



GEORGETOWN PERSONAL WAREHOUSE

Georgetown, TX

UNIT FEATURES GUIDE

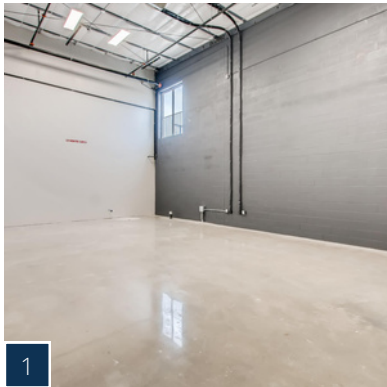


FOUR UNIT OPTIONS

1 Base Unit - Standard Features

Includes:

- 14' x 14' OH Insulated Door & Operator with 1 Remote
- Dedicated Man Door
- All Interior Walls Painted And Finished
- Polished Concrete Floor
- Insulated Galvalume Demising Walls
- LED Lights Throughout Space
- 150 amps | 3-phase Power
- Internet Roughed In (Starlink)



2 Base Unit - With HVAC

Includes:

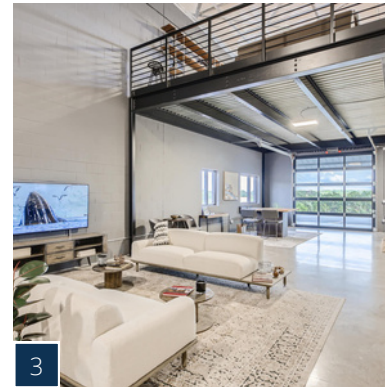
- All Base Unit Features
- HVAC and Ducting



3 Front Mezzanine - Fully Finished

Includes:

- All Base Unit Features
- HVAC and Ducting
- 10' x 12' OH Door & Operator with 1 Remote
- Mezzanine - Front Facing
- Mezzanine Light and Electric Package
- Finished Private Restroom
- Walk Out Balcony
- 8ft. Sliding Door and Window Package



4 Rear Mezzanine - Fully Finished

Includes:

- All Base Unit Features
- HVAC and Ducting
- 14' x 14' OH Door & Operator with 1 Remote
- Mezzanine - Rear Facing
- Mezzanine Light and Electric Package
- Finished Private Restroom
- Select Units Have Juliette Balconies



STANDARD FEATURES

DOOR, PAINT, FLOORING

1 14'x14' OH Insulated Door & Operator with 1 Remote

Door Brand: CHI (and or equivalent)

One Panel with Glass Windows

2 inch Thick - 2-Sided Steel, 272 Gauge Steel, 10.29 R-value

Operator: JHDC Hoist LiftMaster® MAXUM (and or equivalent)

10'x12' OH Insulated Door & Operator with 1 Remote

Door Brand: CHI (and or equivalent)

One Panel with Glass Windows

2 inch Thick - 2-Sided Steel, 272 Gauge Steel, 10.29 R-value

Operator: JHDC Hoist LiftMaster® MAXUM (and or equivalent)

2 Dedicated Man Door

With Schlage Cypher Keypad Entry Lock

3 All Interior Walls Painted And Finished

Interior Block Walls: Peppercorn

Demising Walls: Galvalume

Restroom Walls: Repose Gray

4 Polished Concrete Floor

➤ Insulated Galvalume Demising Walls

➤ LED Lights Throughout Space

➤ 150 to 200 amps | 3-phase power

➤ Internet Roughed In by Spectrum



*Due to supply chain and manufacturing delays, substitutions may occur

ROOF & HVAC



1



2

1

Insulated Roof

- Standing Seam Metal Roof
- R36 Insulation (Vinyl Backed)

2

HVAC Unit

- 4 or 5 Ton 14 Seer Carrier System with 10kw of Electric Heat Install Includes:
- Spiral Ducting w/ Vents. Lengths Will Vary.

