



12002 N FALCON DRIVE
FOUNTAIN HILLS, AZ 85268

WHY FOUNTAIN HILLS?

- ANNUAL CONCOURS IN THE HILLS CAR SHOW
FEATURING 1000 VEHICLES AT THE FOUNTAIN PARK
- HOME OF THE WORLD-FAMOUS FOUNTAIN -
3RD TALLEST IN THE WORLD
- UPSCALE, CAR-FRIENDLY COMMUNITY
WITH LIKE-MINDED RESIDENTS
- MINUTES FROM SCOTTSDALE -
ACCESS TO LUXURY AMENITIES
- PRESTIGIOUS DESERT COMMUNITY IN
JUST EAST OF SCOTTSDALE
- LOW-TRAFFIC CUL-DE-SAC ENTRANCE -
PRIVACY AND SECURITY



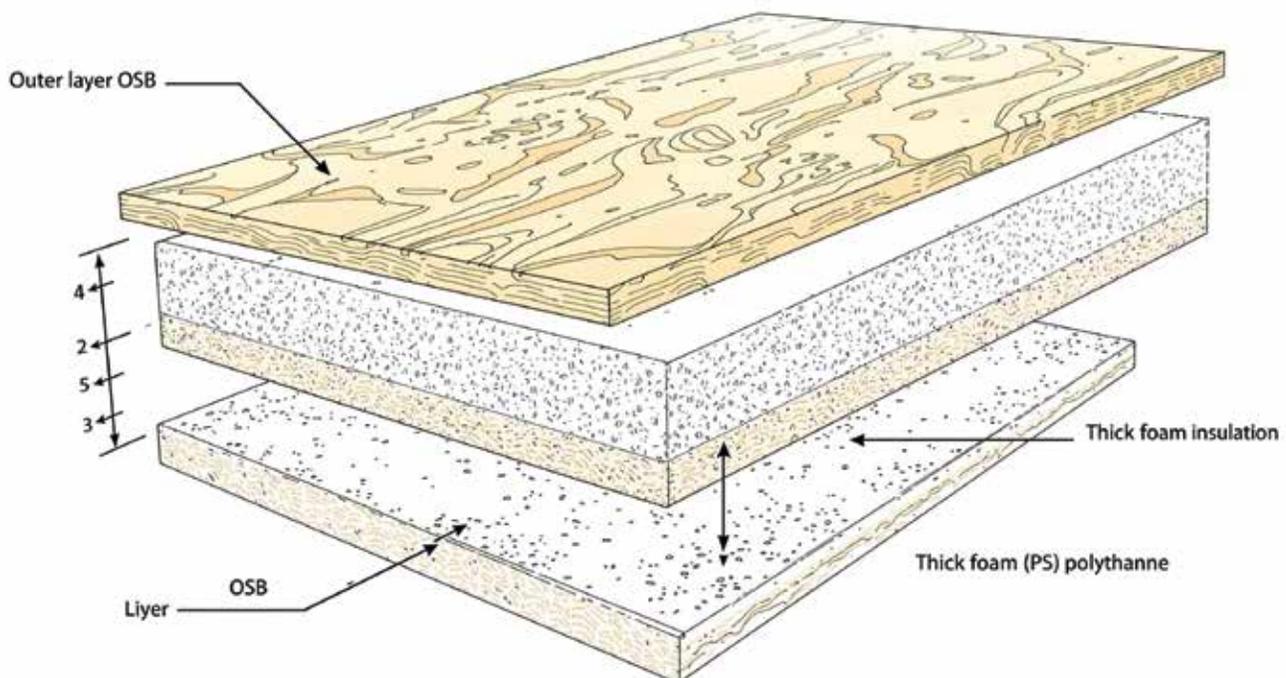
NOT JUST STORED - PROTECTED

WHY STRUCTURALLY INSULATED PANELS CHANGE EVERYTHING

Structurally Insulated Panels (SIPs) represent the pinnacle of modern building technology. Each panel consists of a high-performance insulating foam core sandwiched between two structural facings of oriented strand board (OSB). Unlike traditional stick-frame construction with studs and insulation, SIPs are manufactured under factory-controlled conditions and precisely cut to exact specifications using CNC machines.

