



3rd Space Garages - Verona

Welcome to 3rd Space Garages, your premier hobbyist and motorsports storage shop facility. This development provides secure and community-oriented luxury condo solutions for motorsports and water sports enthusiasts as well as general hobbyists. Store your toys with additional comfort and amenities. Setup your personal man-cave or she-shed. Also enjoy the clubhouse, a place for like-minded individuals to connect and enjoy their hobbies.

Unit Sizes and Pricing:

**Below pricing is discounted for early pre-sales. Unit prices will increase every 2-4 units sold, so lock in the best pricing early!

25'x40' (1,000 SF) = \$244,900

25'x50' (1,250 SF) = \$296,900

33'x50' (1,650 SF) = \$394,900 – Phase 2 Only

Larger Units available based on the combination of multiple units. Discounts on multiple units possible depending on the phase of construction and electrical & HVAC requirements.

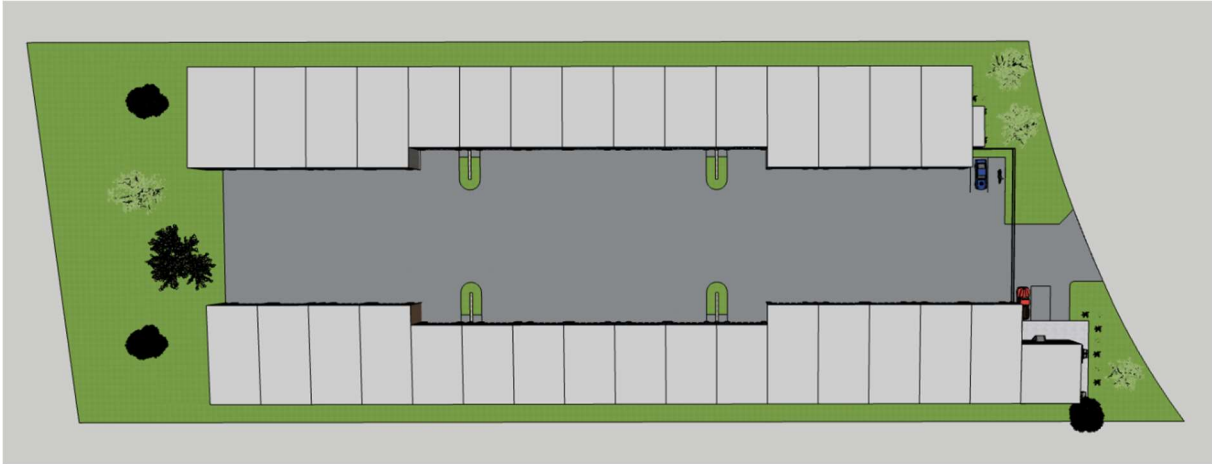
Location:

The site is located on the eastern edge of Verona, just south of the intersection of Whalen Rd and Liberty Park Dr, across from the driveway into ACS. This is conveniently close to Costco, Sugar River Pizza, Lake Louie Brewing, North and South, and more businesses to come as Liberty Park continues to be built out!



Building and Site Layout:

The development consists of 31 units and one clubhouse. Units are made up of (14) 25'x40', (16) 25'x50', and (1) 33'x50'. Building plans are subject to change through the design process and City of Verona review and approval process. Any buyer in the pre-sale phase will have the ability to review the final design and select add-on options.



