


GEORGETOWN PROJECT RENDERING

# 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

**Onsite Model Unit/Sales Office #102**
**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

PERSONAL WAREHOUSE
WORK & PLAY™

www.PersonalWarehouse.com
info@PersonalWarehouse.com

**512-960-6261**

Pricing and availability are subject to change without notice.
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# 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.



ALPHARETTA, GA PROJECT - EXAMPLE



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!

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# SAMPLE PHOTOS

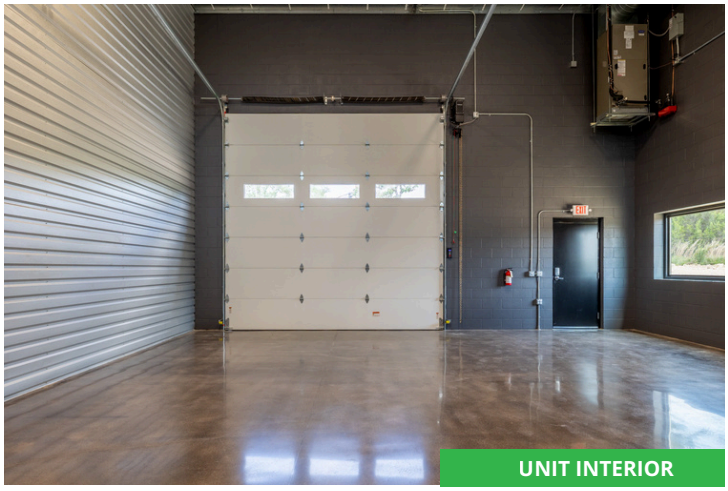
DRIPPING SPRINGS, TX LOCATION

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BUILDING EXTERIOR



UNIT INTERIOR



KITCHENETTE



RESTROOM



MAIN FLOOR



MEZZANINE

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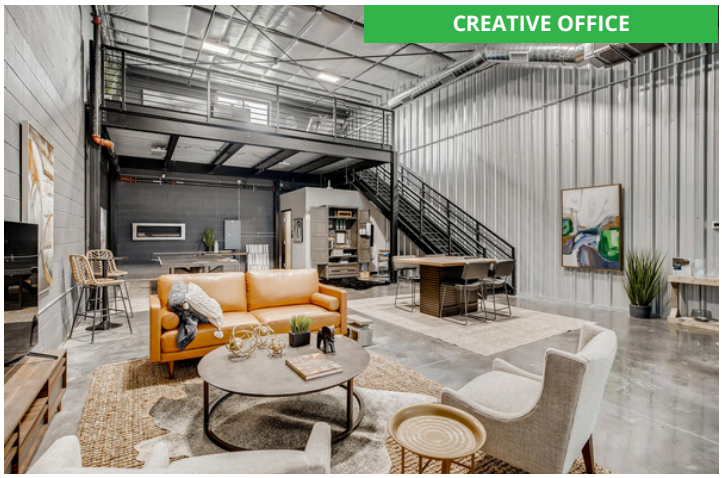
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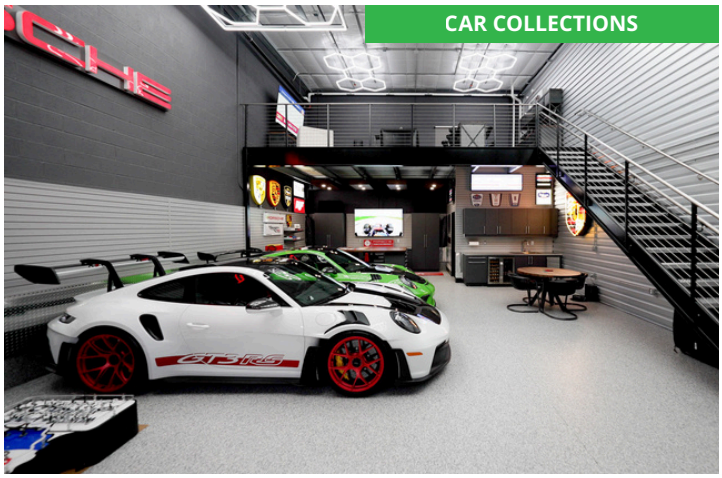
# CONCEPT - SAMPLE USES

