



**UNDER
CONSTRUCTION
2026
DELIVERY**

GEORGETOWN FOR SALE | FOR LEASE

1004 CLEAR SKIES WAY
FORMERLY CAPELLA PKWY
GEORGETOWN, TX 78628

**LAKEWAY DR & NORTHWESTERN
ADJACENT TO GEORGETOWN AIRPORT**

WORK | PLAY

Project Information:

Under Construction - Late Fall 2026 Delivery
Total Project SF: 48,275 SF
4 Buildings | 34 Units
Units from 1,000 SF to 4,300 SF

Uses:

Work – Play | Light Industrial Zoning
Creative Office, Showroom, Fulfillment, Studio
Space, Fitness and more!

Best-In-Class Features:

HVAC, 14x14 or 12x10 OH Doors with MyQ Technology, 20+’ Ceiling Height, Insulated Block Construction, Rear and Front-Loaded Mezzanines with Flooring, Private Restrooms, LED Lights, Walkout and Juliet Balconies, 3 Phase Power, Polished Concrete Floors, Painted Interior Walls, Wet Bars, Sprinkled

GEORGETOWN PROJECT RENDERING

Onsite Model Unit/Sales Office #305

Tours available upon request

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, investors, and enthusiasts alike. With Personal Warehouse®, ownership gives you the freedom to use your space your way the only limit is your imagination. Work & Play today!

Project Amenities:

Runway Views, Central Mailboxes, Ample Parking, Wide Drive Aisles, StarLink Prepped Internet, 24 Hour Access, Within Minutes to IH 35 and Williams Drive



www.PersonalWarehouse.com
info@PersonalWarehouse.com

512-960-6261

OVERVIEW

**GEORGETOWN, TX
FOR SALE | FOR LEASE**

**1004 CLEAR SKIES WAY
GEORGETOWN, TX 78628**

YEAR BUILT:

Delivery 2026

UNIT SIZES:

900 SF – 5,000 SF

UNIT VARIETY:

Drive-Thru; Quad Unit; Core & Shell; Fully Finished with Front or Rear Loaded Mezzanines

OCCUPANCY:

Light Industrial Zoned | Ideal for Small Business, RV/Boat/Car Storage, Personal Storage

FOR SALE AND FOR LEASE:

Scan for updated pricing, unit mix and availability.



GEORGETOWN, TX PROJECT

BEST IN CLASS FEATURES:

- HVAC - Fully Climate Controlled
- 14x14 or 12x10 Overhead Doors with MyQ Technology
- Polished Concrete Floors
- Insulated Masonry Construction
- LED Lights / Energy Efficient Construction
- All Units Designed & Approved for Mezzanines
- 24 / 7 Access, Wide Paved Drive Aisles
- 3 Phase Power
- Rough in for Shower / Drain
- 20+' Ceiling Height
- Wet Bars
- Finished Private Restrooms
- Rear and Front-Loaded Mezzanines with LVT
- Walk Out or Juliet Balconies

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!



ALPHARETTA, GA PROJECT - EXAMPLE



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Pricing and availability are subject to change without notice.

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GEORGETOWN, TX
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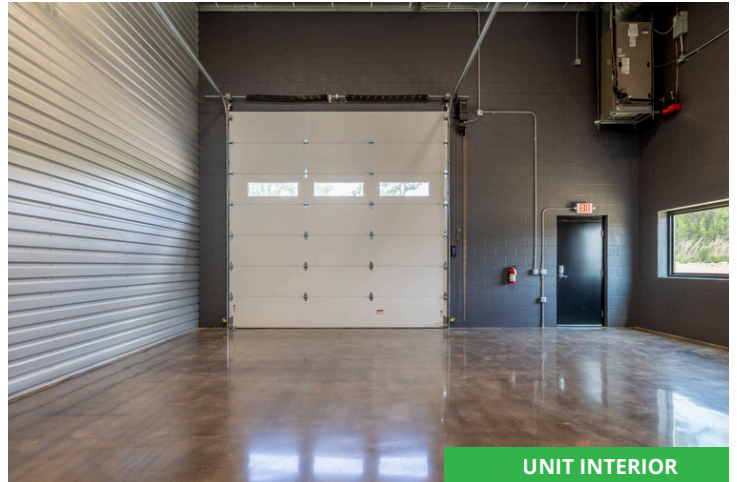
1004 CLEAR SKIES WAY
GEORGETOWN, TX 78628

