



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

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:

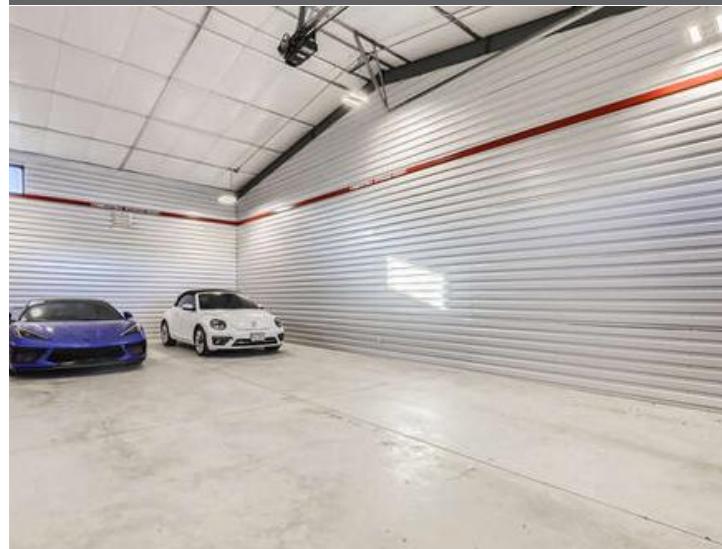
Storage and Warehousing

FOR SALE & FOR LEASE:

Phase 1: SOLD OUT

Phase 2 For Sale: \$260/SF

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



PHASE 2 UNIT INTERIOR

Brokered by:



www.PersonalWarehouse.com
info@PersonalWarehouse.com

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

303-222-0768

THE GARAGE SOCIETY
FOR SALE | FOR LEASE

9658 HAVANA ST.
COMMERCE CITY, CO 80022

PROJECT PHOTOS



CLUBHOUSE KITCHEN



CLUBHOUSE RESTROOM



CLUBHOUSE RELAXATION AREA



CLUBHOUSE COMMON AREA



UNIT INTERIOR



PHASE 2 UNITS

Brokered by:



www.PersonalWarehouse.com
info@PersonalWarehouse.com

303-222-0768

Pricing and availability is subject to change without notice.

CONCEPT - SAMPLE USES

THE GARAGE SOCIETY
FOR SALE | FOR LEASE

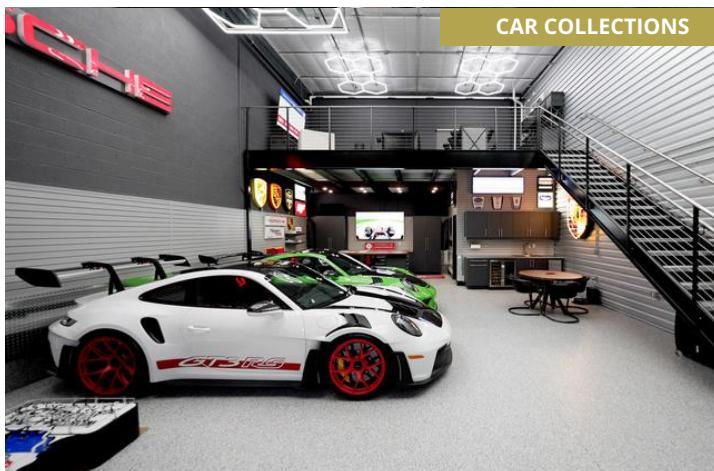
9658 HAVANA ST.
COMMERCE CITY, CO 80022



CUSTOMIZED SPACES



CREATIVE OFFICE



CAR COLLECTIONS



MAN CAVE



BUSINESS



HOBBY SHOP

Brokered by:

