

**UNIT 435
FOR SALE**

**2100 DOUBLE CREEK DRIVE,
ROUND ROCK, TX 78664**

WORK | STORE | PLAY®

Project Information:

Net Rentable SF: 1,125 SF
Price: \$366,750 | \$326.15/ SF

Lease in Place @\$20 PSF NNN

USES:

Work – Store – Play®
Light Industrial Zoning

FEATURES:

14x14 OH Door, 3-Phase Power, HVAC Included,
Restroom Rough In and Central Restroom Access,
Utility Sink, 60-Ft Drive Aisles, 24-hour Access.

Unit showings by appointment only

SUMMARY:

No matter your needs – business, storage, or fun – we have the solution for you. With customizable interiors and standard amenities such as HVAC, power, security and unlimited access, owning your own unique space is more affordable than ever. PW Development has decades of experience leading the small bay warehouse and incubator industry which has grown in popularity and variety of usage. Work – Store – Play® with a Personal Warehouse® as the only limit is your imagination!

BUILDING 300 ROUND ROCK, TX

OVERVIEW

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Page 2

YEAR BUILT:

April 2020

UNIT SIZE:

Net Rentable SF: 1,125 SF

OCCUPANCY:

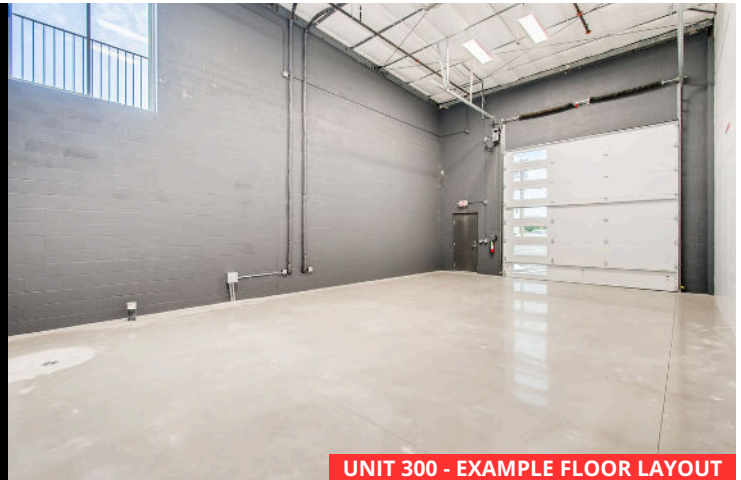
Light Industrial Zoned. Ideal
for Work – Store – Play®

FOR SALE:

Price: \$366,750 | \$326.15/ SF

CAM Fees: \$346/month

Taxes: \$7,224 Annually (subject to increase)



UNIT 300 - EXAMPLE FLOOR LAYOUT

PROPERTY INFO:

- For Sale
- Ideal for Small Business, Storage Space
- Insulated Masonry Construction
- LED Lights / Energy Efficient Construction
- 24 / 7 Access, Wide Paved Aisles
- 14 x 14 OH Door w/ operators
- No Mezzanine
- Restroom Rough In
- HVAC Included
- Central Restroom Access
- Common Restrooms

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 25-40% Less per Month
- Customize Your Space!



UNIT 300 - EXAMPLE FLOOR LAYOUT



www.PersonalWarehouse.com
info@PersonalWarehouse.com

512-522-4833

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CONCEPT - SAMPLE USES

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Page 3



CUSTOMIZED SPACES



CREATIVE OFFICE



CAR COLLECTIONS



MAN CAVE



BUSINESS



HOBBY SHOP



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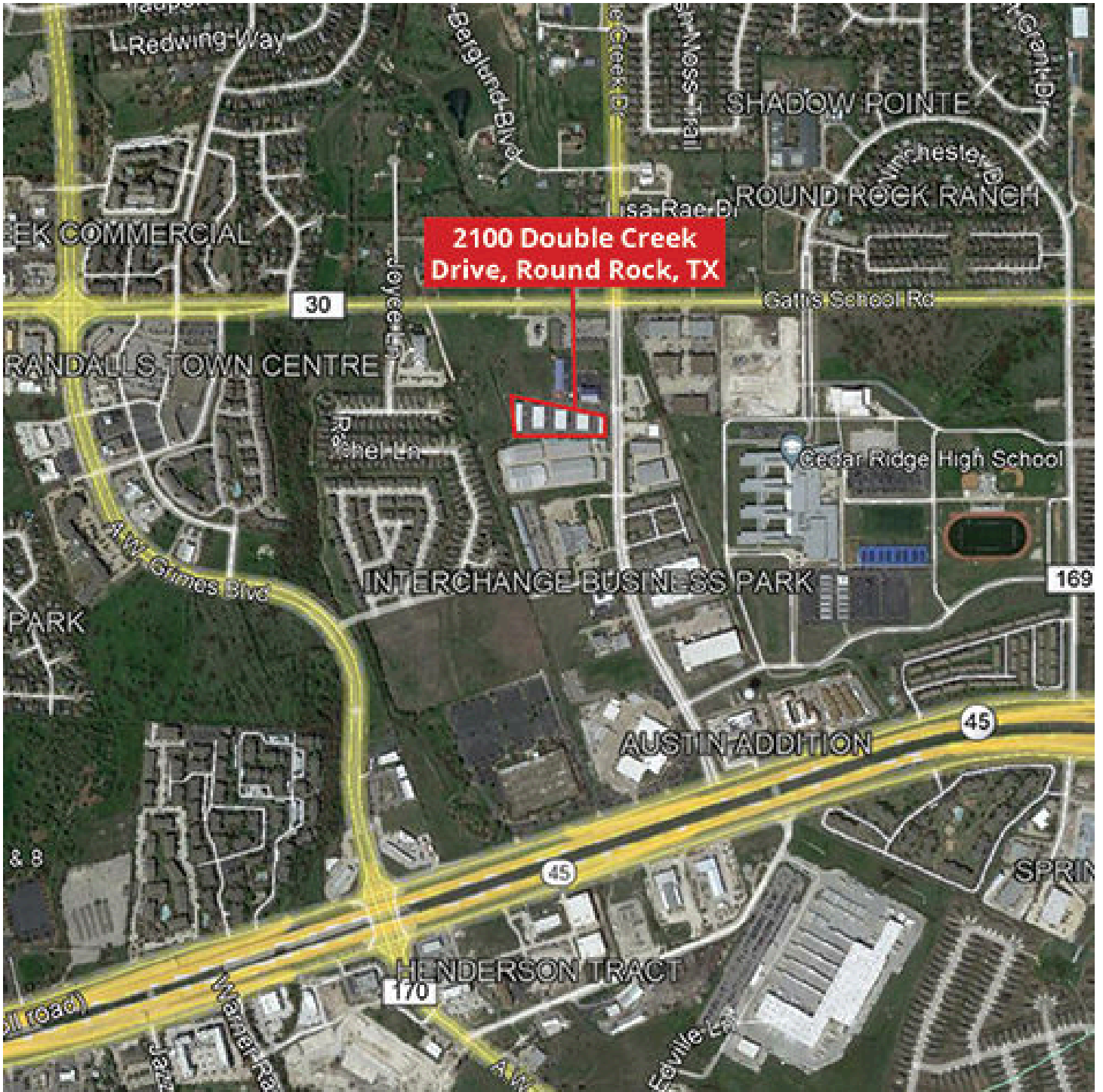
AERIAL MAP

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Page 4



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SITE PLAN

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Page 5



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