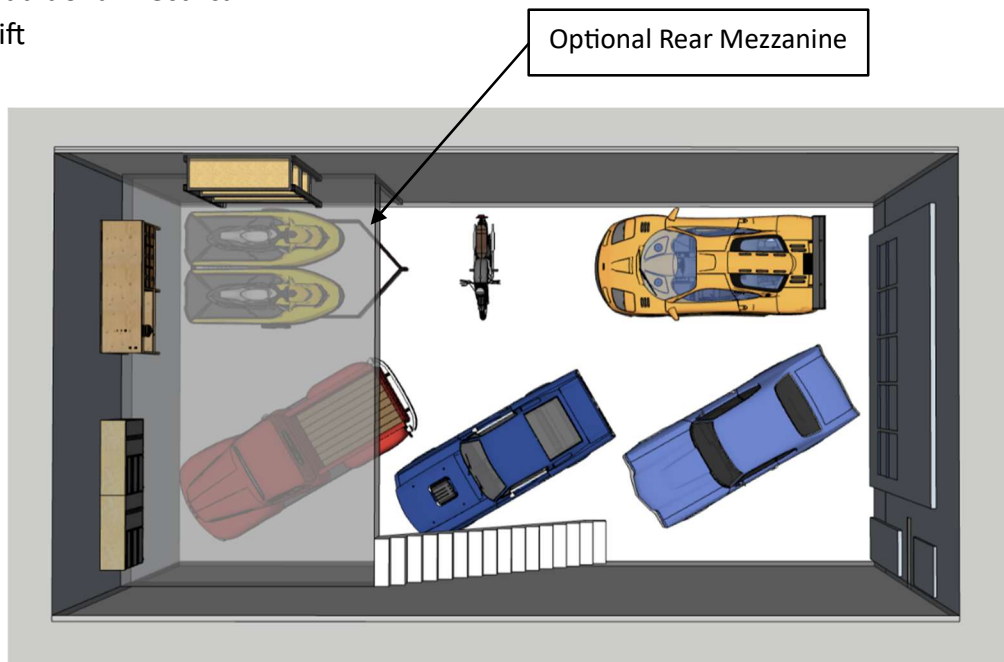
Unit Concepts:

Pricing is based on the basic unit with the following features:

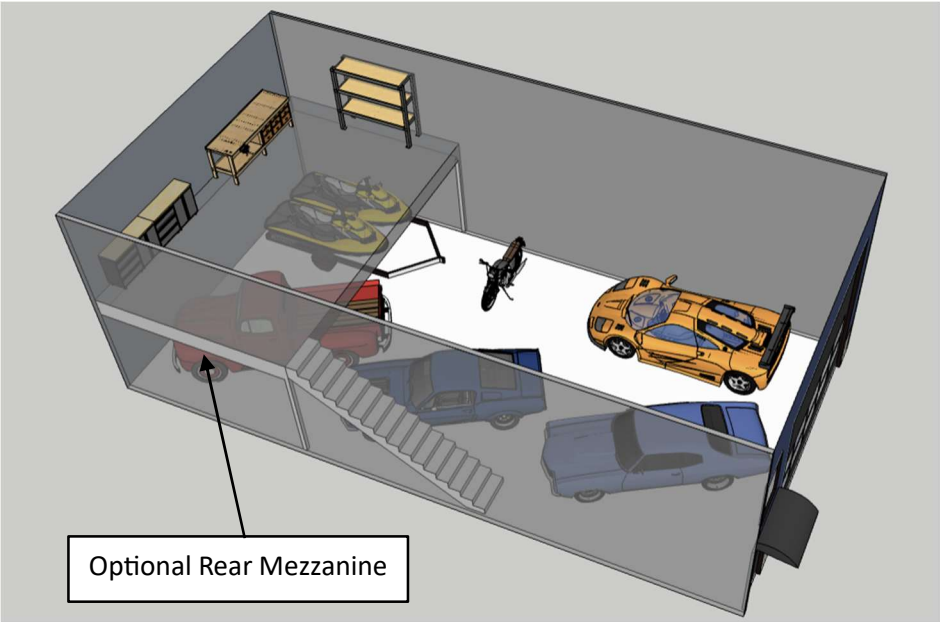
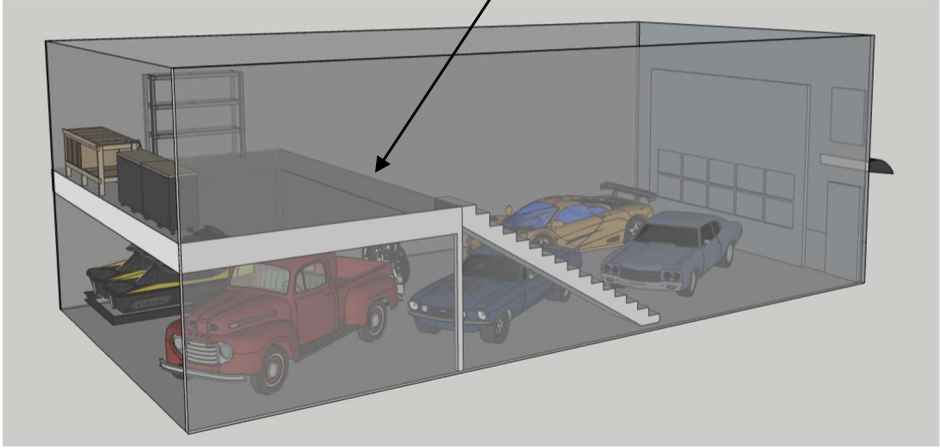
- Individually metered electric, water, and gas
- Natural gas furnace
- Fire protection
- 120 amp electrical
- 16'w x 14'h overhead door
- Concrete floors
- 18'-20' ceilings
- Bathroom rough ins

