

**UNDER  
CONSTRUCTION  
2026  
DELIVERY**

## **GEORGETOWN FOR SALE | FOR LEASE**

**1004 CLEAR SKIES WAY  
GEORGETOWN, TX 78628  
LAKEWAY DR & NORTHWESTERN  
ADJACENT TO GEORGETOWN AIRPORT**

### **WORK | PLAY**

#### **Project Information:**

Under Construction - 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

**Come check us out in Dripping Springs!  
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 small-bay warehouse and Micro-Flex category, serving entrepreneurs, investors, and enthusiasts alike. With a 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

GEORGETOWN PROJECT RENDERING



[www.PersonalWarehouse.com](http://www.PersonalWarehouse.com)  
[info@PersonalWarehouse.com](mailto:info@PersonalWarehouse.com)

**512-960-6261**

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# OVERVIEW

## 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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# SAMPLE PHOTOS

DRIPPING SPRINGS, TX LOCATION



BUILDING EXTERIOR



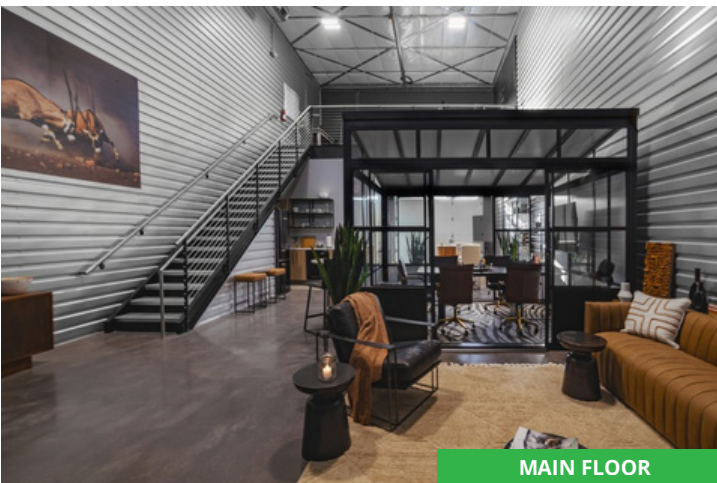
UNIT INTERIOR



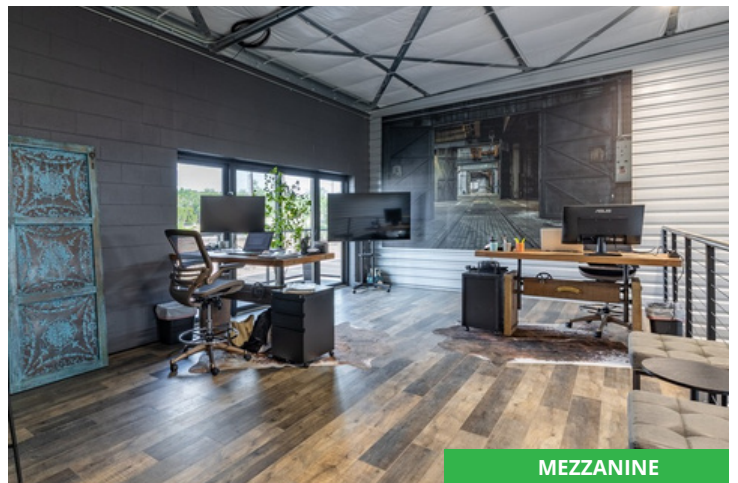
KITCHENETTE



RESTROOM



MAIN FLOOR



MEZZANINE



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# CONCEPT - SAMPLE USES

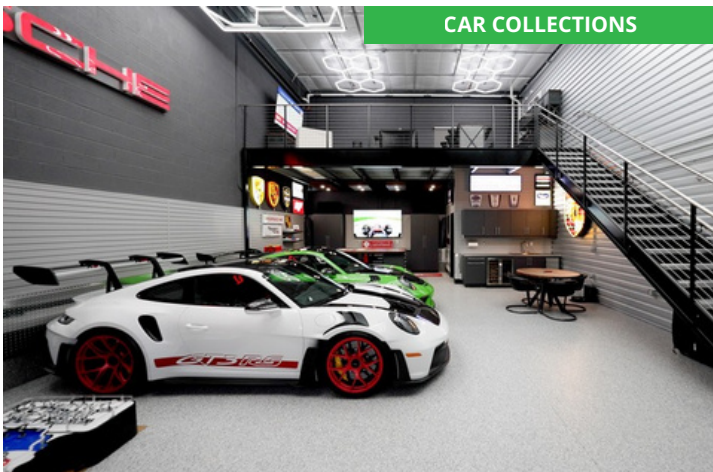
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CUSTOMIZED SPACES