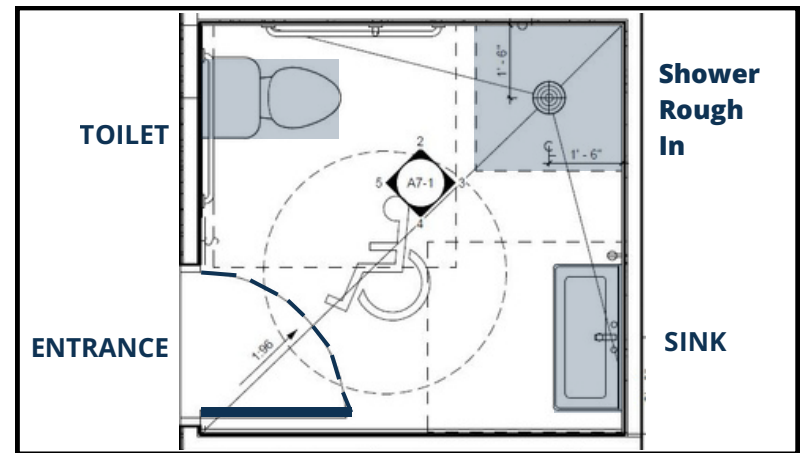
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PRIVATE RESTROOM FINISHES



- 1 WALL TILE**
Sahara Sand 12" x 24"
3 Walls to 48"
Vertical Brick Lay
Gray Grout
- 2 BATHROOM PAINT**
Sherwin Williams - Elder
White
- 3 Polished Concrete Floor**
- 4 Toilet**
Project Source Laporte Dual
Flush White Elongated Chair
Height Toilet

- 5 DOOR**
3070 Solid Core Maple Door
- 6 Wall Mounted Sink**
Signature Hardware
Olney 39" Porcelain Sink
- 7 Faucet**
Delta Nicoli Black 3-Hole Faucet
- 8 Wall Mirror**
Umbra Hub 37" Round



FLOOR PLAN

*Due to supply chain and manufacturing delays, substitutions may occur

MEZZANINE



1 Mezzanine

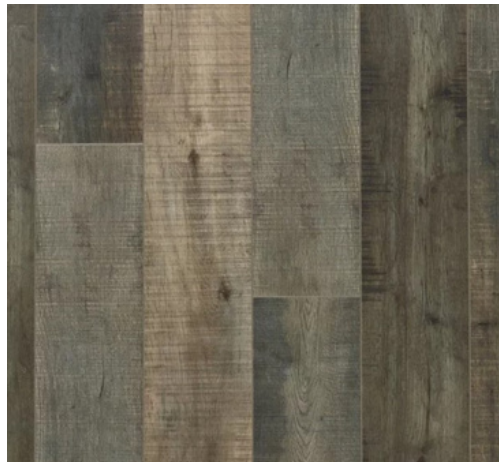
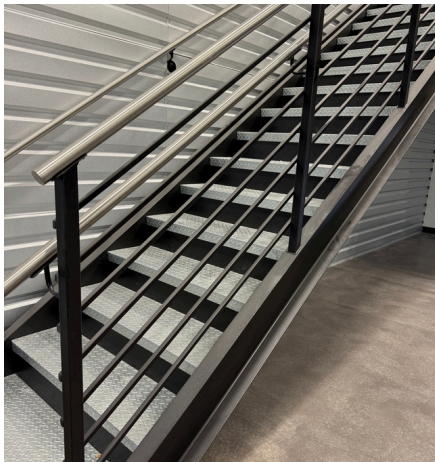
- Diamond Plate Treads
- Painted Finish (Black)

2 OPTIONAL: Mezzanine Flooring

LVT flooring: Bellevue Moon Waterproof Laminate

Not included in all unites

Price: TBD



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FRONT MEZZANINE – FULLY FINISHED