Customize your unit with the following optional add-ons (additional pricing to be determined):

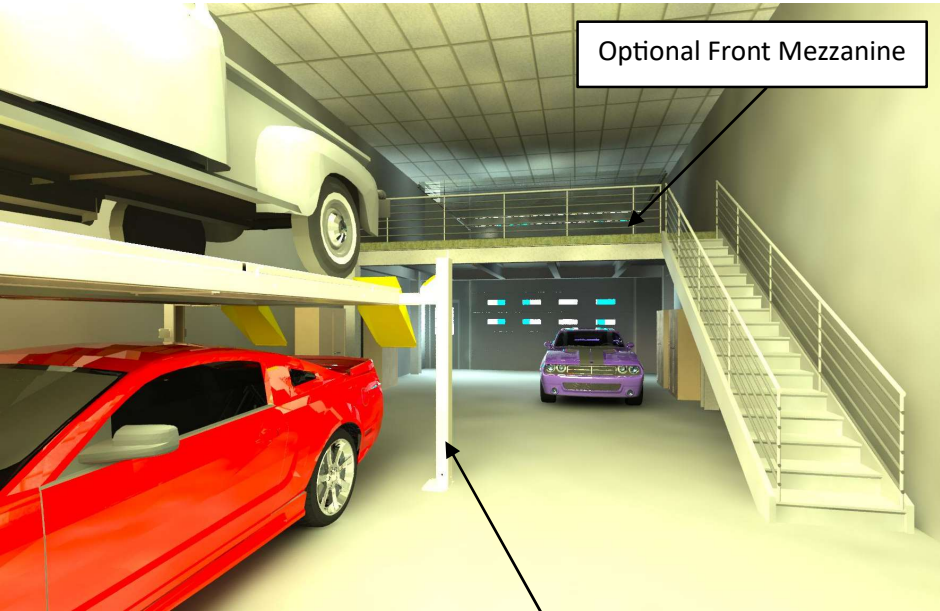
- Bathroom Buildout (below slab rough-in included in base pricing)
- Office Buildout
- Mezzanine Space
- Polished Floors
- Larger Combined Units
- Alternate Types of Heating or Cooling
- Ceiling Fans
- Additional Lighting
- Additional Electrical
- Lift