HOW SIPs ARE BUILT:

The manufacturing process ensures superior quality control. Foam cores are laminated between OSB panels using water-based adhesive, then compressed in a vacuum press using atmospheric pressure for a tight seal. Each panel arrives at the jobsite ready to install with pre-cut openings for doors, windows, and electrical chases - reducing construction time by 55% compared to traditional framing.



• **NO THERMAL BRIDGING -**

Consistent temperature throughout - traditional studs create hot/cold spots

• **50% MORE ENERGY EFFICIENT -**

Efficiency as high as 50% greater than traditional timber framing

• **MINIMAL AIR LEAKAGE -**

Superior airtightness compared to stick framing

• **IDEAL FOR CLIMATE-CONTROLLED STORAGE -**

Critical for preserving classic vehicles, motorcycles, boats, and RVs

• **LOWER EMBODIED ENERGY -**

More environmentally sustainable than steel, concrete, or masonry

MODEL 2127

- Heavy Duty / 27Ga. Steel
- 2" Thick - 2-Sided Steel
- Polystyrene Insulation



Feature	Benefits
Structural Strength	55% stronger than traditional 2x6 lumber construction
Seismic Resistance	Superior structural integrity and seismic resistance
Thermal Performance	Eliminates thermal bridging completely
Air Quality	Clean Air Gold Certified - no harmful VOCs
Manufacturing	Factory precision manufacturing
Warranty	20-year structural warranty, 50-year thermal warranty

DESIGN POSSIBILITIES

Transform Your Space - Endless Configurations

MEZZANINE LEVEL-

Add a second level for office space, lounge area, or additional vehicle storage

CAR LIFTS-

Double or triple your vehicle storage capacity with professional-grade lifts

WORKSHOP AREA-

Dedicated space for maintenance, restoration, or detailing work

ENTERTAINMENT SPACE-

Create a man cave with seating area, bar, and entertainment system

DISPLAY SHOWROOM-

Showcase your collection with professional lighting and finishes







PREMIUM FEATURES & SPECIFICATIONS

Purpose-Built Design with Ownership in Mind

Large Units- 1,630sqft / Small Units- 1,355sqft

Feature	Specifications
Size	Approximately 1,700 square feet
Ceiling Height	19.5'+ clear ceiling height - space for lifts and mezzanines
Roof Insulation	R-51 rated roof insulation - exceptional thermal protection
Wall Insulation	R-25 rated wall insulation - superior energy efficiency
Ownership	Individually titled condominium - you own it
Protection	Quality-controlled CC&Rs - protecting your investment

Included Features

INTERIOR FINISH & DESIGN

Crafted for presentation, durability, and everyday use.

- Finished Concrete Floors
- Painted drywall walls throughout
- Ceiling-mounted LED lighting throughout
- Wired for overhead fans
- Modern workshop-style interior

ACCESS & ENTRY

Secure, convenient, and owner-controlled.

- 14' x 14' insulated industrial overhead door
- WiFi-enabled smart garage door opener
- Secure private walk-in entrance door
- USB ports and doorbell at entrance
- 24/7 owner access



PREMIUM FEATURES

POWER, TECHNOLOGY & INFRASTRUCTURE

Built to support serious collection with future flexibility.

- 100 AMP 3-phase electrical service
- Individual electric meter (separately billed)
- 50 AMP RV / EV charging outlet
- Extra electrical outlets along walls
- Electrical wiring for TV, phone, security, and internet
- HVAC rough-in (fully climate-control capable)

SAFETY & PROTECTION

Engineered to protect both asset and investment.

- Fire sprinkler system throughout
- 2-hour fire-rated construction

PRIVATE AMENITIES

Comfort features rarely found in garage condominiums.

- Private finished bathroom in each unit

EXTERIOR & COMMUNITY FEATURES

Designed to match the caliber of what's stored inside.

- Two-tone stucco exterior
- Professionally landscaped common areas
- Ample private parking lot
- Quiet cul-de-sac entrance
- Mountain Views







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