



3D Rendering



# FOR SALE

## CUSTOMIZABLE MOTOR CONDOS

3300 109th St • Urbandale, IA 50322

### OFFERING SUMMARY

41 Motor Condos  
72,000 SQ. FT. Complex  
5 Acres in Urbandale, Iowa

3 Sizes Available:  
1500 sqft 30' W X 50' Deep  
Optional 600 sqft Mezzanine

1750 sqft 35' W X 50' Deep  
Optional 900 sqft Mezzanine

2250 sqft 45' W X 50' Deep  
Optional 1200 sqft Mezzanine

### DESCRIPTION

Only 41 exclusive motor condos will be built across three buildings in this gated, state-of-the-art automotive community.

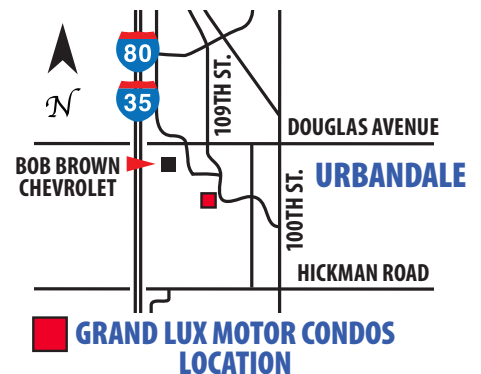
Designed for collectors, enthusiasts, and professionals alike, Grand Lux Motor Condos blend secure vehicle storage, customizable space, and investment potential; all in one premier location.

Reserve yours today. Ownership opportunities are limited.

### LOCATION

Whether you're looking for secure, climate-controlled storage, a personal workshop, a private office, or a place to relax with friends, Grand Lux offers the flexibility to make it your own.

Located just off I-80/I-35 in Urbandale, you'll enjoy convenient, direct access to your prized collection whenever inspiration strikes.



**MICK GROSSMAN**  
515-771-3299

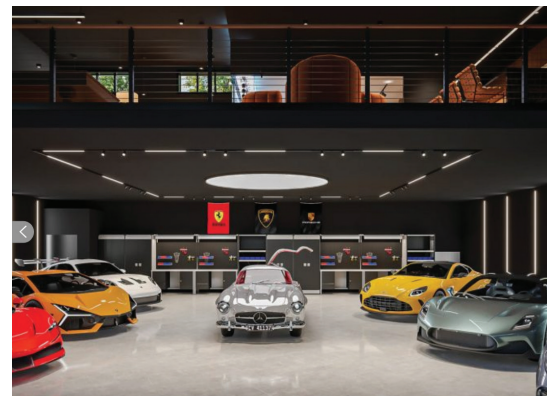
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## PROPERTY FEATURES

- 14' or 18' Insulated Garage Doors (R13) with Electric Openers
- Three Rows of Insulated E-Glass Windows for Natural Light
- 20–22 ft. Ceiling Heights (Ideal for Auto Lifts or Mezzanine)
- 10" Thick Insulated Concrete & Steel Walls for Maximum Security
- Forced Air Heating with Thermostat (A/C Ready)
- High Bay LED Lighting
- 150 Amp Electrical Service, Separately Metered
- Stubbed Sewer & Water for Optional Restroom or Shower
- Fire Sprinkler System with Alarm
- Private 2nd-Floor Balcony (5' x 8')
- Interior Trench Drain & Water Hose Bib for Cleaning
- Optical Fiber Pathway for Optional High-Speed Internet
- Monitored Security Cameras & Gated Access



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## OPTIONAL UPGRADES

- Mezzanine Loft Design
- Extra Large Ceiling Fan
- Epoxy Floor Finish
- Finished Restroom and/or Shower
- Painted Demising Walls
- Stainless Steel Utility Sink
- Fiber Internet Connection
- EV Charging Port

## A SMART INVESTMENT, BUILT TO LAST

Your Grand Lux Motor Condo is more than storage — it's an asset designed to appreciate in both value and experience.

With prime location, quality construction, and limited availability, these condos offer an unmatched opportunity in auto lifestyle ownership.

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