



BELGRADE / BOZEMAN, MT UNDER CONSTRUCTION

**105 DEPOT DRIVE
BELGRADE, MT 59714**

FOR SALE | FOR LEASE

**BELGRADE /
BOZEMAN, MT**

Project Information:

Total Project SF: 28,000 SF
1 Building | 12 units

**Under Construction
Pre Construction Discounts Available
May 2026 Delivery**

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

What is a Personal Warehouse®?

No matter your needs – business, storage, or fun – we have the solution for you. With customizable interiors and standard amenities such as HVAC, power 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 – Play with a Personal Warehouse® as the only limit is your imagination!



www.PersonalWarehouse.com
info@PersonalWarehouse.com

303-222-0768

Pricing and availability is subject to change without notice.
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OVERVIEW

**UNDER
CONSTRUCTION**

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WORK | PLAY

Page 2

YEAR BUILT:

INVENTORY TRACKING:



OCCUPANCY:

Light Industrial Zoned.

FOR SALE / FOR LEASE:

Financing Available.

See Inventory Tracking for Pricing.



SAMPLE 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!



SAMPLE INTERIOR



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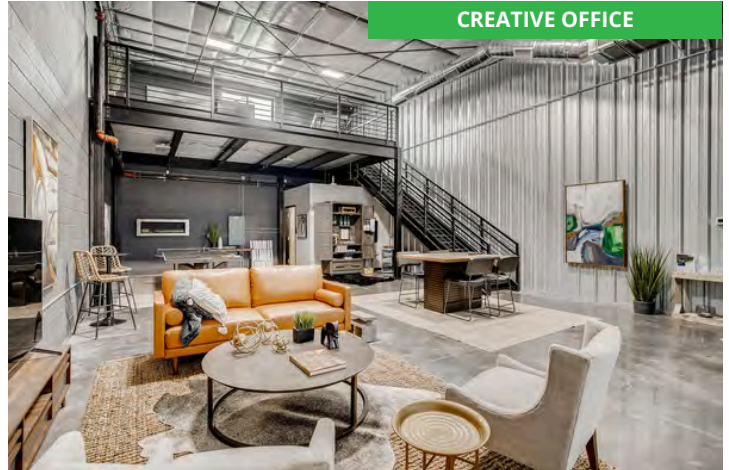
WORK | PLAY