Optional Rear Mezzanine



Optional Rear Mezzanine



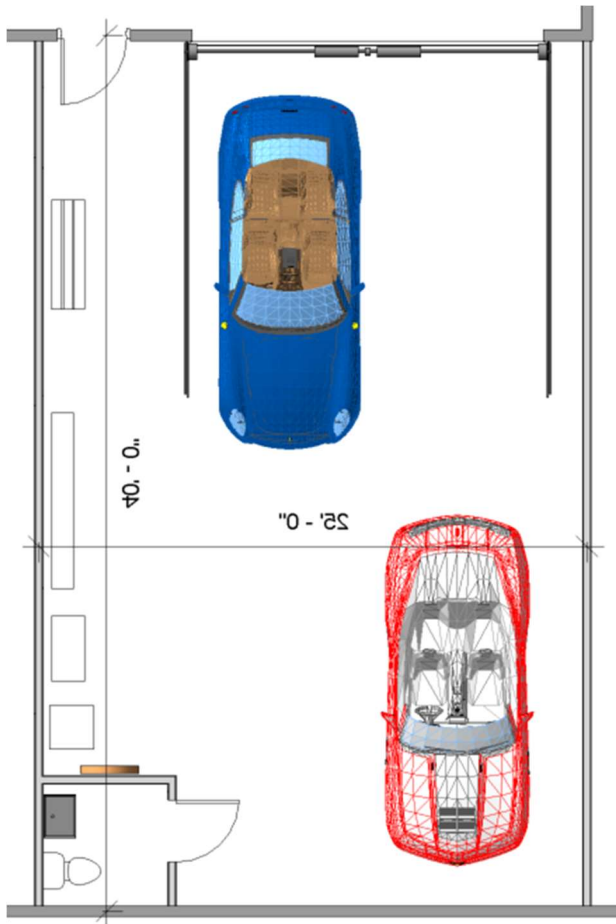
Optional Front Mezzanine

Optional Lift

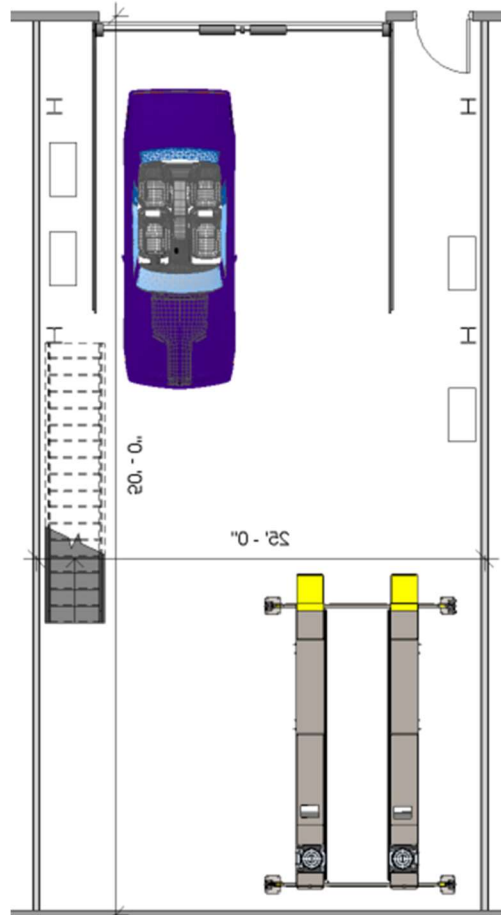


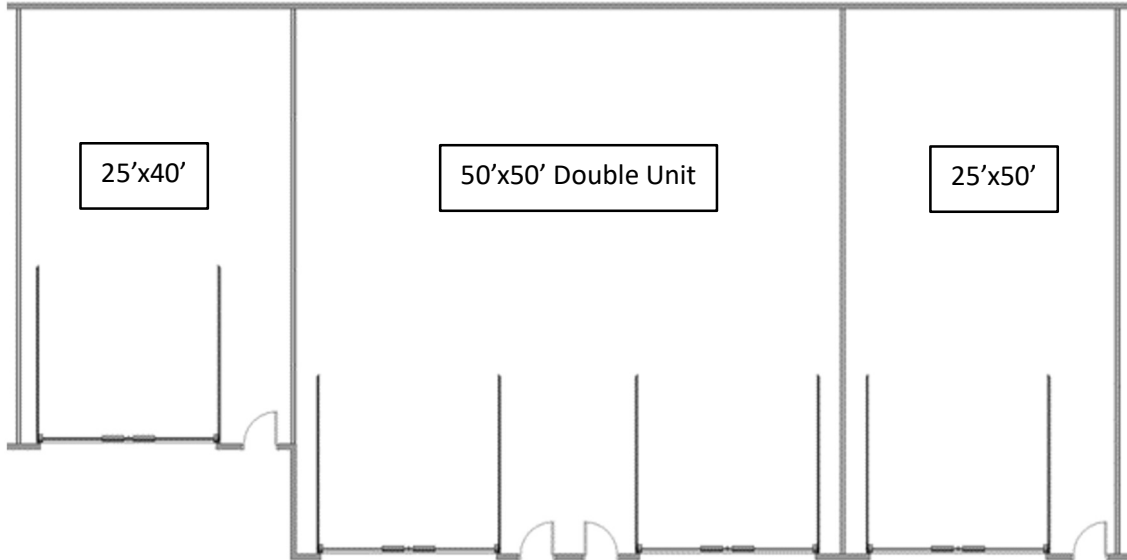
Unit Layouts:

