



THE
GARAGE SOCIETY
LTD
LUXURY GARAGE CONDOS

GARAGE SOCIETY NOW AVAILABLE

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

Project Information:

Phase 1 SOLD OUT

Phase 2 Sizes From 800 SF - 1,948 SF

Phase 2 for Sale: \$245/ SF

Phase 2 for Lease: \$19/ SF NNN

Uses:

Zoning: Storage and Warehousing
Storage | Warehouse | Distribution

Site & Unit Features:

Clubhouse, 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
Available in Phase 2

**Unit showings by appointment only
Units 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 will be constructed in three 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:

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 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

SAMPLE 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:

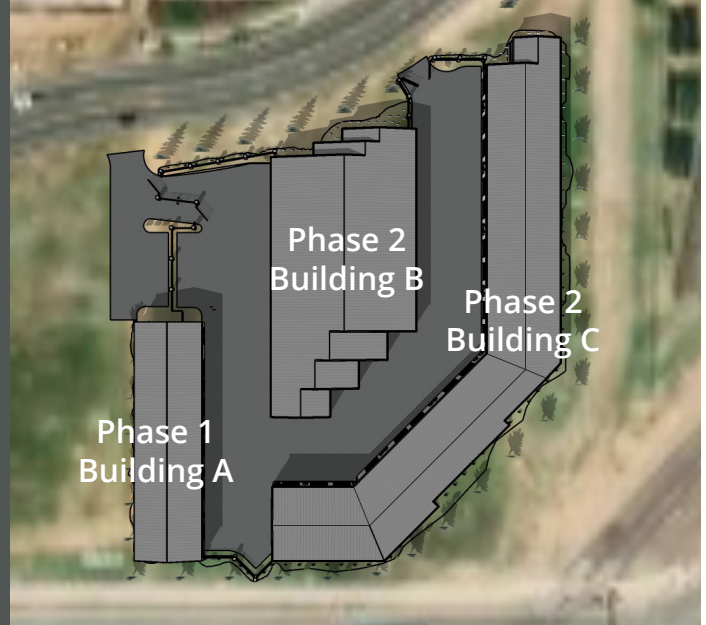
Storage and Warehousing

FOR SALE / FOR LEASE:

Phase 1: SOLD OUT

Phase 2 For Sale: \$245/SF

Phase 2 For Lease: \$19/ SF NNN

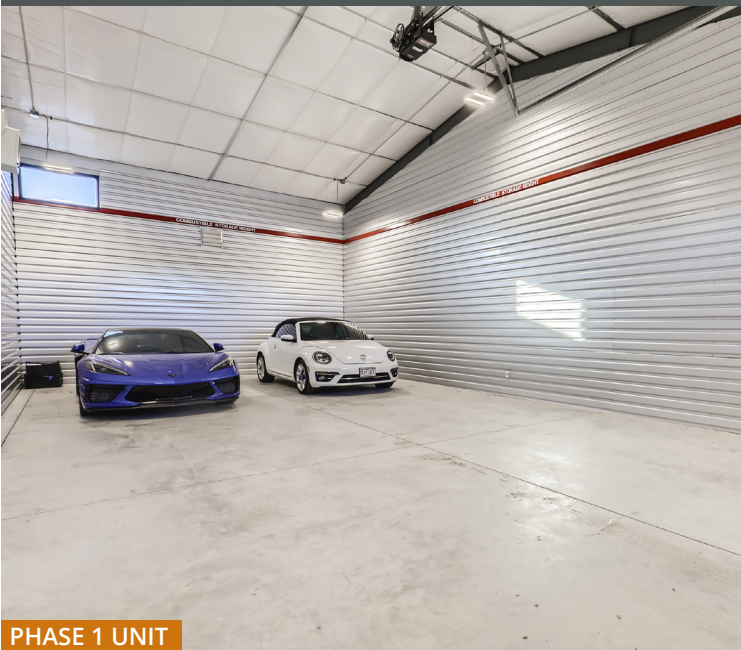


Site Features:

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

Unit Standard Features:

- 60 amp
- 4plex 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 1 UNIT

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PROJECT PHOTOS

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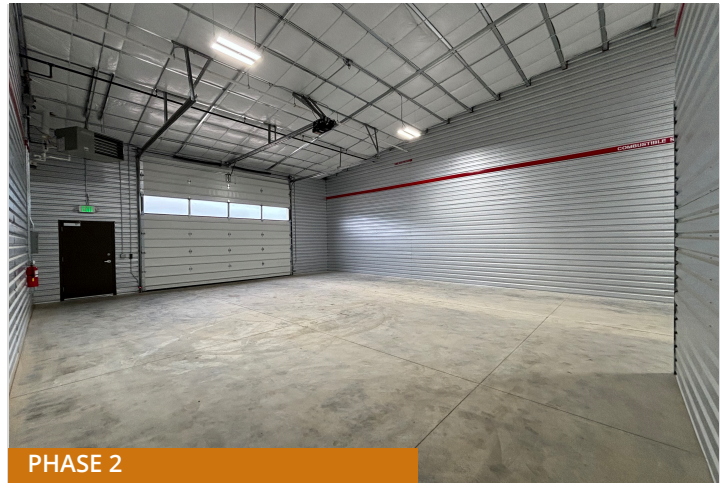
PHASE 2



