

GARAGE SOCIETY

9658 HAVANA STREET A03 COMMERCE CITY, CO 80640



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover an exceptional investment opportunity in the heart of Commerce City with this remarkable property. The unit presents an ideal choice for industrial or self-storage investors seeking a prime location. Unit is located near the entrance of the community and clubhouse. Featuring a strategic position in the thriving Commerce City area, this property capitalizes on proximity to major transportation routes, granting unparalleled access for logistics and distribution operations. The ample space and flexible layout cater to a variety of industrial or storage needs, making it an attractive prospect for investors looking to capitalize on a burgeoning market. Don't miss the chance to secure a premier property in a sought-after location for industrial or self-storage investment.

PROPERTY HIGHLIGHTS

- Strategic Commerce City location
- Close to entrance of project and clubhouse
- Ample space for industrial or storage needs
- Flexible layout
- Proximity to major transportation routes
- Ideal for logistics and distribution operations

OFFERING SUMMARY

Sale Price:	\$325,000
Unit Size:	1,305 SF
Unit Dimensions (W x L)	30' x 45'
Ceiling Height:	16' - 21'
Building Size:	6,211 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	46	178	688
Total Population	148	564	2,164
Average HH Income	\$123,651	\$119,091	\$117,589

[NICK HIER](#) 303.688.3105 X4 NICK.HIER@HIERANDCOMPANY.COM

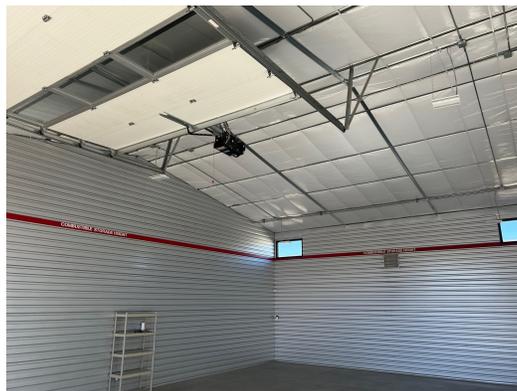
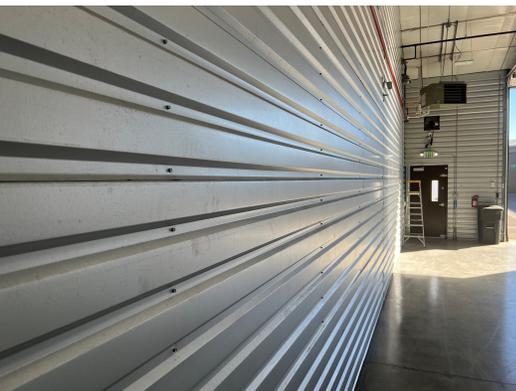
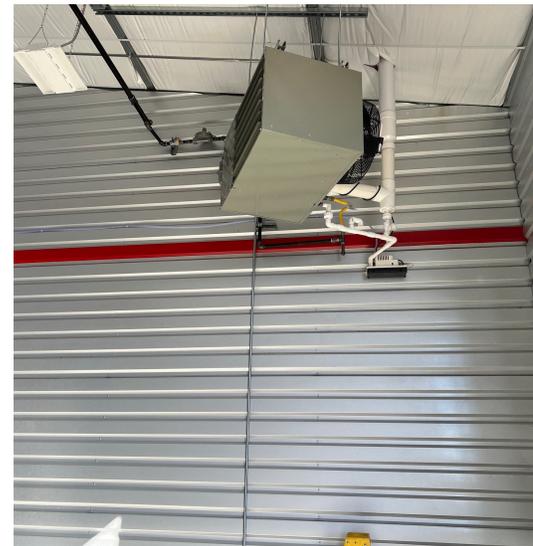
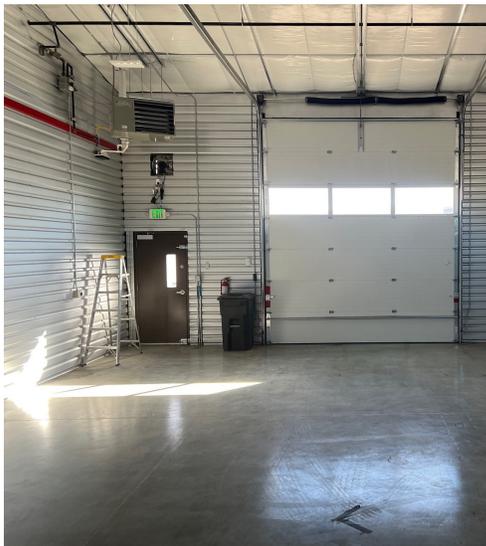
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HIER & COMPANY, INC.

