

THE FINAL LAP

**\$240 PSF - units start at
\$264,000**

**FREE finished floor included
All 2025 property taxes paid
SBA 504 eligible**

THE
GARAGE SOCIETY
LTD
LUXURY GARAGE CONDOS

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

Project Information:

Phase 1 SOLD OUT

Phase 2 800 SF - 1,948 SF

Phase 2 for Sale: \$260/ SF

Phase 2 for Lease: \$17+/- SF NNN

THE GARAGE SOCIETY

Sales Office located in the Clubhouse

Tours available upon request

Uses:

Zoning: Storage and Warehousing
Storage | Warehouse | Distribution

Best-In-Class Features:

Clubhouse/Owners Lounge, 12x14 and 14x14 OH Insulated Doors, LED Lights, Gas Heater, 60-amp panel, 120/240V 4-plex Outlet, Gated Access, 24 / 7 Access, Automatic Door Operators, Drive Thru Units are Available in Phase 2

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 was constructed in two phases. Phase 1 is sold out and Phase 2 is now available. The bays will be large enough to accommodate large recreational vehicles, and other, smaller units well-suited for residential or equipment storage.

Brokered by:



www.PersonalWarehouse.com
info@PersonalWarehouse.com

303-222-0768

Pricing and availability is subject to change without notice.

OVERVIEW

THE GARAGE SOCIETY
FOR SALE | FOR LEASE

9658 HAVANA ST.
COMMERCE CITY, CO 80022

YEAR BUILT:

Phase 1: Completed 2023

Phase 2: Completed March 2024

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

UNIT SIZES:

Phase 1: Building A: 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: SOLD OUT

Phase 2 For Sale: \$260/SF

Phase 2 For Lease: \$17+/ SF NNN



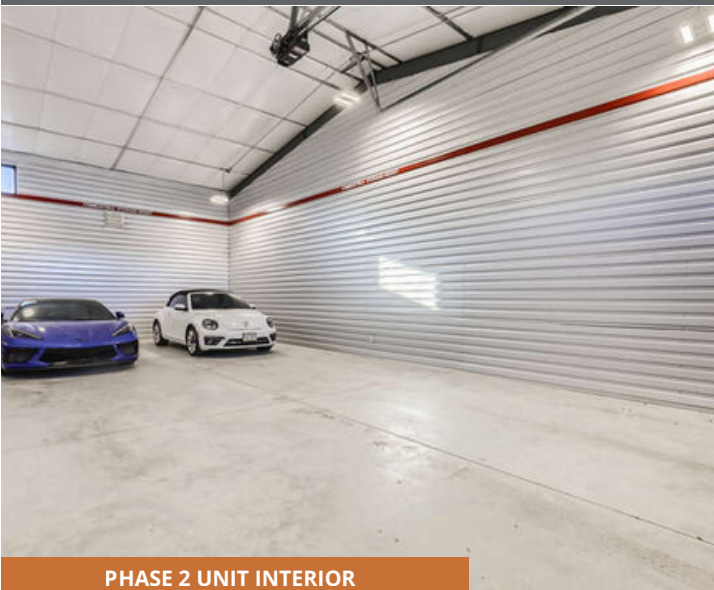
PHASE 2 BUILDING

SITE FEATURES:

- RV Dump Station & Fresh Water
- Secure, gated access
- 24 / 7 Access
- LED Exterior Lights
- Clubhouse featuring:
 - 2 Restrooms
 - Kitchenette
 - Lounge Area

UNIT STANDARD FEATURES:

- 60 amp
- 4-Plex 110 outlet
- High Bay LED lights
- Gas Heater
- Windows on select units
- 14 x 14 or 12x14 Insulated OH Door with Operator
- R19 Demising Walls / R21 Roof



