



FOR SALE

GARAGE CONDOS STARTING AT \$329,000

MOTOR CONDOS AT INDEPENDENCE
9285 US HIGHWAY 12
INDEPENDENCE, MN 55328



STEVE FISCHER

612.619.9991
sfischer@arrowcos.com
arrowcos.com



CHAD WEEKS

612.619.9911
cweeks@arrowcos.com
arrowcos.com

ARROW COMPANIES

7365 Kirkwood Court N., #335
Maple Grove, MN 55369
(763) 424-6355

MOTOR CONDO PRICING

Building 1 (18-units)

Unit #	Floor Size SF	Floor Size w/ Mezz.	Price	Status
1	1,600 SF	2,193 SF	\$584,000	AVAILABLE
9	1,600 SF	2,193 SF	\$584,000	AVAILABLE
10	1,600 SF	2,193 SF	\$584,000	SOLD
18	1,600 SF	2,193 SF	\$584,000	AVAILABLE
13	1,200 SF	1,766 SF	\$424,800	AVAILABLE
14	1,200 SF	1,766 SF	\$424,800	AVAILABLE
15	1,200 SF	1,766 SF	\$424,800	AVAILABLE
4	1,200 SF	1,766 SF	\$419,800	AVAILABLE
5	1,200 SF	1,766 SF	\$419,800	AVAILABLE
6	1,200 SF	1,766 SF	\$419,800	SOLD
11	1,000 SF	1,421 SF	\$354,000	SOLD
12	1,000 SF	1,421 SF	\$354,000	AVAILABLE
16	1,000 SF	1,421 SF	\$354,000	AVAILABLE
17	1,000 SF	1,421 SF	\$354,000	AVAILABLE
2	1,000 SF	1,421 SF*	\$329,000*	AVAILABLE
3	1,000 SF	1,421 SF*	\$329,000*	AVAILABLE
7	1,000 SF	1,421 SF*	\$329,000*	AVAILABLE
8	1,000 SF	1,421 SF*	\$329,000*	AVAILABLE

* Price shown without Mezzanine (\$349,000 w/Mezzanine)



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MOTOR CONDOS AT INDEPENDENCE

HIGHLIGHTS

- Motor Condos at Independence is creating a premier destination in Minnesota where you can do more than store your vehicles—you can celebrate them. Designed with modern architecture, clean lines, and contemporary styling, our garage condos offer the perfect blend of functionality, security, amenities, and sophistication.
- Motor Condos at Independence campus spans 25+ acres, creating a harmonious balance between modern design and natural beauty.
- The campus will feature 120 garage condominium units featuring a sleek, modern facility design. Strategically located just off Highway 12, Motor Condos of Independence offers a thoughtfully master-planned layout that blends high-end garage condo ownership with recreational and community-focused amenities—designed to serve car enthusiasts and collectors across the Twin Cities.
- The campus features eight primary garage condo buildings arranged in clusters on the west and east sides of the property. Each building houses individually owned units.
- Buildings are placed to maximize natural light and ease of access with wide drive lanes for trailers and large vehicles.
- Units are customizable in size and configuration, giving owners the flexibility to create the perfect space for their vehicles, workshops, or entertainment needs.



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AMENITIES

Discover the motorsports lifestyle experience at Motor Condos at Independence—where garage condos intersect with modern design and community. Designed for car enthusiasts, collectors, and anyone seeking a premium space, our garage condos go beyond storage allowing you to transform your space into a personal sanctuary.

From cutting-edge technology and premium finishes to serene outdoor areas and innovative amenities, these spaces redefine the ultimate getaway for the discerning owner. Every detail of our garage condos has been thoughtfully designed to offer a seamless blend of functionality and sophistication. These versatile spaces are crafted to play, work, and relax in ultimate style and comfort.

Whether you're looking for a secure space for your prized vehicles, a creative retreat, or a stylish workspace, the Motor Condos at Independence provide the perfect solution. Experience the ultimate in comfort, convenience, and style with your very own car condo.

- Gated & Fenced 25+ Acre Site
- Gated Security and Campus-Wide Camera Coverage
- Two Pickleball Courts w/ Spectator Bleacher Seating
- Large Outdoor Pro Putting Green
- Tournament Bags/Cornhole Court
- Large Covered Community Pavilion with Bar & Kitchen
- Barbecue Areas
- Fire Pit & Abundant Outdoor Seating
- Member & Guest Themed Social Events
- Private Owners Website Featuring News, Event & Entertainment Offerings

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MOTOR CONDO BUILDING DESIGN

The exterior features clean lines, contemporary metal paneling, and bold accents, creating a sophisticated industrial aesthetic. Spacious garage doors offer ample height and width for vehicles as large as RVs, while generous floor-to-ceiling windows on the upper level flood the interior with natural light.

Our modern building design, features expansive glass windows, 14' X 16' architectural garage doors and a sleek façade. The design goal showcases the property's emphasis on comfort, convenience, and exclusivity for owners as part of the community.

Corner units feature a stylish balcony and generous floor-to-ceiling windows that flood the interior with natural light. Perfect for a second-story office or lounge as the ultimate urban getaway. The wide driveways easily accommodate larger vehicles and car show days.



