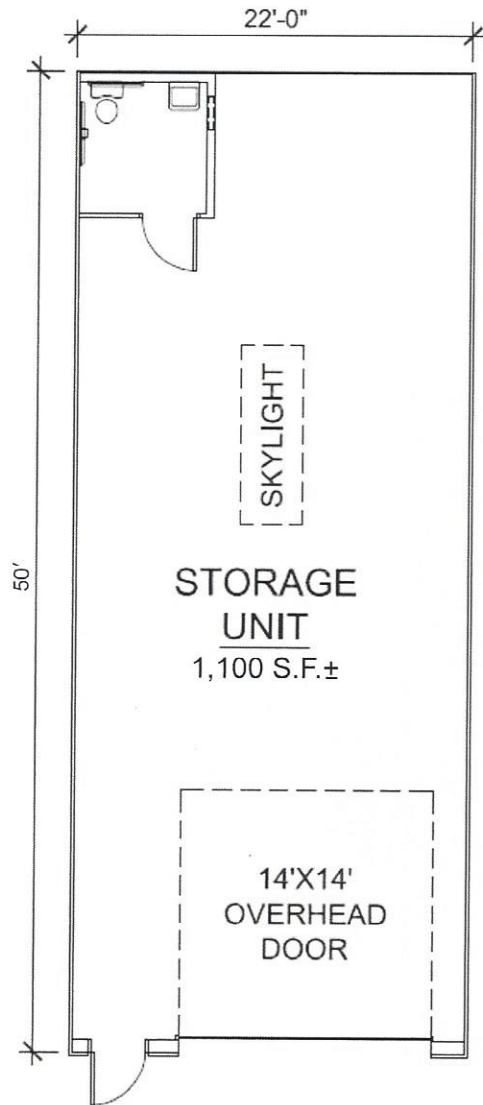


PHASE 2 UNDER CONSTRUCTION SUMMER OCCUPANCY IMPERIAL RV STORAGE U OWN SECURE PERSONAL RV UNITS

CALL TODAY

303-246-6612

IMPERIALRVSTORAGEUOWN.COM



GLACIER BUSINESS PARK

3550 Imperial St. Frederick CO 80516

Imperial RV Storage U Own is conveniently located 1/4 , miles west of the I-25 corridor on Hwy 52.

Pricing \$150 per sq ft

COMMON AMENITIES

- 24/7 ACCESS
- EXTERIOR SECURITY LIGHTING
- COMMUNITY ROOM, BATH AND SHOWER
- VIDEO SECURITY MONITORING
- 68 FT DRIVE AISLES
- RV DUMP AND WASTE
- ASSOCIATION DUES PAY FOR WATER, SEWER, GROUNDS MAINTENANCE, AND SECURITY

IMPERIAL AMENITIES

- RESTROOM IN EVERY UNIT
- SKYLIGHT IN EVERY UNIT
- FIRE SPRINKLED
- LED LIGHTING
- 10 KW HEATER
- 110V OUTLETS AND SEPARATELY METERED
- 100 AMP SERVICE PANEL
- 14X14 GARAGE DOORS W/ OPENER
- 3FT PEDESTRIAN DOOR
- 16FT-18FT CEILING HEIGHTS
- OPTIONAL EVAPORATIVE COOLER

CONSTRUCTION

- FULLY ENGINEERED BEHLEN MFG STEEL BLD, AC472, ISO 900
- 5" CONCRETE SLAB WITH 1/2" RE BAR
- ROOF/SNOW LOAD 44 PSF, WIND 115 MPH
- ZL24 HEAVY GAGE GALVALUME STANDING SEAM ROOF, R-30 CAVITY INSULATION
- 2-1/2" AWIP EMBOSSED WALL PANELS, R-20 INSULATION
- HIGH DENSITY SOUND PARTITION WALL PANELS

(OVER)

* These units ideal
for buyers with
'Big Rigs'

End units 10 and 25
have additional wd
\$150 per sq ft

Unit 17 Not for Sale

