



THE
GARAGE SOCIETY
LTD
LUXURY GARAGE CONDOS

THE GARAGE SOCIETY NOW AVAILABLE

**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

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



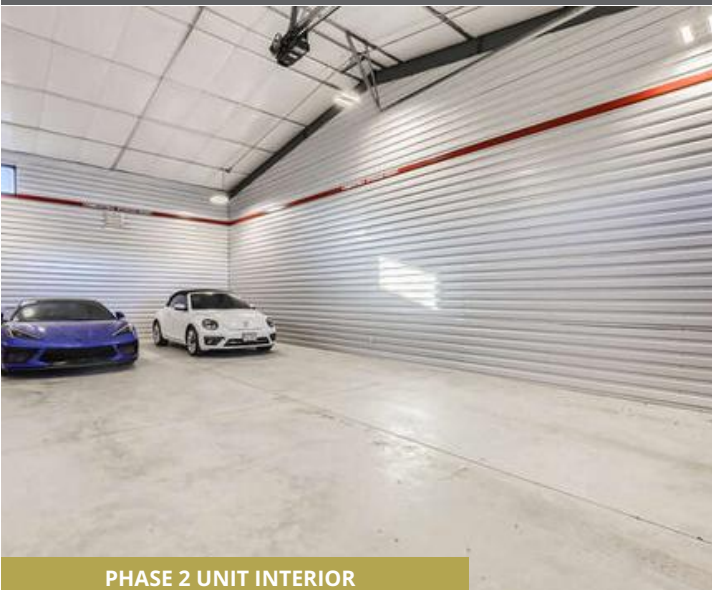
PHASE 2 BUILDING

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

THE GARAGE SOCIETY
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CLUBHOUSE KITCHEN



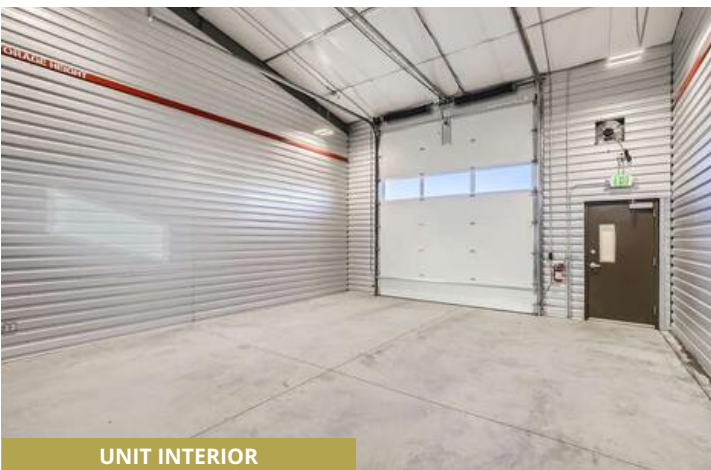
CLUBHOUSE RESTROOM



CLUBHOUSE RELAXATION AREA



CLUBHOUSE COMMON AREA



UNIT INTERIOR



PHASE 2 UNITS

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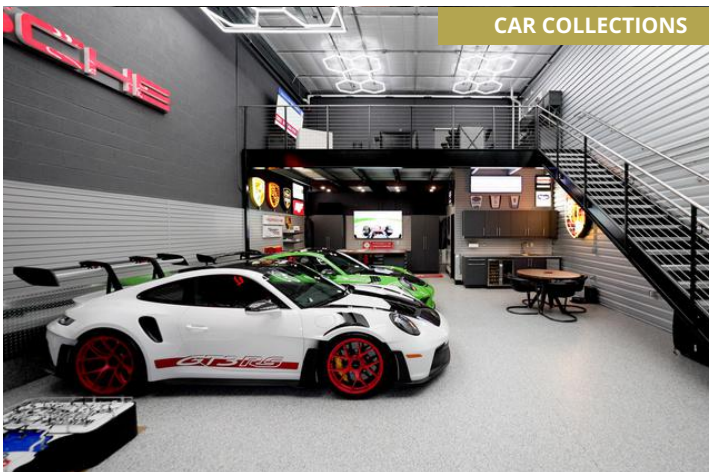
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CONCEPT - SAMPLE USES