ADDITIONAL PHOTOS



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HIER & COMPANY BROKERAGE LLC | 823 SOUTH PERRY ST, SUITE 120, CASTLE ROCK, CO 80104 | HIERANDCOMPANY.COM

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LOCATION MAP



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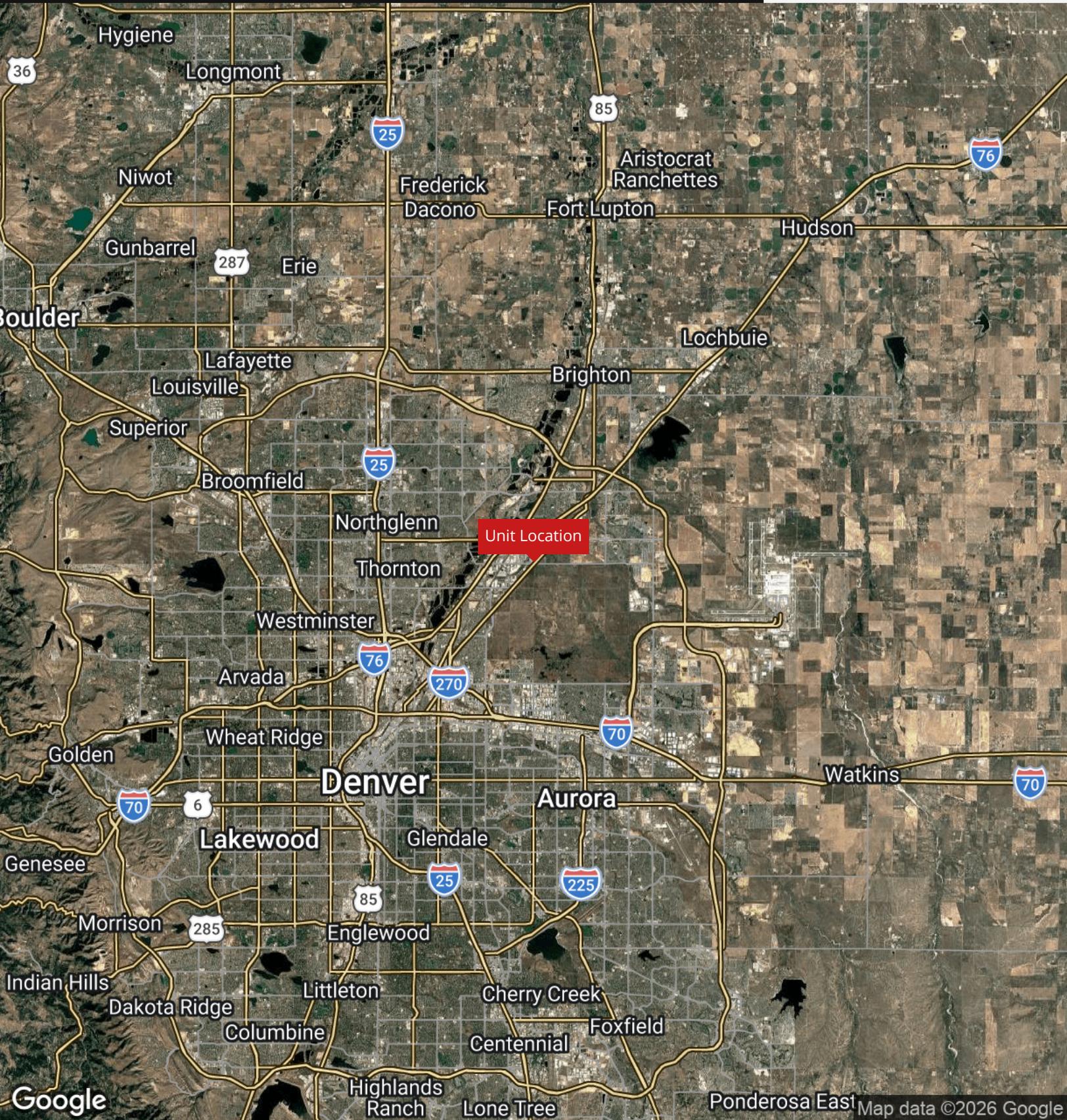
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REGIONAL MAP