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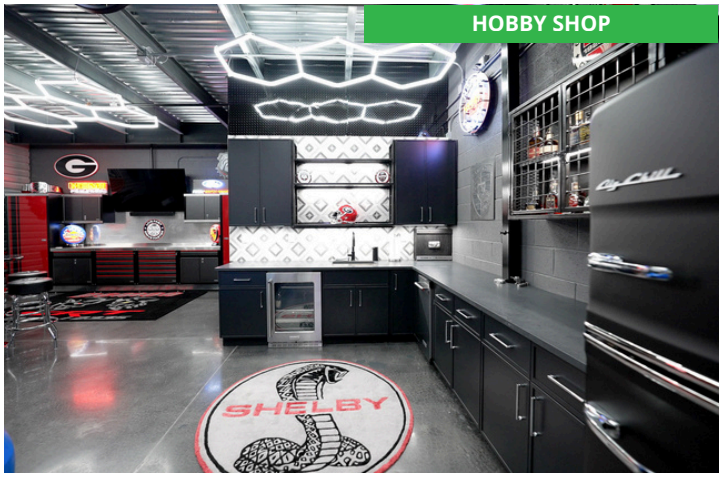










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# AERIAL MAP

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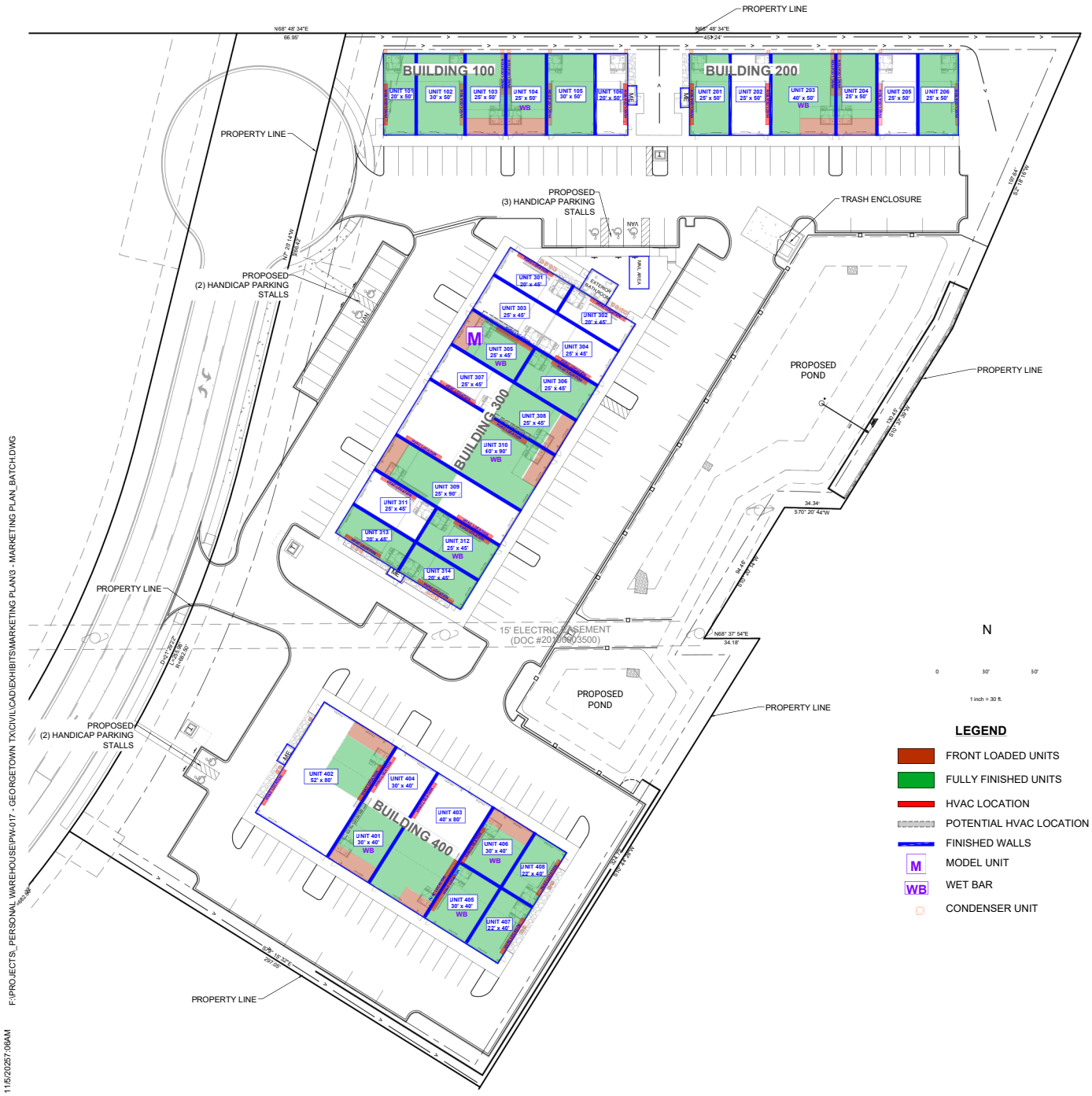


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# SITE MAP

**GEORGETOWN, TX**
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