PHASE 2



PHASE 2



PHASE 2



CLUBHOUSE



CLUBHOUSE

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AERIAL MAP

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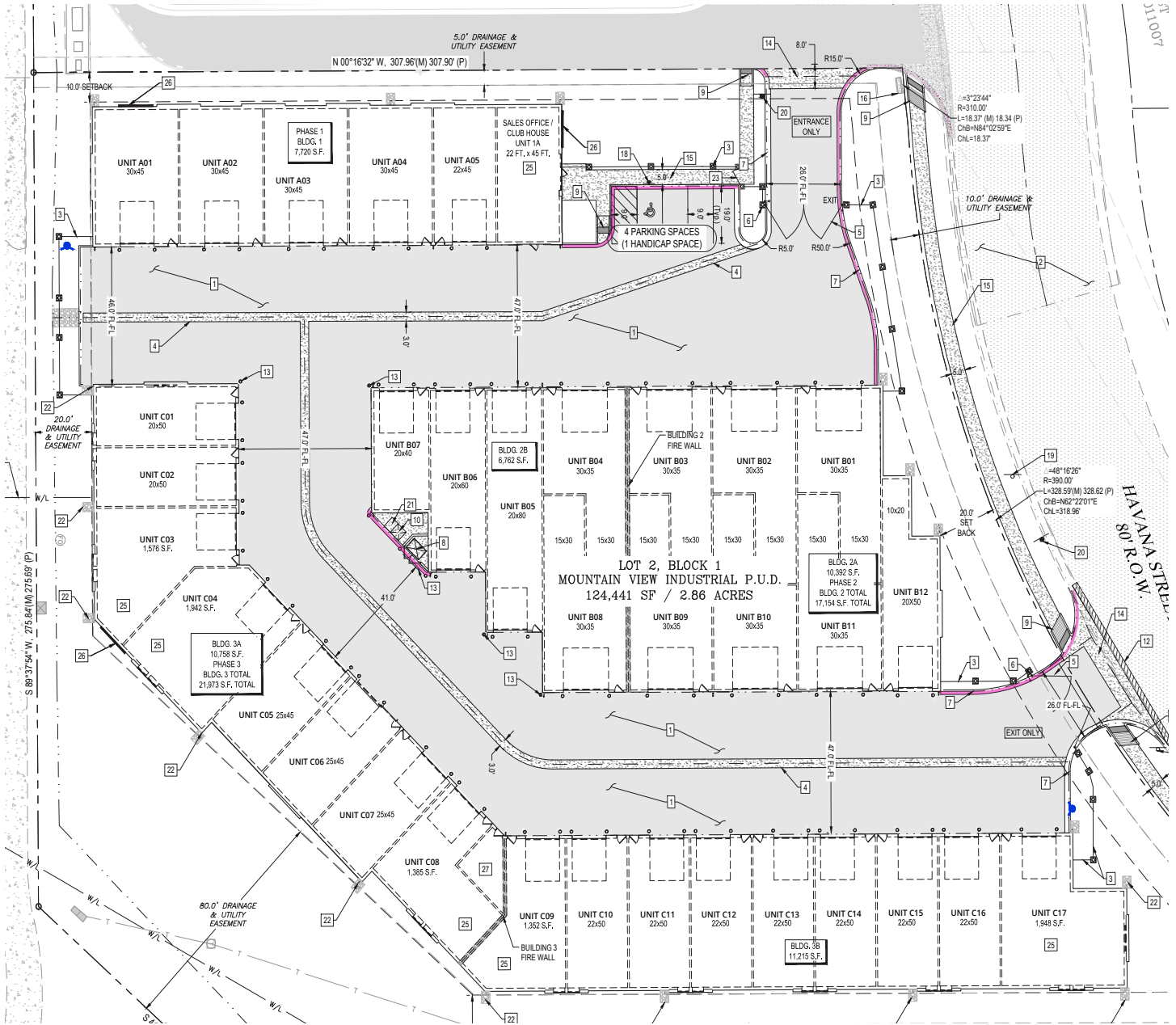
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SITE PLAN

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