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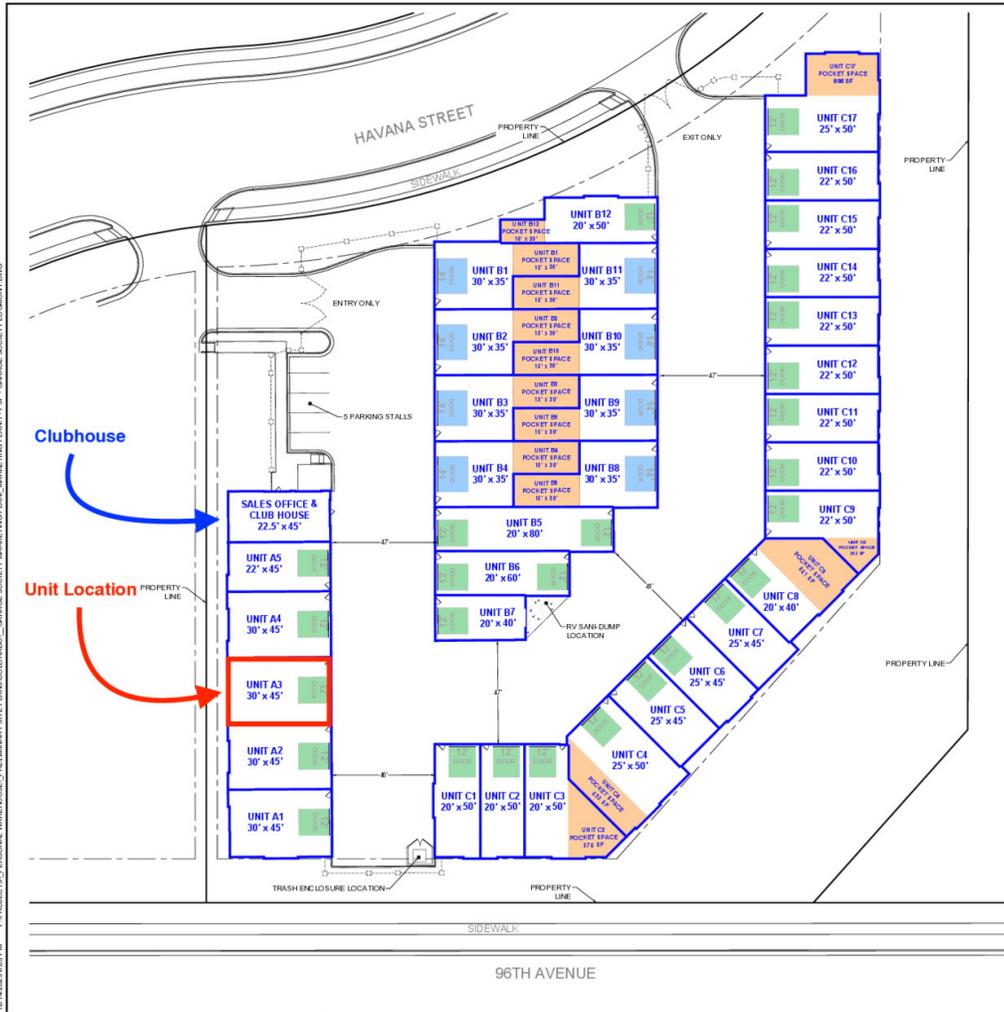
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HIER & COMPANY, INC.

SITE PLAN



BUILDING 100							
UNIT SPACE							
UNIT No	INTERIOR LOW ROOF HEIGHT	INTERIOR HIGH ROOF HEIGHT	UNIT WIDTH (FT)	UNIT DEPTH (FT)	ST FLOOR AREA (SQ FT)	POCKET SPACE AVAILABLE	TOTAL UNIT AREA
A1	16'-0"	21'-7.5"	30.00	45.0	1,350.0	NO	1,350.0
A2	16'-0"	21'-7.5"	30.00	45.0	1,350.0	NO	1,350.0
A3	16'-4"	21'-1.5"	30.00	45.0	1,350.0	NO	1,350.0
A4	16'-4"	21'-1.5"	30.00	45.0	1,350.0	NO	1,350.0
A5	15'-10"	20'-7.5"	22.00	45.0	990.0	NO	990.0
BUILDING 100 TOTAL AREA:							6,390

BUILDING 200							
UNIT SPACE							
UNIT No	INTERIOR LOW ROOF HEIGHT	INTERIOR HIGH ROOF HEIGHT	UNIT WIDTH (FT)	UNIT DEPTH (FT)	ST FLOOR AREA (SQ FT)	POCKET SPACE AVAILABLE	TOTAL UNIT AREA
B1	16'-4"	25'-6.5"	30.00	35.0	1,050.0	YES 450.0	1,500.0
B2	15'-10"	25'-0.5"	30.00	35.0	1,050.0	YES 450.0	1,500.0
B3	15'-10"	25'-0.5"	30.00	35.0	1,050.0	YES 450.0	1,500.0
B4	15'-10"	25'-0.5"	30.00	35.0	1,050.0	YES 450.0	1,500.0
B5	15'-10"	23'-5"	20.00	80.0	1,600.0	NO	1,600.0
B6	15'-10"	21'-9"	20.00	60.0	1,200.0	NO	1,200.0
B7	16'-4"	20'-6.5"	20.00	40.0	800.0	NO	800.0
B8	15'-10"	25'-1"	30.00	35.0	1,050.0	YES 450.0	1,500.0
B9	15'-10"	25'-1"	30.00	35.0	1,050.0	YES 450.0	1,500.0
B10	15'-10"	25'-1"	30.00	35.0	1,050.0	YES 450.0	1,500.0
B11	16'-4"	25'-7"	30.00	35.0	1,050.0	YES 450.0	1,500.0
B12	16'-4"	21'-5"	20.00	50.0	1,000.0	YES 200.0	1,200.0
BUILDING 200 TOTAL AREA:							16,800