Page 4

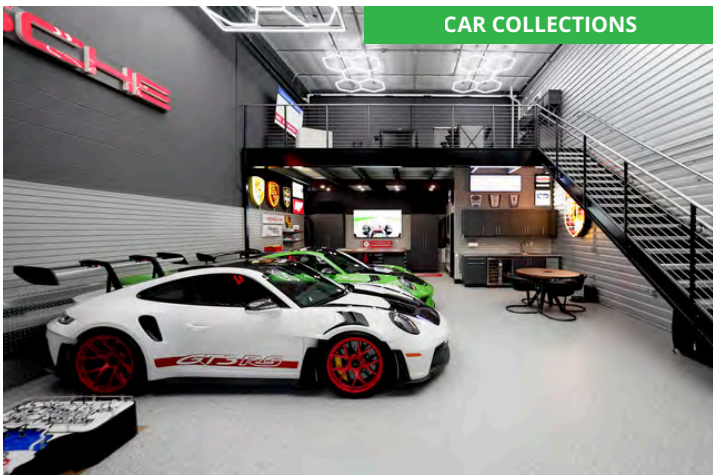
CONCEPT - SAMPLE USES



CUSTOMIZED SPACES



CREATIVE OFFICE



CAR COLLECTIONS



MAN CAVE



BUSINESS



HOBBY SHOP



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Page 5

AERIAL MAP



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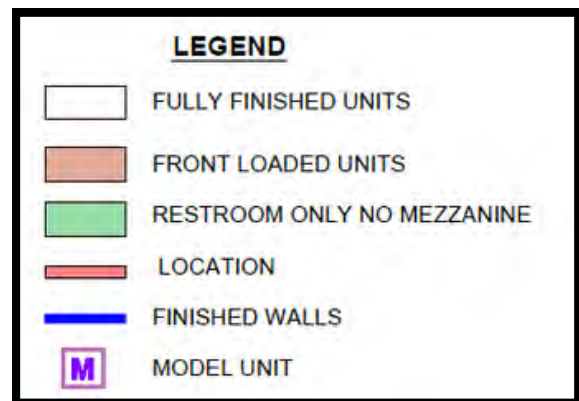
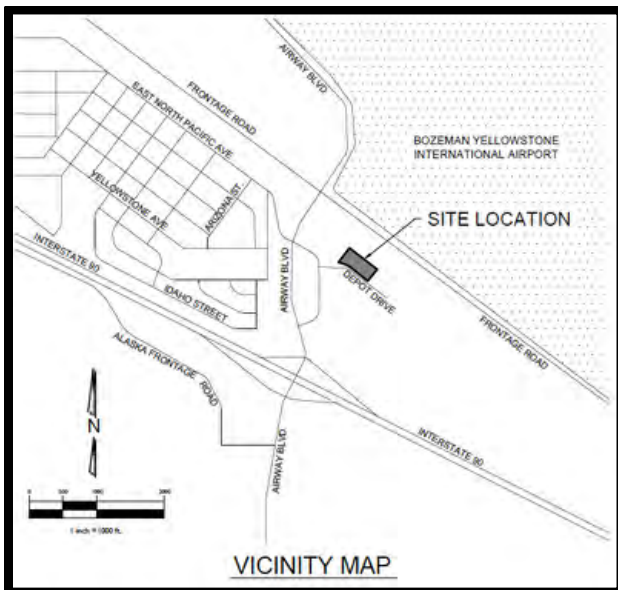
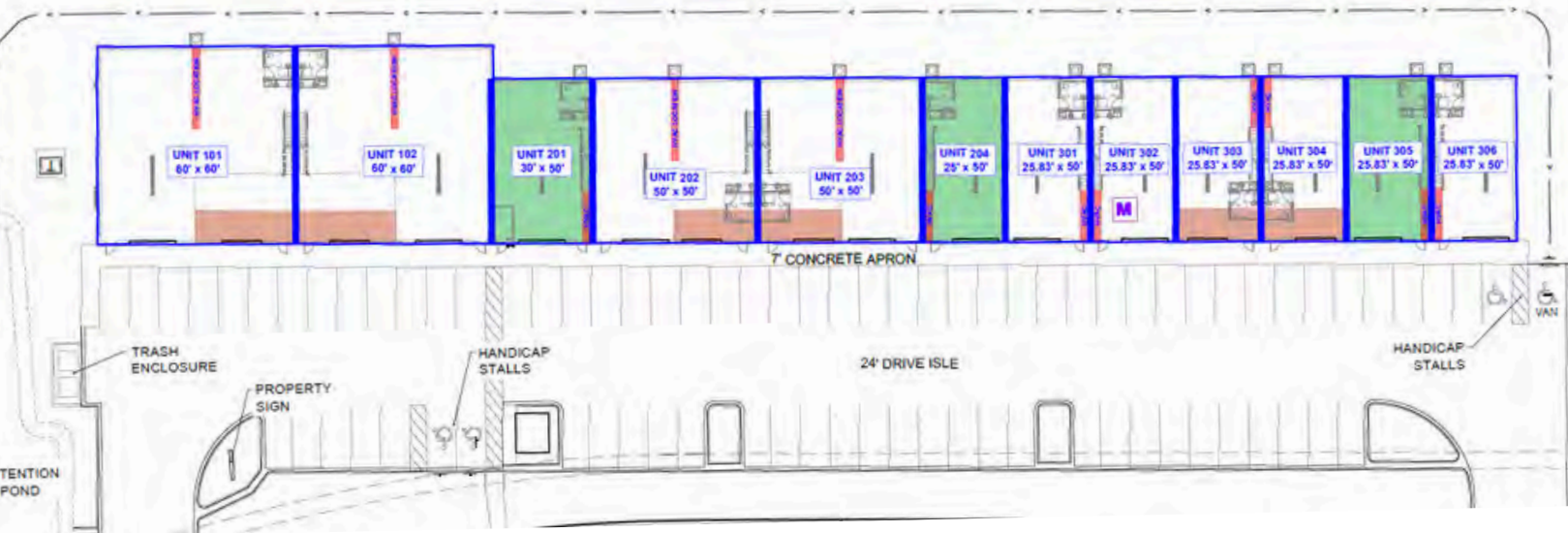
SITE PLAN

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