



FOR SALE — Order Your Garage Condo Now!

## Luxury Garage Storage Condos

SEC Glendale Ave & New River Rd. — Glendale, AZ

**Call for Pricing**

Units: 720 – 1200 SF and larger

[www.DavisCREAZ.com](http://www.DavisCREAZ.com)





## Are you tired of clutter in your garage or the inconvenience of off-site storage units?

Three state-of-the-art locations being developed in Glendale, Goodyear and Laveen, AZ offer a unique blend of functionality, security, and luxury.

Custom Storage Solutions for your RV, classic car or ATVs and recreational equipment.

A luxury garage storage condo is more than just a place to store your belongings. It's an upscale storage solution that combines the convenience of a traditional storage unit with the amenities of a high-end property. Each unit is designed to accommodate a variety of storage needs.

## Unit Highlights

- 3 Unit Sizes: 24' x 50', 24' x 40' & 24' x 30'
- Garage doors: 14' wide by 14' tall with electric opener.
- Side entry door
- 18' High ceiling clearance
- Sprinklers and LED lighting
- Power – 120 amps with 50 amp outlet
- Climate control availability
- Water and sewer hookups available – if required at your expense
- Full access anytime you want, 24 hours a day, 7 days a week, 365 days a year.



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**Call us to reserve your unit today!**

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## Features and Amenities

Our garage storage condos in Glendale, Goodyear, and Laveen, Arizona, are equipped with a range of features and amenities to ensure the utmost convenience and security:

### Spacious Units:

Each unit offers ample space to accommodate your storage needs, whether you're storing vehicles, equipment, or personal belongings.

### Climate Control:

Say goodbye to extreme temperatures and humidity. Our climate-controlled units provide a stable environment to protect your valuables from damage.

### 24/7 Access:

Access your storage unit whenever you need to. Our facilities are equipped with secure access control systems, allowing you to retrieve or store your items at any time of the day or night.

### Security:

Your peace of mind is our priority. Our facilities feature advanced security measures, including surveillance cameras and gated access, to ensure the safety of your belongings.

### Community Atmosphere:

Join a community of like-minded individuals who share your passion for luxury storage. Our facilities provide a social and collaborative atmosphere where you can connect with fellow enthusiasts.



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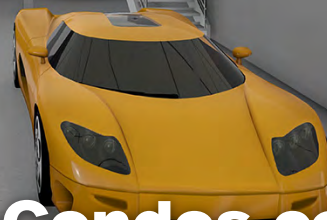
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## Condo and Site Features

- 24/7 controlled access
- Wide drive isles
- Covered wash bay
- Dump Station
- 2 Stage air compressor to 150 PSI on site
- Condo plated units for individual purchase
- Security gate with power opener
- Quality steel building construction
- Insulated roof, exterior walls, and demising walls
- Fire sprinkler system in each unit
- LED overhead lighting. J-box in the ceiling for the option of adding a ceiling fan. Included are 2 overhead lights in each unit.
- 14-foot-wide x 14-foot-tall garage door with electric opener
- Side entry door on each unit
- Common area security system
- 18-foot clear height in individual units
- Exposed ceiling to be painted black
- 120-amp electrical service
- 1-50-amp outlet in each unit
- Each unit is separately metered for electric
- Water and sewer available in all units; Hookup will be at unit owner's expense
- Wi-fi Available
- Each unit includes a single unit for cooling and heating
- Luxury clubhouse, with Wi-Fi, & restrooms:  
Available for owners use
- Common area restrooms

## Available Upgrades

- Epoxy Flooring
- Mezzanine
- Private Restroom
- Cost TBD

## Monthly Association Dues Include

- Electricity for common areas
- Water and trash
- Dump Station
- Building reserve to maintain buildings and common areas
- Shell Building Insurance
- Landscaping maintenance
- Security cameras throughout the property
- Cost TBD



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## Owning your own unit

Owning a MG Garage Storage Condo is an investment with the ability to build equity.

### Use it or rent it:

You can use yourself and customize the space exactly as you want. Owning the unit also allows you to be the landlord if you wish and you can rent out your unit for cashflow, something you can't do as a renter.

### Association Dues:

Association Dues cover water, exterior maintenance, general liability insurance, security camera monitoring, property management, common area maintenance, & trash removal services.

### Not for business use:

The units are not for business use, but is an ideal space for storage of personal and business property. Legally, these structures can't be used for human habitation or for any type of retail activity. Also, no sale or distribution of merchandise or service requiring customer visits can take place within the property.

### Water and Sewer:

Water and sewer can be run to the garage condo at owners' expense

### Property Taxes and Insurance:

Owners responsible for property taxes for their unit and insurance



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# ABOUT DAVIS COMMERCIAL AZ

At Davis Commercial AZ, we are committed to helping our clients realize their commercial real estate vision. With more than 70 years of accumulated experience, Davis Commercial has closed over \$340M in real estate transactions.

Active in the entire Phoenix Metropolitan area including Scottsdale, Tempe, Buckeye, Peoria, and surrounding cities, we are experts in this unique commercial real estate climate. We assure that our clients receive all possible incentives and achieve maximum value in every transaction. Clients of Davis Commercial AZ gain from our undivided support, attention, and effort. Our dedication to our clients is at the center of everything we do.

Davis Commercial AZ was founded by Andrea Davis, a respected industry leader whose expertise spans every aspect of commercial real estate. She is acknowledged in Commercial AZ 's prestigious Office Brokerage top-ten list, and is recognized by commercial influencers on social media. Davis is respected in the realtor community as an innovative thought leader, and speaks on numerous panels and podcasts.

Education focused, Andrea writes monthly blogs, shoots educational videos and has authored two books which help readers feel secure in moving forward with real estate endeavors. SimpLEASEity™ neutralizes business owners' fears, and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream, equips readers with the tools and confidence needed when purchasing commercial real estate property.

Sign up for news and updates at [www.daviscreaz.com](http://www.daviscreaz.com).



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