FRONT MEZZANINE



WALK OUT BALCONY



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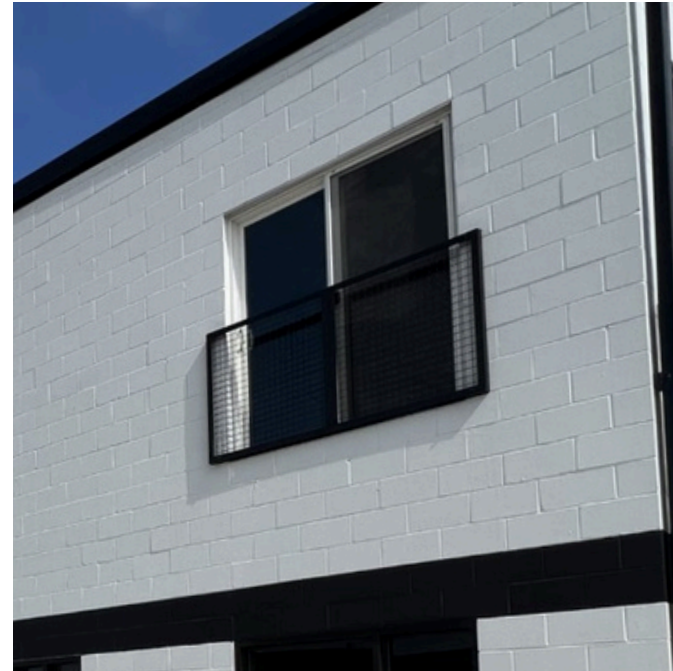
REAR MEZZANINE – FULLY FINISHED

REAR MEZZANINE



JULIET BALCONY*

*Included On Select Units



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OPTION/UPGRADE - \$6,500

WET BAR

FINISHES

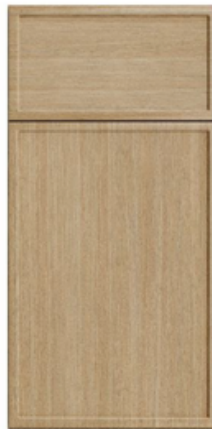
- Space For Mini-Fridge or Dishwasher with Water & Electric Hookup
- Quartz or Similar Counter
- Lower Cabinets with Sink on Restroom Wall