CREATIVE OFFICE



CAR COLLECTIONS



MAN CAVE



BUSINESS



HOBBY SHOP



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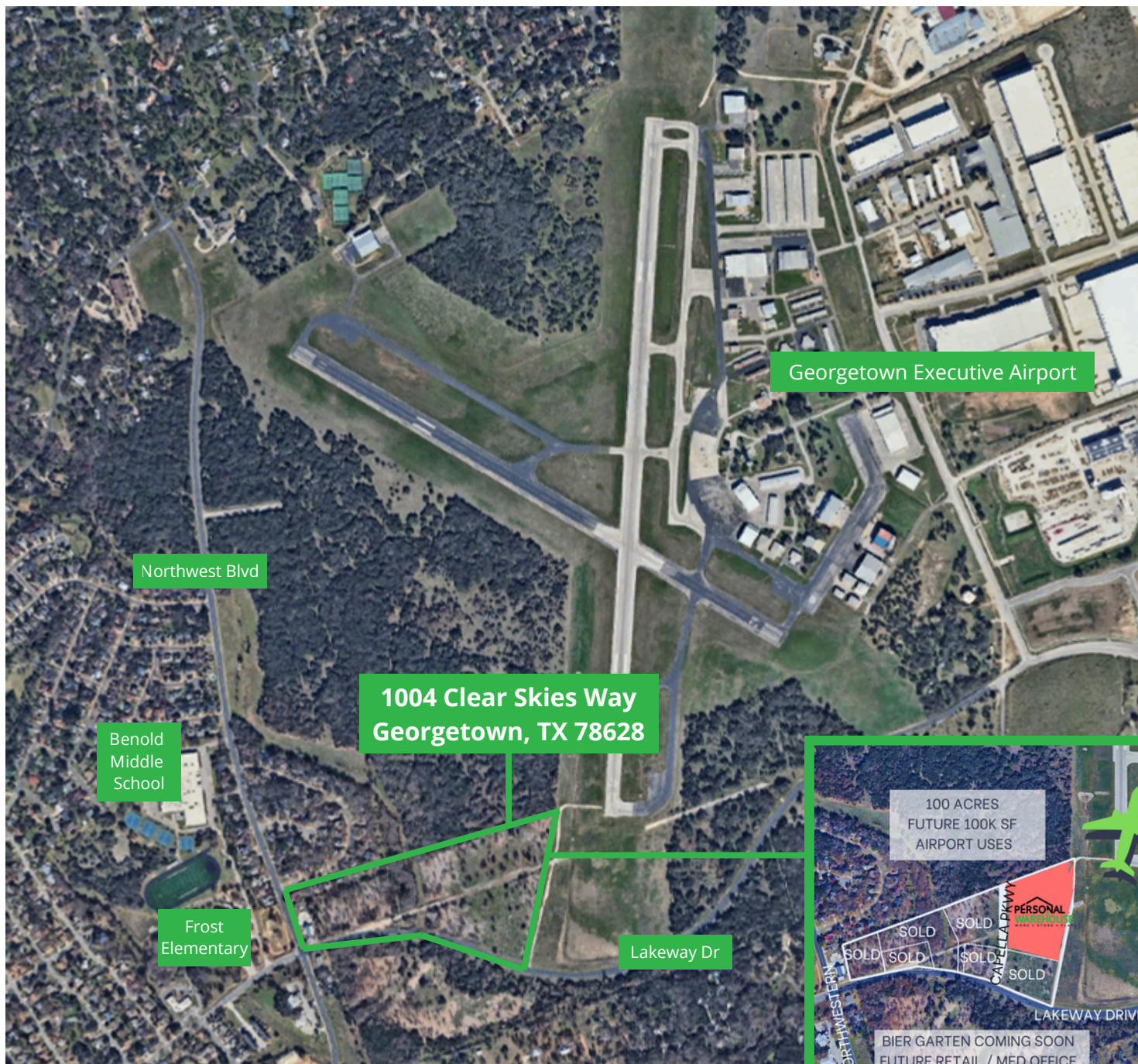
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# AERIAL MAP