25'x40' with bathroom



25'x50' with front mezzanine

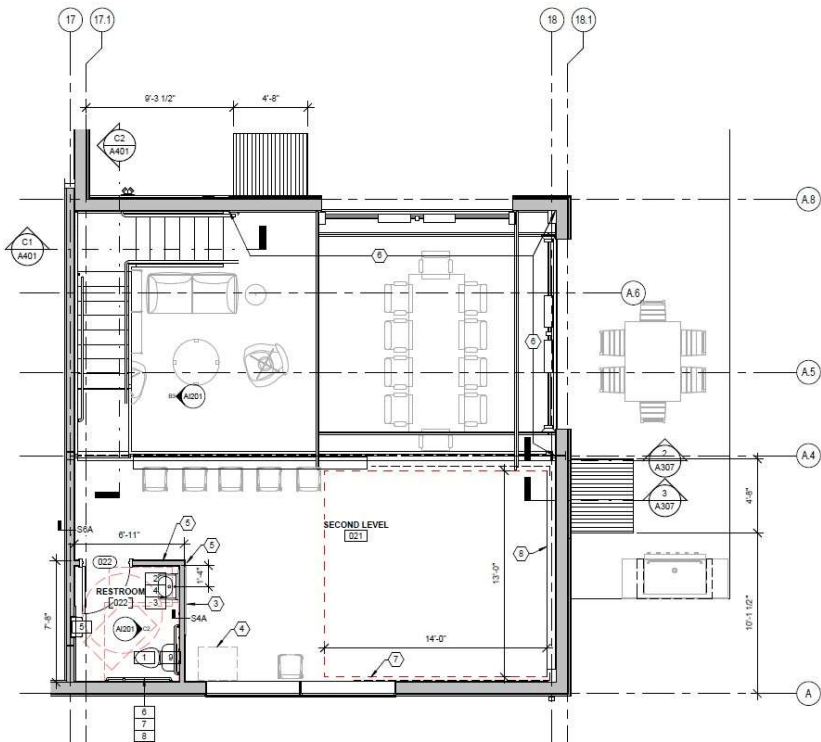
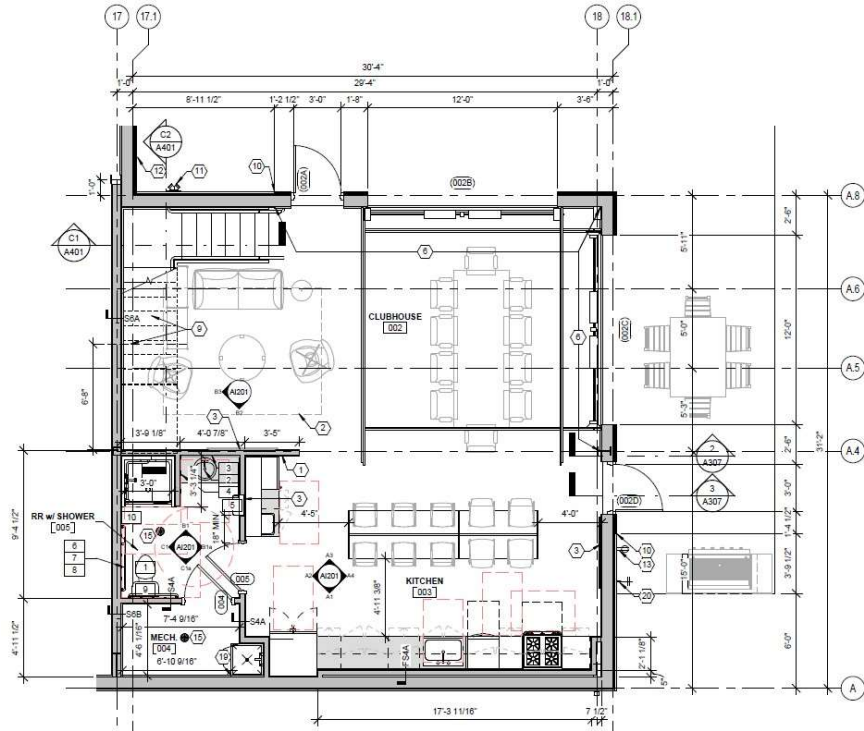




Clubhouse Concept:

The clubhouse is a place for likeminded individuals to collaborate and connect over their hobbies. Visit your neighbor to see what they're working on, then go shoot the bull over a beverage in the clubhouse. Or gather a few friends and watch the big game. The clubhouse include a kitchen/bar space, a lounge area, 2 bathroom (1 full and 1 half), conference table, and a rec space.





For more information visit 3rdSpaceGarages.com or contact:



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