1 Sink with Cutting Board & Other Accessories

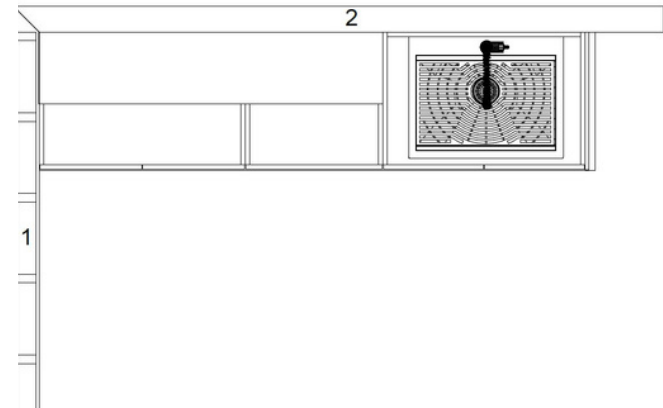
2 Possible Cabinet Color: Vanguard Oak



1



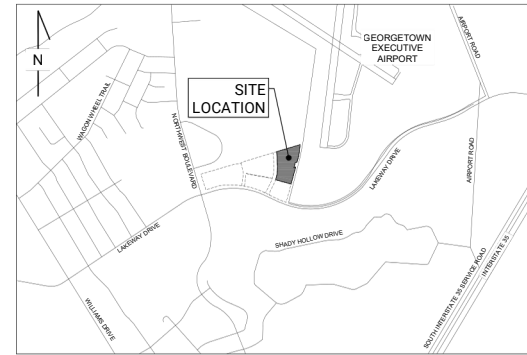
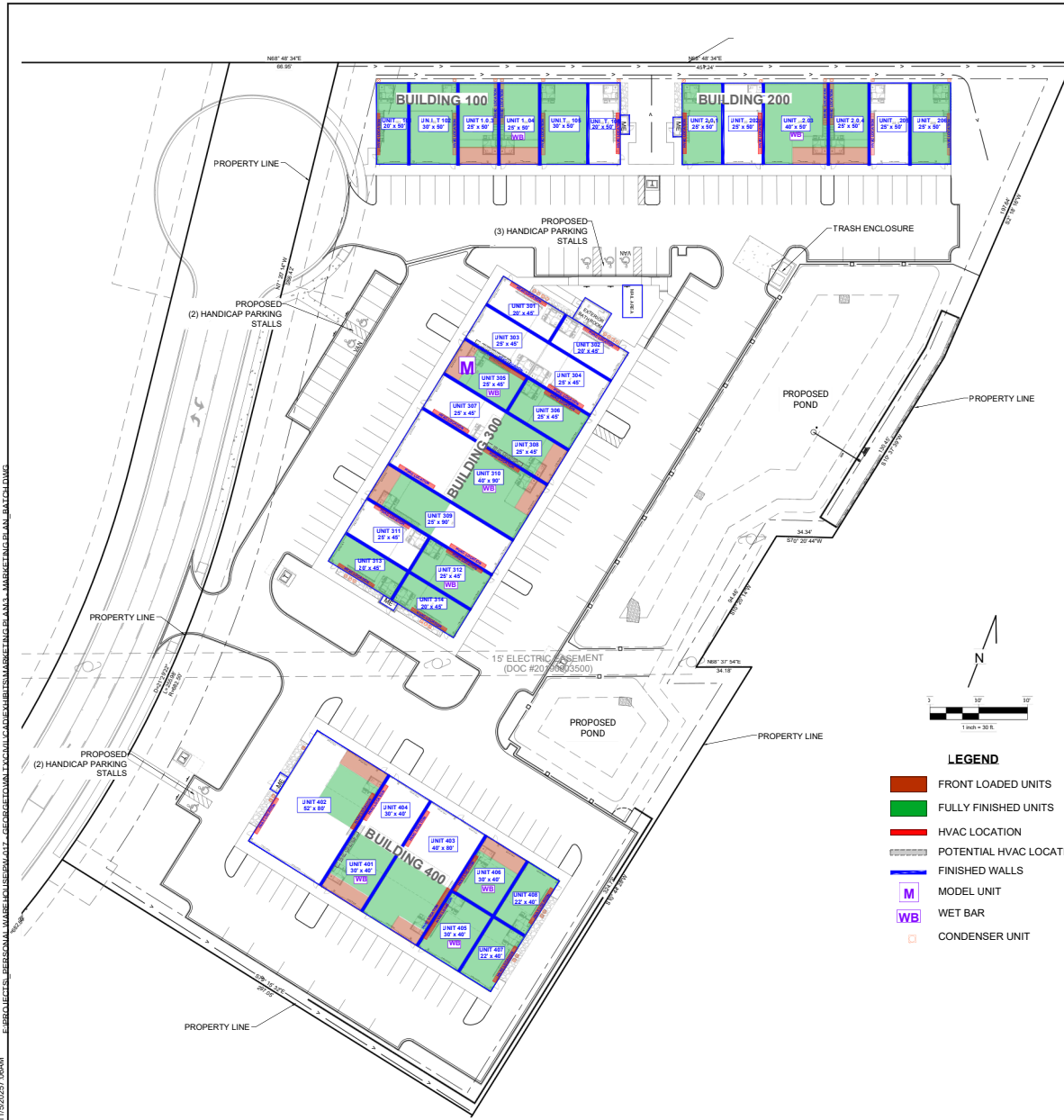
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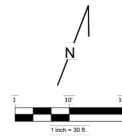
RENDERING

*Due to supply chain and manufacturing delays, substitutions may occur

GEORGETOWN PERSONAL WAREHOUSE SITE PLAN



VICINITY MAP
1" = 1000'



LEGEND

- FRONT LOADED UNITS
- FULLY FINISHED UNITS
- HVAC LOCATION
- POTENTIAL HVAC LOCATION
- FINISHED WALLS
- MODEL UNIT
- WET BAR
- CONDENSER UNIT

PARKING COUNT	
STRIPED STANDARD STALLS	160
STRIPED HANDICAP STALLS	7
STANDARD ADA STALLS	6
VAN ADA STALLS	1
TOTAL PARKING STALLS	174
TOTAL BUILDING AREA	48,271.80
PARKING RATIO (PER 1,000 SQ.FT.)	3.46



HERECIVIL
CONSULTANTS

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MARKETING SITE PLAN

CONSTRUCTION DOCUMENTS
PERSONAL WAREHOUSE - GEORGETOWN
1004 CLEAR SKIES WAY, GEORGETOWN, TX 78628
LOT 2B, BLOCK B, HAVENS AIRPORT COMMERCIAL SUBDIVISION

SHEET TITLE
MARKETING
PLAN



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