THE GARAGE SOCIETY
FOR SALE | FOR LEASE

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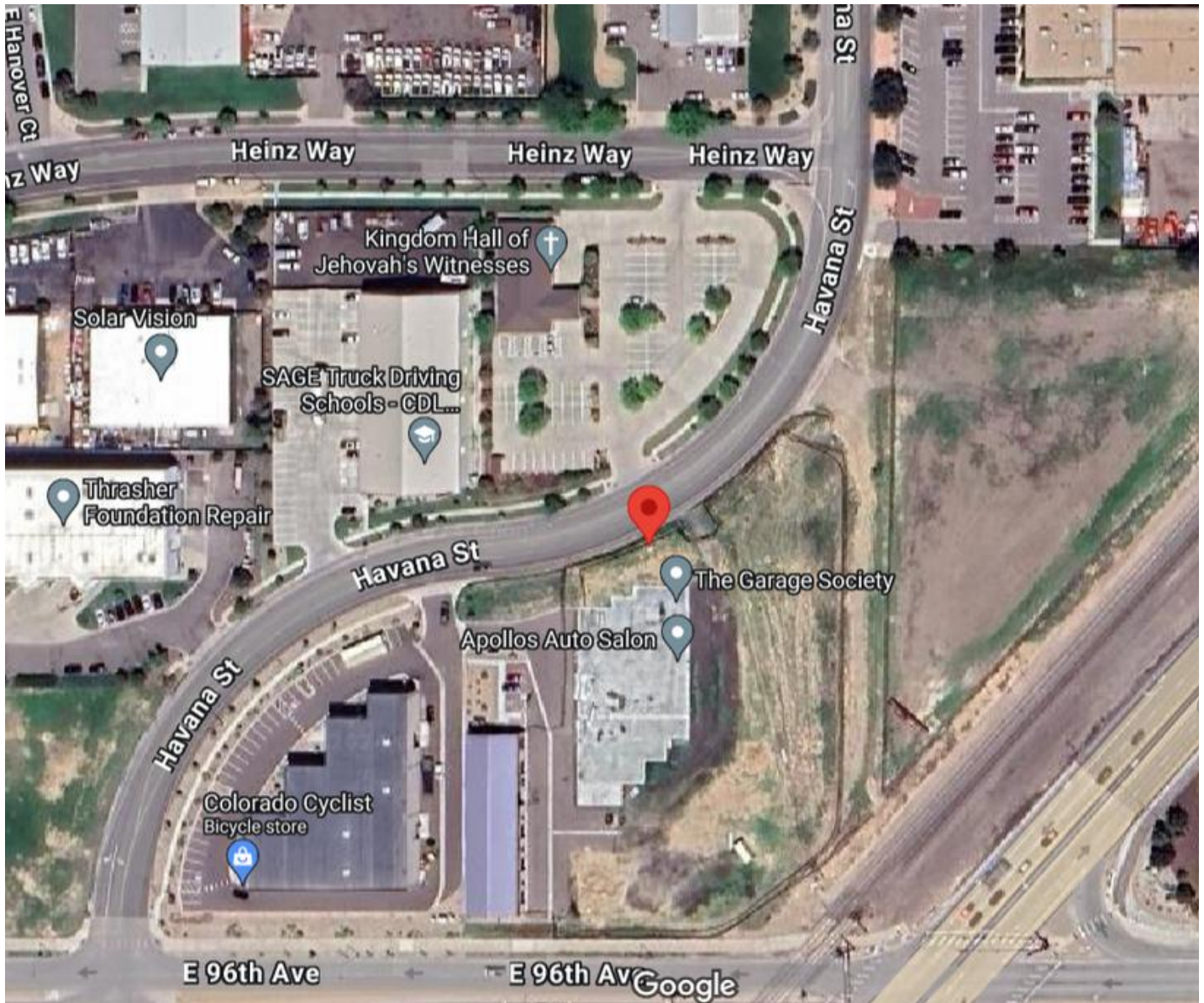
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AERIAL MAP

