

BUILD YOUR CONDO TO YOUR SPECIFICATIONS



QUALITY CONSTRUCTION:



Generous use of glass doors and windows provide natural light to showcase your vehicles.



Grand Lux Motor Condos are quality built of insulated 10" thick concrete walls and steel to last.



Plumbing, electrical wiring, and internet conduits are buried under the concrete slab flooring.


GRAND LUX 3300 109TH STREET
MOTOR CONDOS URBANDALE, IOWA 50322
CALL: (515) 202-3343
GRANDLUXMOTORCONDOS.COM

AVAILABLE NOW!


GRAND LUX
MOTOR CONDOS
"Drive the Dream and Live the Lifestyle!"



41 CONDOS | **72,000 S.F.**
IN 3 BUILDINGS | COMPLEX ON 5 ACRES

Only 41 Luxury Motor Condos will be built, so reserve yours today! Ultimate auto storage with your own workshop, private office, or just a place to escape with your friends and family. Grand Lux Motor Condos are a smart investment guaranteed to grow in value over time. Conveniently located off I-80/I-35 in Urbandale, Iowa for secure and easy access to your prized possessions.

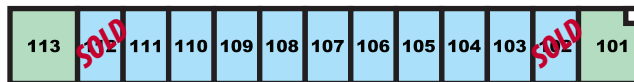
10 REASONS TO OWN A MOTOR CONDO:

- 1. VEHICLE PROTECTION** - Secure climate-controlled storage for your collectible cars protects against damage, weather, theft, and vandalism.
- 2. SPACE OPTIMIZATION** - Frees up space at home for other uses and to expand your car collection beyond your home's capacity.
- 3. COMMUNITY** - Ability to Socialize with "like-minded" car enthusiasts with participation in organized events gatherings.
- 4. AMENITIES** - Build out your condo with upscale mezzanine lofts, auto lifts, electronics, sport courts, personal work shops, and lighting to elevate your lifestyle getaway.
- 5. INVESTMENT RETURN** - Quality Construction, Prime Location, and Exclusivity provide Property Appreciation and potential rental income.
- 6. CONVENIENCE** - Located at the Intersection of I-80/I-35 in Urbandale for easy access. The highway becomes your speedway and you can see the road from your condo.
- 7. CUSTOMIZATION** - Ability to personalize the space to fit specific needs or tastes with kitchens, bathroom, lounge area, games, etc. We can assist with buildout, or you can hire your own team.
- 8. PRIVACY** - Discrete storage away from public view with generous windows and balconies set in a gated community.
- 9. LIFESTYLE ENHANCEMENT** - Supports and facilitates your automotive passion
- 10. STATUS SYMBOL** - You have Ownership in an exclusive 41 unit community which reflects refined taste.

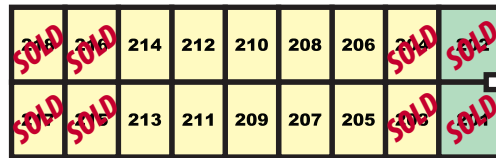
3 CONDO SIZES AVAILABLE:

- 1) 1500 SQ. FT – 30' W X 50' DEEP**
OPTIONAL 600 SQ. FT. MEZZANINE
- 2) 1750 SQ. FT – 35' W X 50' DEEP**
OPTIONAL 900 SQ. FT. MEZZANINE
- 3) 2250 SQ. FT – 45' W X 50' DEEP**
OPTIONAL 1200 SQ. FT. MEZZANINE

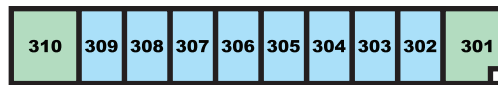
BUILDING #1 - 13 UNITS AVAILABLE SPRING 2025



BUILDING #2 - 18 UNITS AVAILABLE NOW!

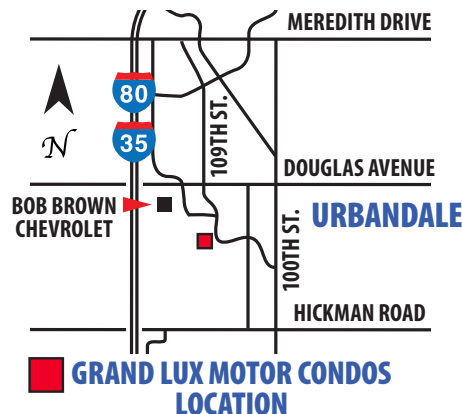


BUILDING #3 - 10 UNITS AVAILABLE SUMMER 2025



■ 1500 SQ. FT ■ 1750 SQ. FT ■ 2250 SQ. FT

CONVENIENTLY LOCATED OFF I-80/I-35



INCLUDED CONDO FEATURES:

- 14 ft. or 18 ft Wide Insulated(R13) Garage Doors with Electric Openers and Remote
- 3 Rows of Insulated E-Glass atop of each garage door for abundant natural light
- 20-22 ft. Ceiling Height Ideal for Auto Lifts and Optional Mezzanine
- Poured Concrete Footings for Easy Mezzanine Erection
- 10" Thick Insulated Concrete(R13) and Steel Walls for secure storage
- Forced Air Heating with Thermostat Control (Designed for Optional A/C)
- High Bay LED Lighting
- 150 Amp Electrical Service separately metered
- Urbandale Sewer and Water Stubbed in for Optional Bathroom and Shower
- Fire Sprinkler System with Alarm
- Exterior 5 ft. x 8 ft. 2nd Floor Private Balcony
- Generous E-Glass Windows throughout
- Steel Doors with keyed Mortice Lock set
- 6 ft. x 4" Interior Trench Drain for auto washing
- Interior Water Hose Bib for unit cleaning
- 4-Plug Electric Outlets in front and back of condo
- Insulated Rubber Roof
- Optical Fiber Pathway under concrete floor for Optional Glass Fiber Internet access
- Monitored Security Cameras in the Complex
- Entrance Gate Access to the Auto Condo Complex

OPTIONAL AMENITIES:

- Designed for Generous Mezzanines
- "Big Ass" Ceiling Fan
- Epoxy Floor Finish
- Finished Rest Room and/or Shower
- Painted Demising Wall
- Stainless Steel Utility Sink
- Internet Fiber through pre-installed underground pipe
- Meta Charging Port for Electric Vehicle