SAMPLE PHOTOS

DRIPPING SPRINGS, TX LOCATION



BUILDING EXTERIOR



UNIT INTERIOR



KITCHENETTE



RESTROOM



MAIN FLOOR



MEZZANINE



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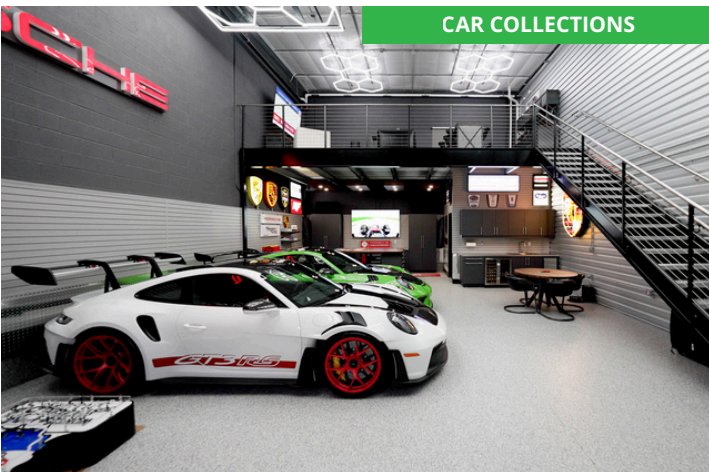
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CONCEPT - SAMPLE USES

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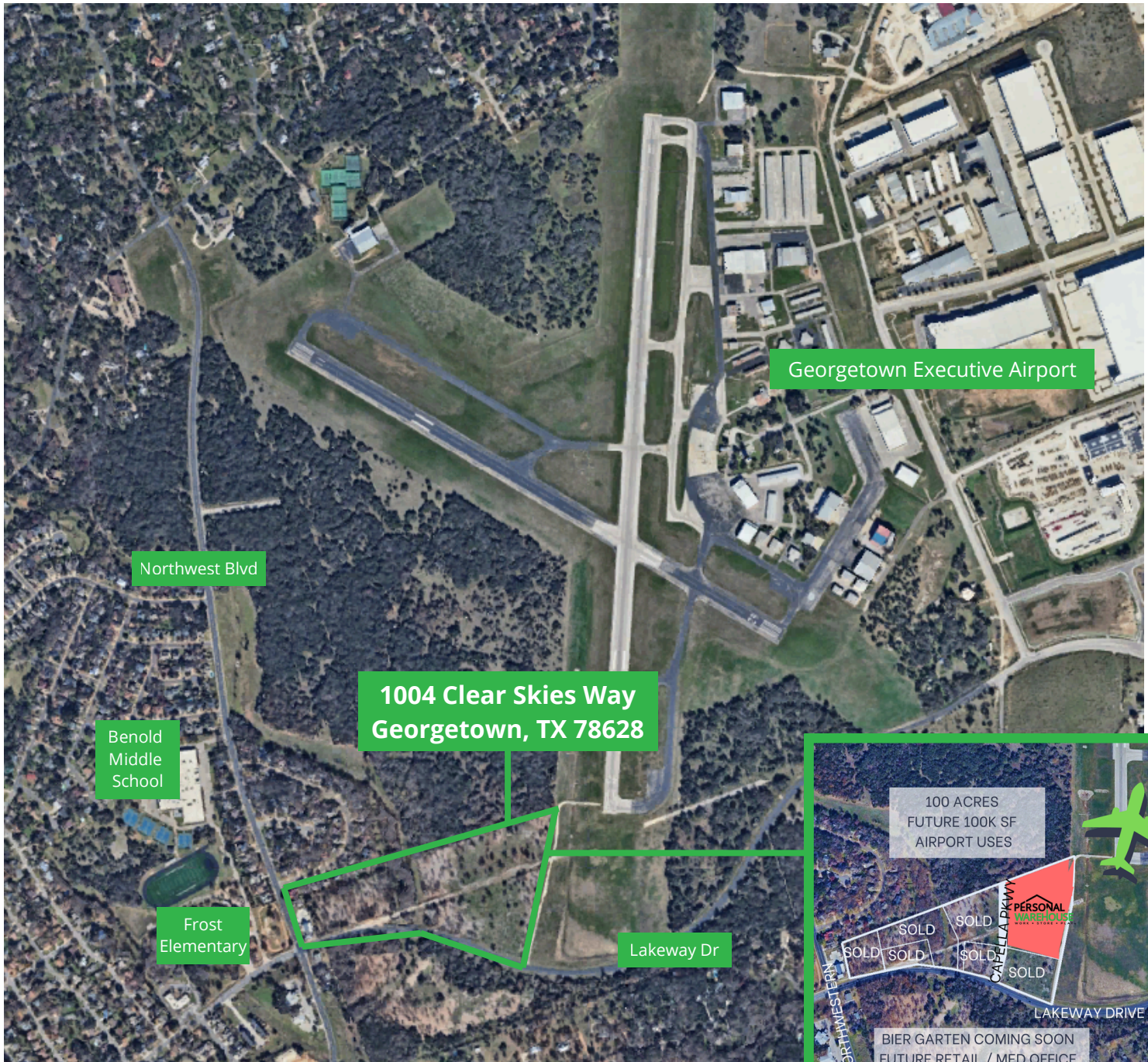
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AERIAL MAP