RED
COMMERCIAL REAL ESTATE

www.PersonalWarehouse.com
info@PersonalWarehouse.com

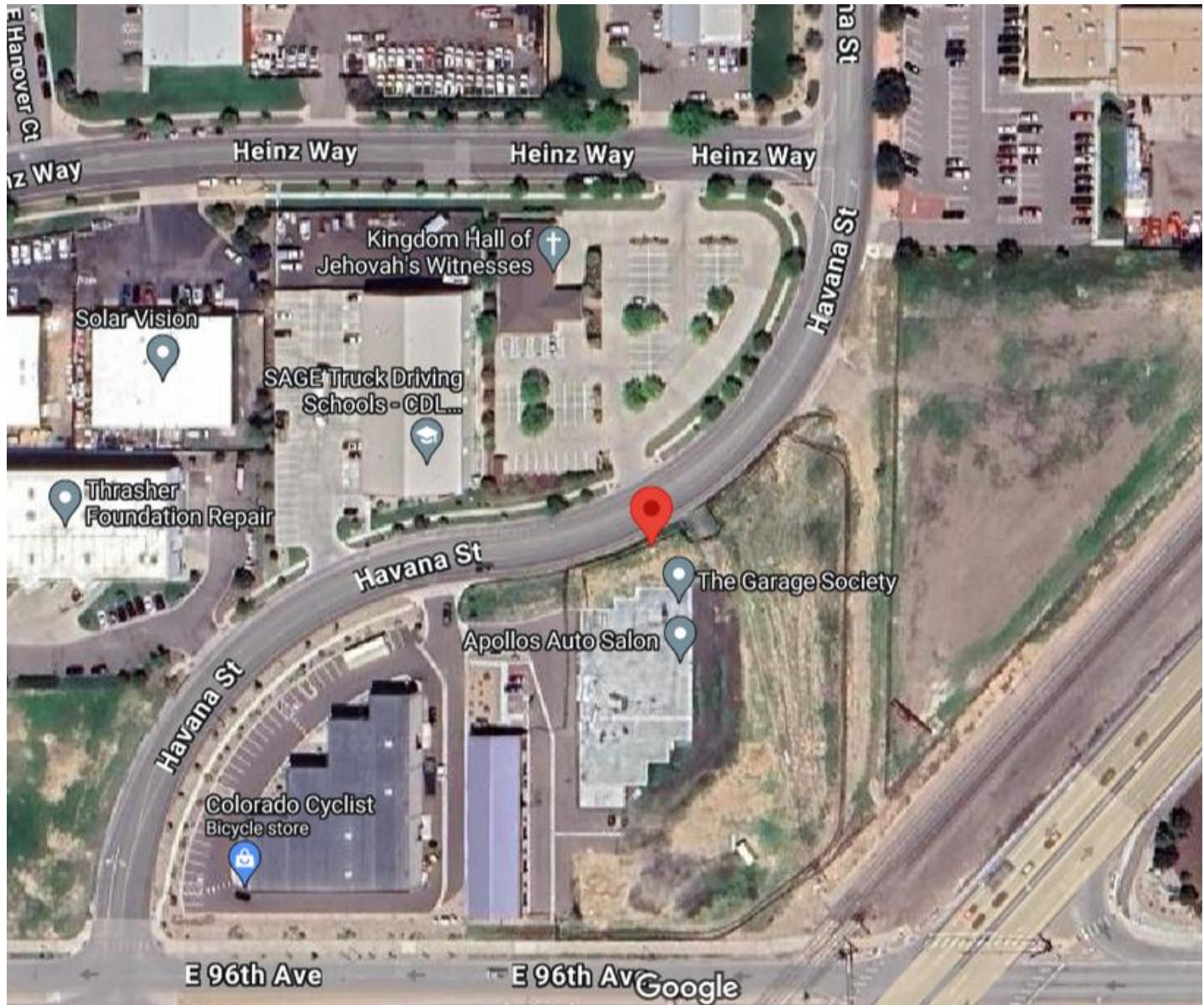
303-222-0768

Pricing and availability is subject to change without notice.

THE GARAGE SOCIETY
FOR SALE | FOR LEASE

9658 HAVANA ST.
COMMERCE CITY, CO 80022

AERIAL MAP



Brokered by:



www.PersonalWarehouse.com
info@PersonalWarehouse.com

303-222-0768

Pricing and availability is subject to change without notice.

SITE PLAN

THE GARAGE SOCIETY
FOR SALE | FOR LEASE

9658 HAVANA ST.
COMMERCE CITY, CO 80022



BUILDING 100					
UNIT No.	INTERIOR LOW DOOR HEIGHT	INTERIOR HIGH DOOR HEIGHT	UNIT DEPTH (FT)	INT FLOOR AREA (SF)	AVAILABLE AREA (SF)
A1	10'-10"	21'-7.5"	30.00	48.0	3,840.0
A2	10'-10"	21'-7.5"	30.00	48.0	3,840.0
A3	10'-10"	21'-7.5"	30.00	48.0	3,840.0
A4	10'-10"	21'-7.5"	30.00	48.0	3,840.0
B1	21'-10"	21'-7.5"	23.00	38.0	760.0

BUILDING 100 TOTAL AREA : 11,520

BUILDING 200					
UNIT No.	INTERIOR LOW DOOR HEIGHT	INTERIOR HIGH DOOR HEIGHT	UNIT DEPTH (FT)	INT FLOOR AREA (SF)	AVAILABLE AREA (SF)
B2	10'-4"	21'-4.5"	30.00	48.0	3,840.0
B3	21'-10"	21'-4.5"	30.00	48.0	3,840.0
B4	21'-10"	21'-4.5"	30.00	48.0	3,840.0
B5	21'-10"	21'-4.5"	30.00	48.0	3,840.0
B6	21'-10"	21'-4.5"	30.00	48.0	3,840.0
B7	21'-10"	21'-4.5"	23.00	38.0	760.0
B8	21'-10"	21'-4.5"	30.00	48.0	3,840.0
B9	21'-10"	21'-4.5"	30.00	48.0	3,840.0
B10	21'-10"	21'-4.5"	30.00	48.0	3,840.0
B11	21'-10"	21'-4.5"	30.00	48.0	3,840.0
B12	21'-10"	21'-4.5"	30.00	48.0	3,840.0

BUILDING 200 TOTAL AREA : 31,040

BUILDING 300					
UNIT No.	INTERIOR LOW DOOR HEIGHT	INTERIOR HIGH DOOR HEIGHT	UNIT DEPTH (FT)	INT FLOOR AREA (SF)	AVAILABLE AREA (SF)
C1	10'-4"	18'-4.5"	20.00	30.0	2,340.0
C2	22'-4"	18'-4.5"	20.00	30.0	2,340.0
C3	20'-10"	18'-4.5"	20.00	30.0	2,340.0
C4	20'-10"	18'-4.5"	20.00	30.0	2,340.0
C5	20'-10"	18'-4.5"	20.00	30.0	2,340.0
C6	20'-10"	18'-4.5"	20.00	30.0	2,340.0
C7	20'-10"	18'-4.5"	20.00	30.0	2,340.0
C8	20'-10"	18'-4.5"	20.00	30.0	2,340.0
C9	20'-10"	18'-4.5"	20.00	30.0	2,340.0
C10	20'-10"	18'-4.5"	20.00	30.0	2,340.0
C11	20'-10"	18'-4.5"	20.00	30.0	2,340.0
C12	20'-10"	18'-4.5"	20.00	30.0	2,340.0

BUILDING 300 TOTAL AREA : 31,040

Brokered by:



www.PersonalWarehouse.com
info@PersonalWarehouse.com

303-222-0768

Pricing and availability is subject to change without notice.