



THE
GARAGE SOCIETY
LTD
LUXURY GARAGE CONDOS

GARAGE SOCIETY NOW AVAILABLE

**9658 HAVANA ST.
COMMERCE CITY, CO 80022**

Project Information:

Phase 1 For Sale / For Lease
Phase 1 Sizes From 990 SF - 1,350 SF
Phase 1 for Sale: \$200 / SF
Accepting Reservations for Phase 2 - Under Construction

Uses:

Zoning: Storage and Warehousing
Storage | Warehouse | Distribution

Site & Unit Features:

Clubhouse, 12x14 OH Insulated Doors, LED Lights, Electric Heater, 50 amp RV 220 plug, Security Cameras, 24 / 7 Access, 4 plex 110 outlets, Automatic door operators, Drive Thru Units Available in Phase 2

Unit showings by appointment only
Units available in Phase 1

Summary:

The Garage Society offers luxury garage condos with roll-up doors and large drive aisles for ease of accessibility to accommodate all storage needs. This project will be constructed in three phases. Phase 1 is now available and the others are beginning construction soon. The bays will be large enough to accommodate large recreational vehicles, and other, smaller units well-suited for residential or equipment storage.

Brokered by:

ProCore
• COMMERCIAL REAL ESTATE •

Pricing and availability is subject to change without notice.

For More Info:



info@PersonalWarehouse.com
303-222-0768

OVERVIEW

**FOR SALE OR LEASE
NOW AVAILABLE**

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YEAR BUILT:

Phase 1 Completed 2023

Phase 2 Under Construction

Phase 1: 5 units + Clubhouse | 7,720 SF

Phase 2, Building B: 12 units | 17,154 SF

Phase 2, Building C: 17 Units | 21,932 SF

SAMPLE UNIT SIZES:

Phase 1: 990 SF - 1,350 SF

Phase 2, Building B: 800 SF - 1,600 SF

Phase 2, Building C: 1,000 SF - 1,948 SF

OCCUPANCY:

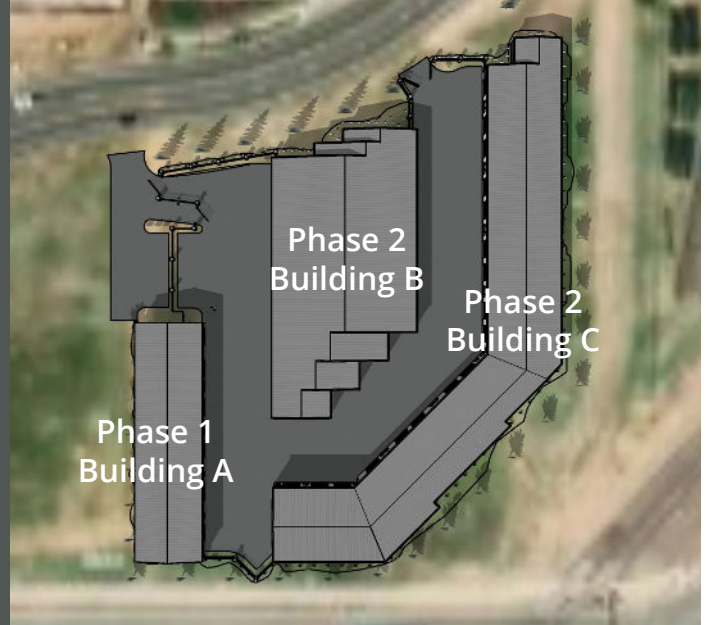
Storage and Warehousing

FOR SALE / FOR LEASE:

Phase 1 for Sale: \$210 / SF

Phase 2 for Sale: Price TBD

For Lease - Ask for a Quote



Site Features:

- RV Dump Station & Fresh Water
- Security Cameras
- 24 / 7 Access
- LED Exterior Lights
- Clubhouse featuring:
 - 2 Restrooms
 - Kitchenette
 - Meeting and relaxation areas

Unit Standard Features:

- 50 amp 220 plug
- Electric is included in CAM fee
- 2 - 4plex 110 outlets
- High Bay LED lights
- Electric Heater - 2850 Watts
- 12x14 Insulated OH Door with Operator
- R19 Demising Walls / R21 Roof