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BASE UNIT SPECIFICATIONS

INTERIOR

- Contemporary design by award-winning ESG Architecture & Design;
- In-Floor Hydronic Heating Systems Powered by Individually Controlled Electric Boilers
- Rough-In for Optional Mini-Split HVAC Units;
- Base Mezzanine, Step & Railing Package;
- Plumbing Rough-Ins Including: Bathroom - 1 Shower, 1 Toilet, 1 Lavatory Sink & 1 Wet Bar/Kitchen Sink on Ground floor & 3" Stack to Mezzanine Level;
- Fire Suppression/Sprinkler Systems;
- Level 3 Drywall Finish with 1-Coat Primer & 1-Coat Sherwin Williams Flat Paint;
- Insulation: Roof Deck R-30 Minimum Tapered Polyisocyanurate (ISO) Board Insulation. Exterior Walls & Interior Party Walls R-25 Fiberglass Batt Insulation;
- 200 Amp Individual Electric Service;
- Serviced by Conditioned On-Site Well Water & Sanitary Systems;
- 10-Foot Floor Trench Drains.

EXTERIOR

- Pac-Clad Steel Siding;
- Triple-Pane Alpen Tyrol Series-Hi Performance Insulated Low-E Coated Glass Windows & Sliding Glass Doors;
- Exterior Metal Balconies with Patio Doors on 30 ft. Wide Units & Covered Decks with Glass Railings & Patio Doors on 40 ft. Wide Corner Units;
- Therma Tru Fiberglass Doors with Glass Transom Windows above; and Cloplay 16 ft. wide X 14 ft. high Black Anodized Full Glass Overhead Garage Door, Model 904U with ½" Gray Tinted Glass, all Track & Face Hardware Powdered Coated Black. LiftMaster Maxem DC Powered Operators with Battery Backup. Door Film on lower 8 ft.



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MOTOR CONDOS SPACE

Each unit is designed for feelings of spaciousness with towering 20-foot high ceilings. This remarkable vertical space allows you to stack your collectibles and meet your workshop needs, transforming your garage into a haven of automotive elegance.

Aesthetics meet efficiency with our 14-foot high by 16-foot wide Architectural Series Insulated Modern Garage Doors, ensuring your space is both visually appealing and energy-efficient.

Our garage condos are designed with your comfort and convenience in mind. Bask in the natural light streaming through expansive exterior glass areas, enhanced by triple-pane windows for superior insulation. Extend your living area with the exterior decks and patio doors available on our 30- and 40-foot wide units, perfect for relaxing or entertaining under the open sky.

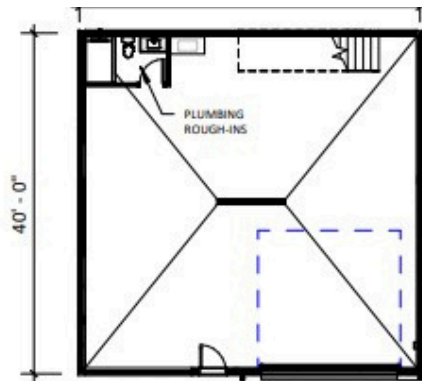
Ready to make the space truly yours? Our units come with plumbing roughed in, enabling you to customize with a bathroom, kitchen, or any feature that completes your vision of the perfect garage condo.

At Motor Condos of Independence, we redefine what it means to own a garage condo. Our superior design meets your ambition, offering a unique space that invites creativity and reflects your automotive passion.

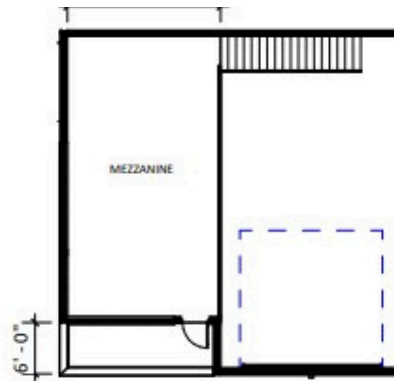


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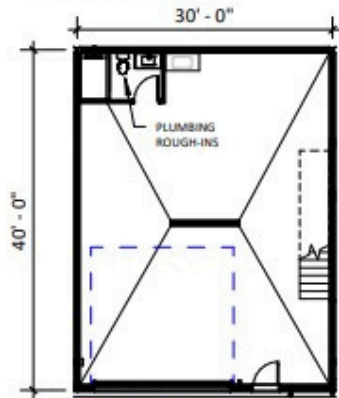
MOTOR CONDOS UNIT PLANS



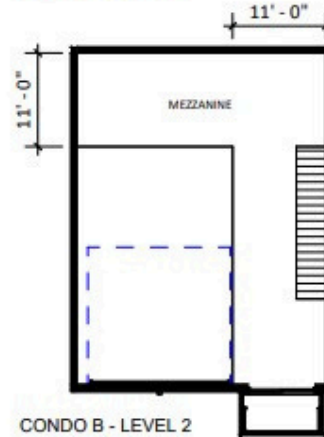
CONDO A - LEVEL 1



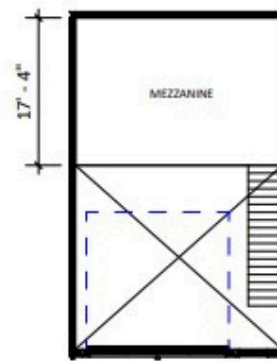
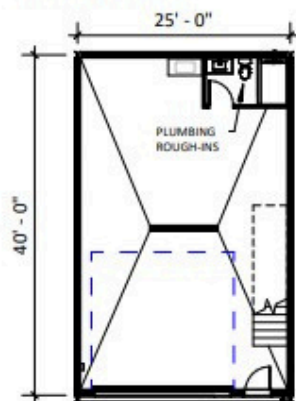
CONDO A - LEVEL 2



CONDO B - LEVEL 1



CONDO B - LEVEL 2



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