BUILDING 300							
UNIT SPACE							
UNIT No	INTERIOR LOW ROOF HEIGHT	INTERIOR HIGH ROOF HEIGHT	UNIT WIDTH (FT)	UNIT DEPTH (FT)	ST FLOOR AREA (SQ FT)	POCKET SPACE AVAILABLE	TOTAL UNIT AREA
C1	21'-4"	16'-4"	20.00	50.0	1,000.0	NO	1,000.0
C2	21'-4"	16'-4"	20.00	50.0	1,000.0	NO	1,000.0
C3	20'-10"	15'-10"	20.00	50.0	1,000.0	YES 576.0	1,576.0
C4	20'-10"	15'-10"	25.00	50.0	1,250.0	YES 692.0	1,942.0
C5	20'-10"	15'-10"	25.00	45.0	1,125.0	NO	1,125.0
C6	20'-10"	15'-10"	25.00	45.0	1,125.0	NO	1,125.0
C7	20'-10"	15'-10"	25.00	45.0	1,125.0	NO	1,125.0
C8	20'-10"	15'-10"	20.00	40.0	800.0	YES 861.0	1,661.0
C9	20'-10"	15'-10"	22.00	50.0	1,100.0	YES 252.0	1,352.0
C10	20'-10"	15'-10"	22.00	50.0	1,100.0	NO	1,100.0
C11	20'-10"	15'-10"	22.00	50.0	1,100.0	NO	1,100.0
C12	20'-10"	15'-10"	22.00	50.0	1,100.0	NO	1,100.0
C13	20'-10"	15'-10"	22.00	50.0	1,100.0	NO	1,100.0
C14	21'-4"	16'-4"	22.00	50.0	1,100.0	NO	1,100.0
C15	21'-4"	16'-4"	22.00	50.0	1,100.0	NO	1,100.0
C16	21'-10"	16'-10"	22.00	50.0	1,100.0	NO	1,100.0
C17	21'-10"	16'-10"	25.00	50.0	1,250.0	YES 698.0	1,948.0
BUILDING 300 TOTAL AREA:							21,504

LEGEND

- UNIT POCKET SPACE (IF AVAILABLE)
- 12' HEIGHT ROLL UP DOOR
- 14' HEIGHT ROLL UP DOOR

PERSONAL WAREHOUSE
HERECIVIL CONSULTANTS
 1000 S. PERRY ST., SUITE 120, CASTLE ROCK, CO 80104
 PH: 303.688.3105
 WWW.HERECIVILCONSULTANTS.COM

MARKETING SITE PLAN

THE GARAGE SOCIETY - RV CONDO COMMUNITY
 COMMERCE CITY, COLORADO

SHEET 1 OF 1



NICK HIER

Owner

nick.hier@hierandcompany.com

Direct: 303.688.3105 x4 | Cell: 303.877.0409

PROFESSIONAL BACKGROUND

Nick is responsible for developing Hier & Company, Inc. into a multi-faceted real estate firm providing brokerage, development, consulting, and management services for all property types and Common Interest Communities. Nick has held his brokerage license for over two decades and brings unique and deep understanding of asset management and real estate financial underwriting to maximize the value of his client's investments. Nick's diversified brokerage, underwriting, and development portfolio is in the billions of dollars of assets across the United States.

As a 6th generation Douglas County Colorado native, Nick is a Board member of the Castle Rock Downtown Development Authority, Board member of the Castle Rock Economic Development Council, and is on the Design Review Board of Castle Rock. Nick has his BS at the Leeds Business School at the University of Colorado at Boulder and subsequently obtained his Master's Degree in Real Estate and Construction Management from the Daniels College of Business at the University of Denver.

EDUCATION

- Bachelor of Science from the Leeds Business School at the University of Colorado at Boulder
- Master's Degree in Real Estate and Construction Management from the Daniels College of Business at the University of Denver

MEMBERSHIPS

- Board member of the Castle Rock Downtown Development Authority
- Board member of the Castle Rock Economic Development Council
- Design Review Board of Castle Rock
- Member of Denver Metro Association of Realtors

Hier & Company, Inc.

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