PHASE 1 UNIT

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PROJECT PHOTOS

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PHASE 1 UNIT



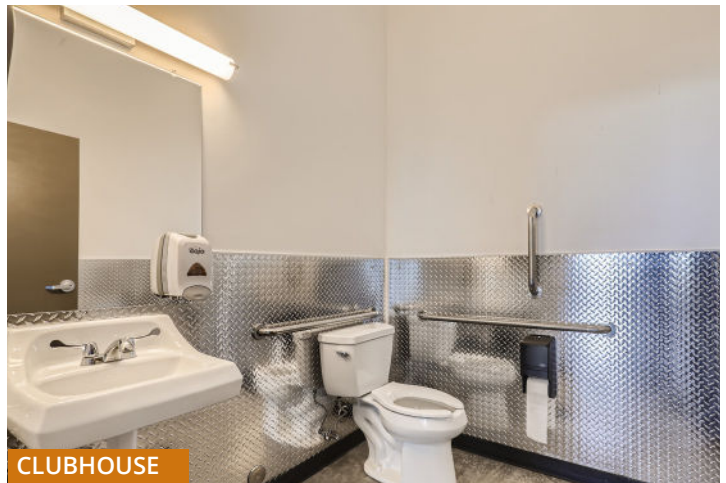
CLUBHOUSE



CLUBHOUSE



CLUBHOUSE



CLUBHOUSE

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AERIAL MAP

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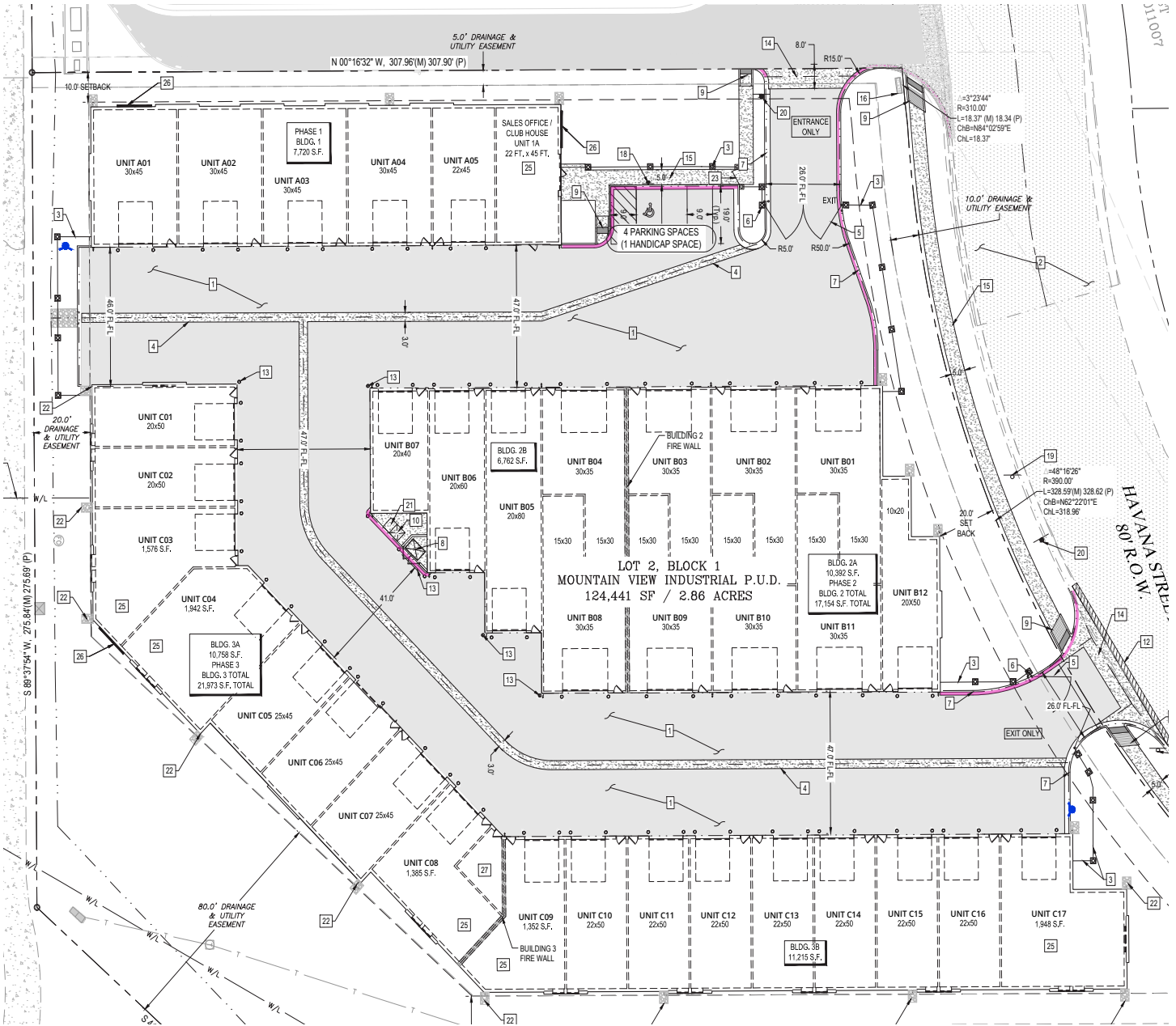
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SITE PLAN

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