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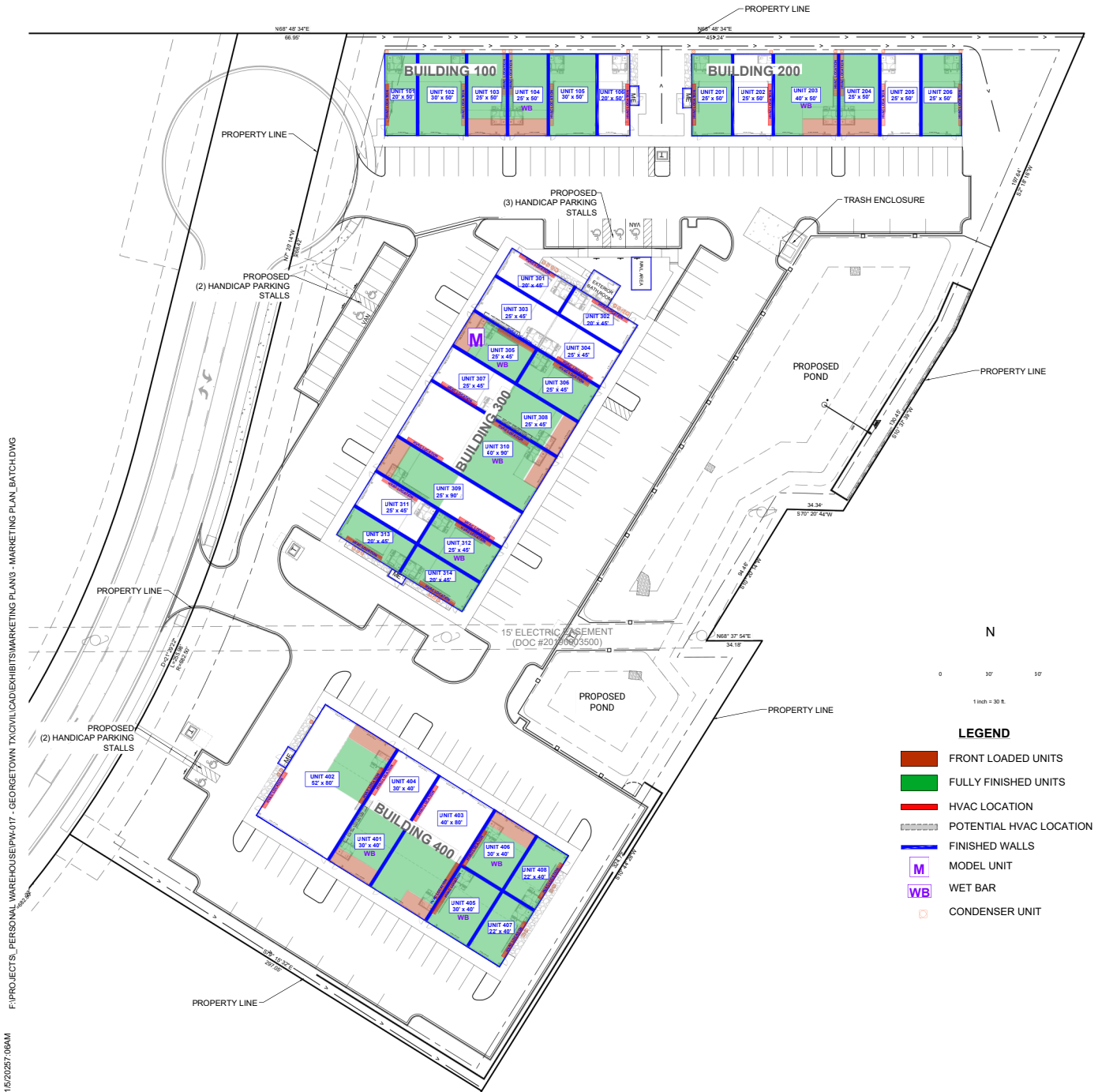
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SITE MAP

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