PHASE 2 UNIT INTERIOR

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PROJECT PHOTOS



CLUBHOUSE KITCHEN



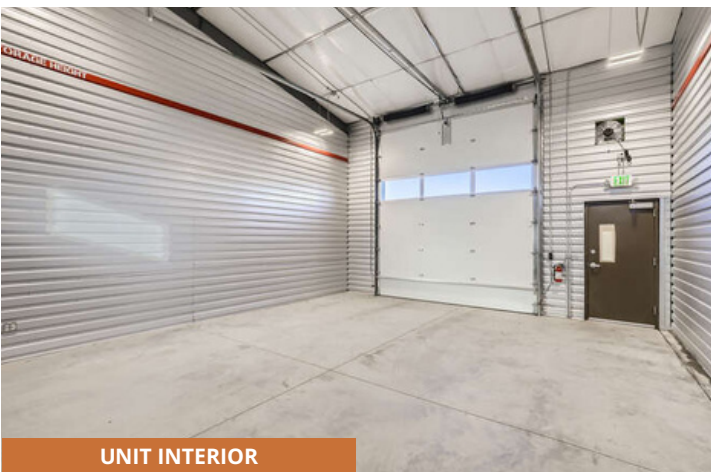
CLUBHOUSE RESTROOM



CLUBHOUSE RELAXATION AREA



CLUBHOUSE COMMON AREA



UNIT INTERIOR



PHASE 2 UNITS

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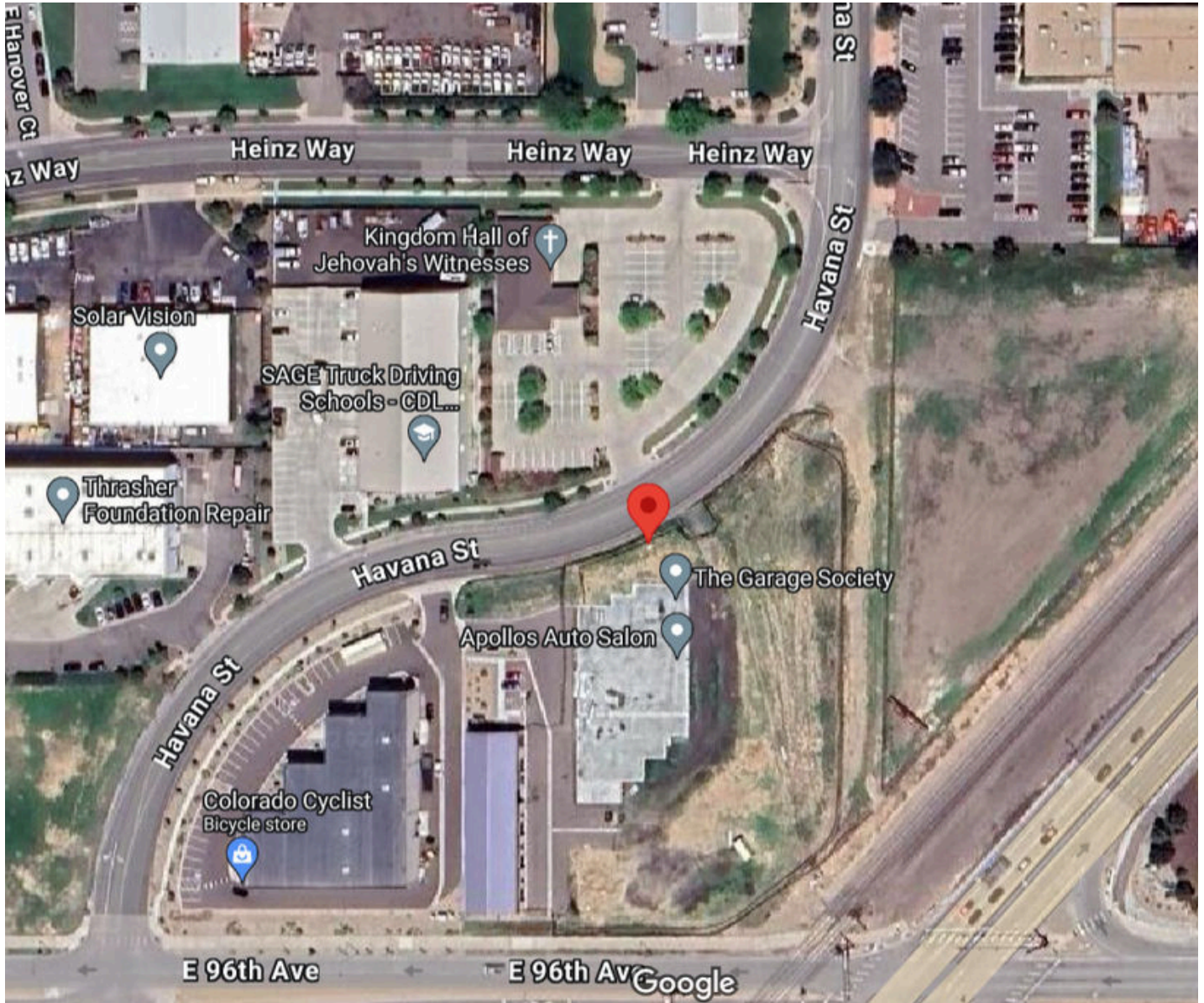
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AERIAL MAP



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SITE PLAN

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