THE GARAGE SOCIETY
FOR SALE | FOR LEASE

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SITE PLAN

THE GARAGE SOCIETY
FOR SALE | FOR LEASE

9658 HAVANA ST.
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BUILDING 100									
UNIT SPACES							POCKET SPACE		TOTAL UNIT AREA
UNIT NO.	INTERIOR DIM. WIDTH (FEET)	INTERIOR DIM. DEPTH (FEET)	UNIT FLOOR AREA (SQ. FT.)	UNIT FLOOR AREA (SQ. FT.)	NET FLOOR AREA (SQ. FT.)	AVAILABLE	AREA		
A1	30'-0"	22'-7 1/2"	660.0	66.0	3,300.0	NO	-	3,300.0	
A2	30'-0"	22'-7 1/2"	660.0	66.0	3,300.0	NO	-	3,300.0	
A3	30'-0"	22'-1 1/2"	660.0	66.0	3,300.0	NO	-	3,300.0	
A4	30'-0"	22'-1 1/2"	660.0	66.0	3,300.0	NO	-	3,300.0	
A5	30'-0"	22'-7 1/2"	660.0	66.0	3,300.0	NO	-	3,300.0	
							BUILDING 100 TOTAL AREA		3,300.0
BUILDING 200									
UNIT SPACES							POCKET SPACE		TOTAL UNIT AREA
UNIT NO.	INTERIOR DIM. WIDTH (FEET)	INTERIOR DIM. DEPTH (FEET)	UNIT FLOOR AREA (SQ. FT.)	UNIT FLOOR AREA (SQ. FT.)	NET FLOOR AREA (SQ. FT.)	AVAILABLE	AREA		
B1	30'-0"	22'-4 1/2"	660.0	66.0	3,300.0	YES	450.0	3,300.0	
B2	30'-0"	22'-4 1/2"	660.0	66.0	3,300.0	YES	450.0	3,300.0	
B3	30'-0"	22'-4 1/2"	660.0	66.0	3,300.0	YES	450.0	3,300.0	
B4	30'-0"	22'-4 1/2"	660.0	66.0	3,300.0	YES	450.0	3,300.0	
B5	30'-0"	22'-4 1/2"	660.0	66.0	3,300.0	YES	450.0	3,300.0	
B6	30'-0"	22'-4 1/2"	660.0	66.0	3,300.0	YES	450.0	3,300.0	
B7	30'-0"	22'-4 1/2"	660.0	66.0	3,300.0	YES	450.0	3,300.0	
B8	30'-0"	22'-4 1/2"	660.0	66.0	3,300.0	YES	450.0	3,300.0	
B9	30'-0"	22'-4 1/2"	660.0	66.0	3,300.0	YES	450.0	3,300.0	
B10	30'-0"	22'-4 1/2"	660.0	66.0	3,300.0	YES	450.0	3,300.0	
B11	30'-0"	22'-4 1/2"	660.0	66.0	3,300.0	YES	450.0	3,300.0	
B12	30'-0"	22'-4 1/2"	660.0	66.0	3,300.0	YES	450.0	3,300.0	
							BUILDING 200 TOTAL AREA		3,300.0
BUILDING 300									
UNIT SPACES							POCKET SPACE		TOTAL UNIT AREA
UNIT NO.	INTERIOR DIM. WIDTH (FEET)	INTERIOR DIM. DEPTH (FEET)	UNIT FLOOR AREA (SQ. FT.)	UNIT FLOOR AREA (SQ. FT.)	NET FLOOR AREA (SQ. FT.)	AVAILABLE	AREA		
C1	30'-0"	22'-4 1/2"	660.0	66.0	3,300.0	NO	-	3,300.0	
C2	30'-0"	22'-4 1/2"	660.0	66.0	3,300.0	NO	-	3,300.0	
C3	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C4	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C5	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C6	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C7	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C8	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C9	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C10	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C11	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C12	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C13	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C14	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C15	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C16	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C17	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C18	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C19	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C20	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C21	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C22	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C23	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C24	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C25	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C26	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C27	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C28	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C29	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C30	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C31	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C32	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C33	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C34	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C35	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C36	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C37	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C38	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C39	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C40	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C41	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C42	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C43	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C44	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C45	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C46	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C47	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C48	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C49	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C50	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C51	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C52	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C53	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C54	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C55	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C56	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C57	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C58	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C59	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C60	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C61	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C62	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C63	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C64	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C65	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C66	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C67	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C68	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C69	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C70	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C71	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C72	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C73	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C74	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C75	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C76	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C77	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C78	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C79	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C80	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C81	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C82	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C83	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C84	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C85	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C86	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C87	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C88	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C89	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C90	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C91	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C92	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C93	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C94	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C95	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C96	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C97	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C98	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C99	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
C100	30'-0"	22'-0"	660.0	66.0	3,300.0	YES	570.0	3,300.0	
							BUILDING 300 TOTAL AREA		3,300.0