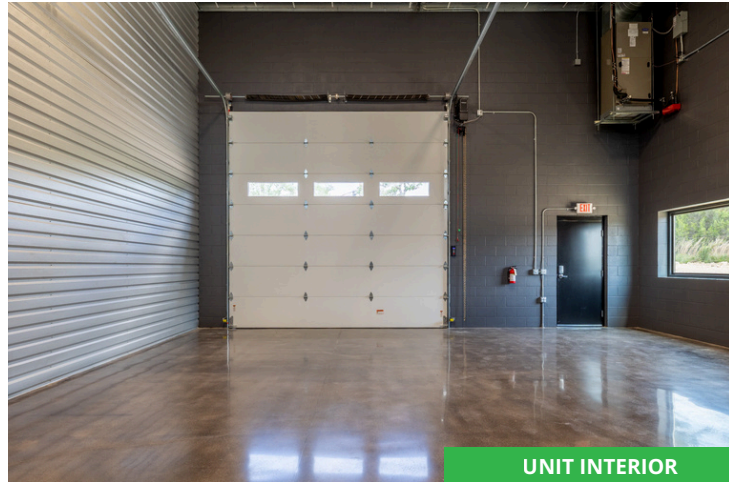
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BUILDING EXTERIOR



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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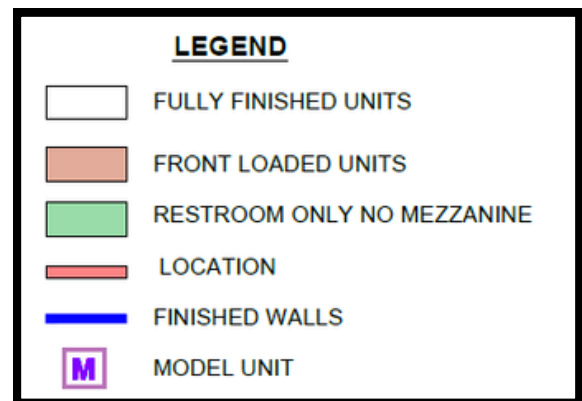
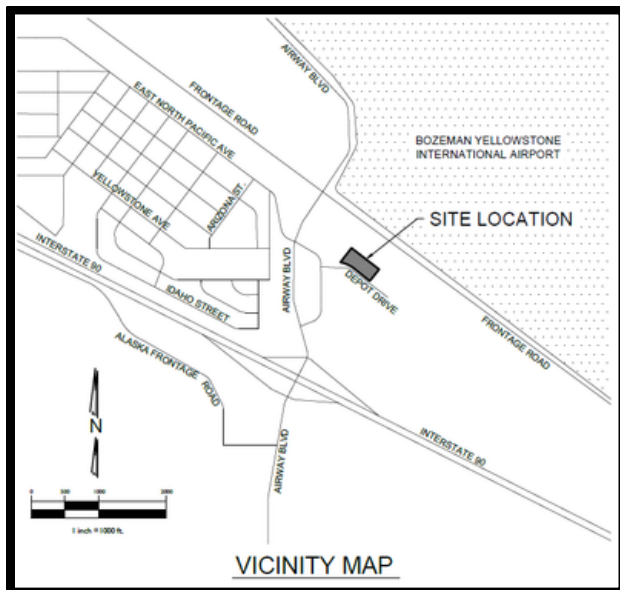
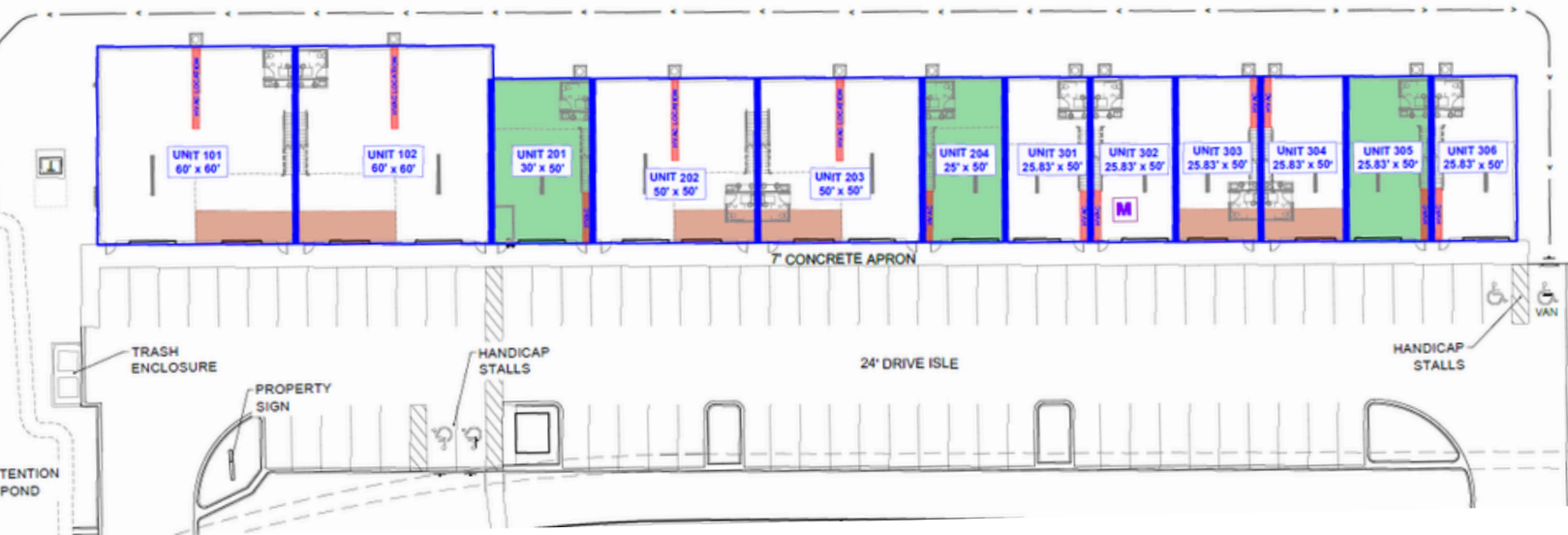
SITE PLAN

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