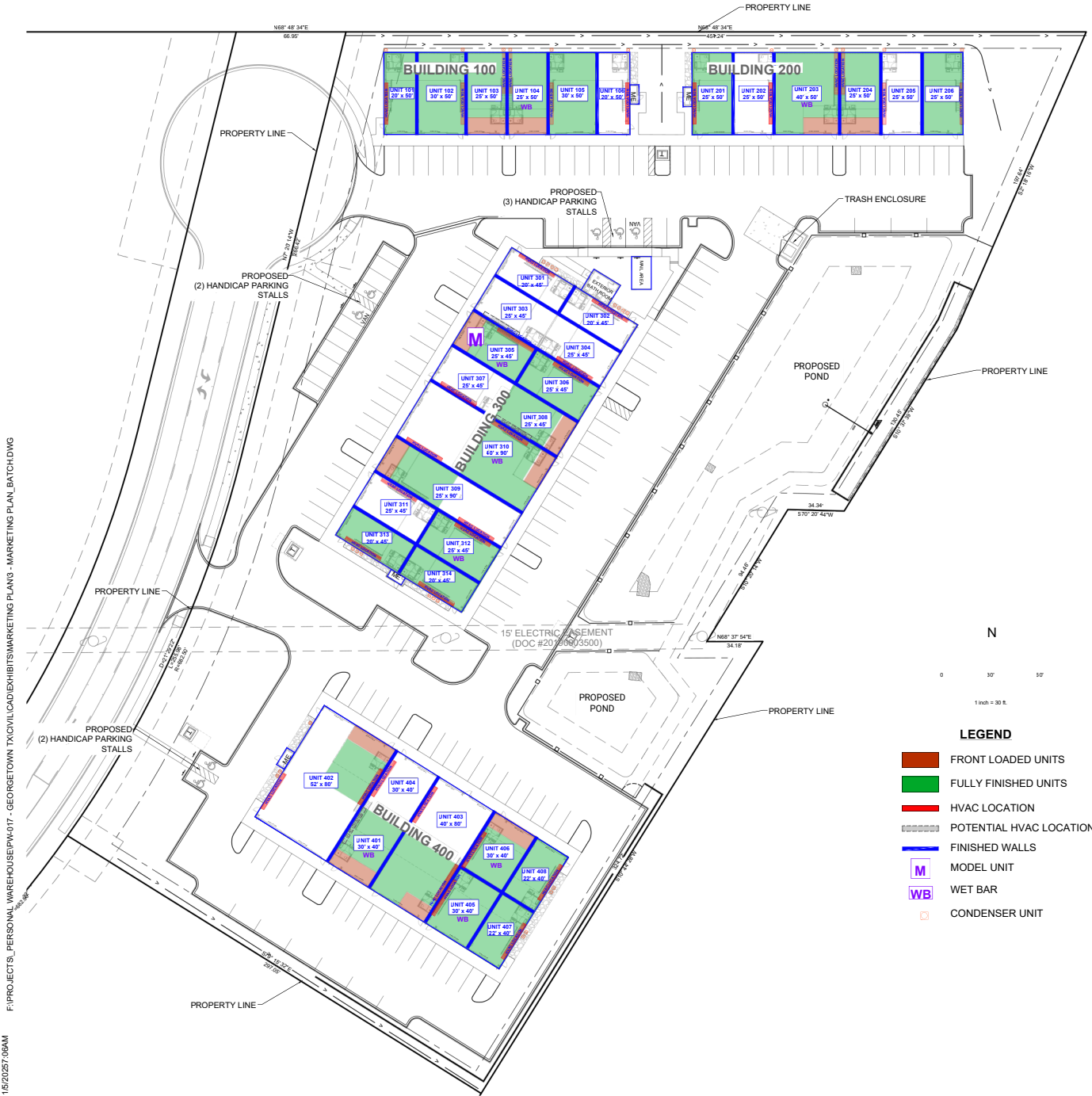
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# SITE MAP

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