



MOTOR DISTRICT

GARAGE CONDOS

Occupancy early 2021

Motor-District.com
Westfield, IN





Born In a Garage

What started off as a passion for motorsports and vehicle collecting has now grown into a successful automotive enthusiast community of private garage condominiums. The Motor District Garage Condos will become the “place to be” for all motorsports enthusiasts, providing owners with not only a comfortable place to house their collections but also with access to an engaged community of like-minded enthusiasts.

120 UNITS
IN 12 BUILDINGS

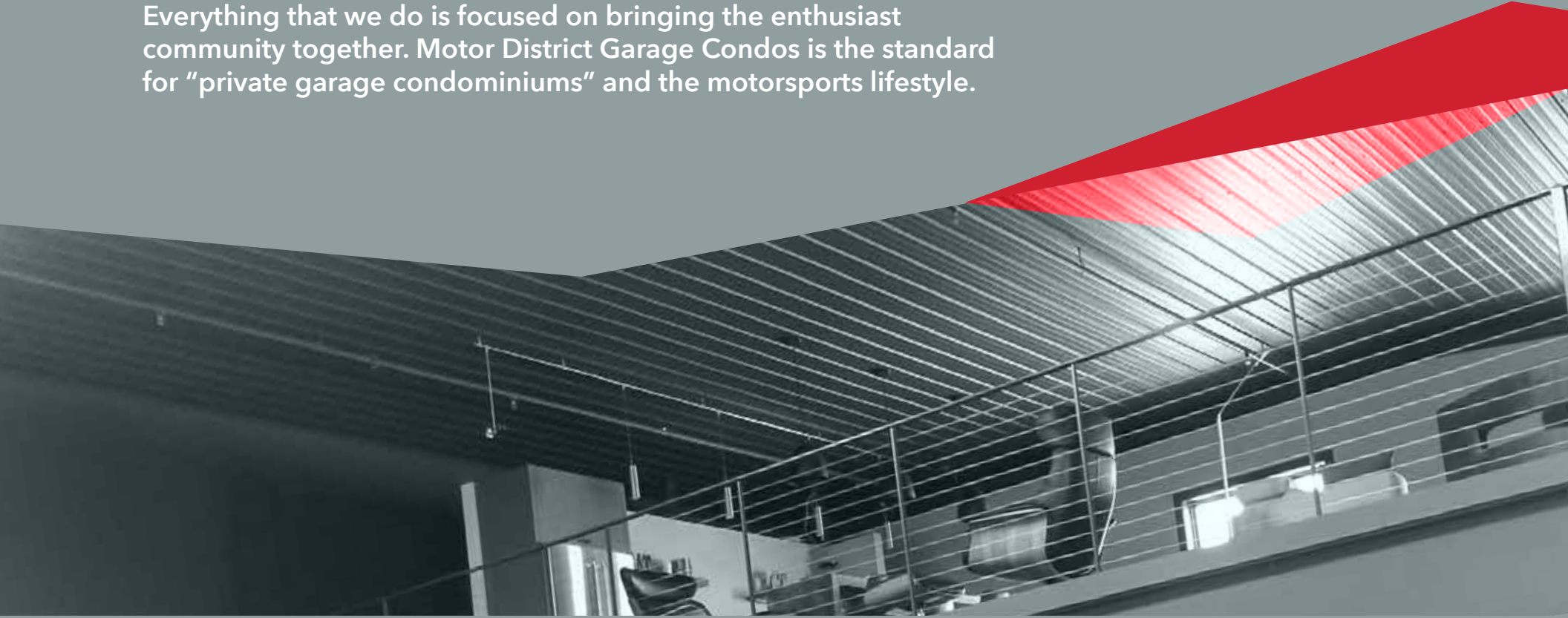
178,000 S.F.
COMPLEX ON 12 ACRES



Live The Garage Life™

Motor District Garage Condos offer a community of like-minded enthusiasts that share a common interest in anything engine powered. Considered the ultimate man cave, garage condos can accommodate anything from a single car workshop to a car collection showroom and entertainment center.

Everything that we do is focused on bringing the enthusiast community together. Motor District Garage Condos is the standard for “private garage condominiums” and the motorsports lifestyle.



Motor District Garage Condos will feature a stunning campus with newly designed buildings and a central pond and park. Some of the benefits of owning at the Motor District Garage Condos include:

- » Large courtyard and pond amenity
- » Business office/conference room
- » High-speed WI-FI access
- » Motorsports reference library
- » Security gate
- » Security cameras
- » Low association fee



SECURE SPACE

A secure location for storing your collector cars, RVs, motorcycles, ATVs, boats, snowmobiles, other collectibles and more. The campus will be gated and video monitored.



SPACE YOU OWN

Use your garage condo as a second office, a place to entertain clients, family and friends. Best of all it becomes your private in town getaway.



COMMUNITY

As members of the Motor District Garage Condos, we take your passion seriously. Join a community of like-minded enthusiasts just like you that share a common passion.





Custom Fit

A fully customizable garage condo creates a unique environment that fits your functional and aesthetic preferences. Popular uses include storage, workshops, car collection showroom and an entertainment for friends and family. Whatever the use, Motor District's garage condos offer a place for community and recreation.

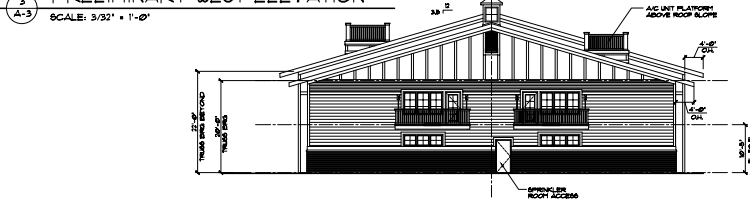
STANDARD FEATURES

- » 25'x40', 30'x40' and 40'x40' units
- » 1, 2 or 3 car widths
- » 2 or 3 cars deep or drive thru unit
- » 15', 18' and 20' ceiling heights
- » 14'x18' and 14'x20' insulated garage doors with remote
- » In-floor heat systems
- » Fire suppression sprinkler systems
- » Adequate electrical power for upgrades

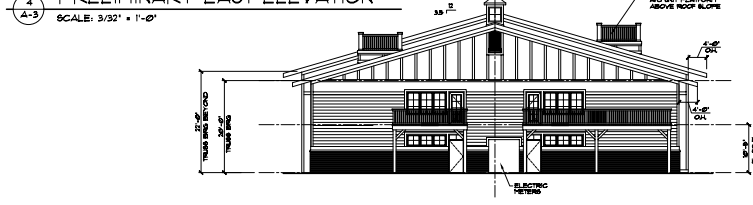
OPTIONAL FEATURES

- » Custom unit size
- » Sound systems
- » Mezzanine/balcony
- » Bathroom
- » Wall system/cabinets
- » Vehicle lifts
- » Central vacuum
- » Epoxy and custom finished flooring
- » Sand trap drains
- » Energy efficient T5 lighting
- » Web-based security cameras

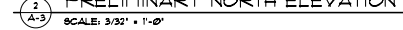
BUILDING 'D'
PRELIMINARY WEST ELEVATION



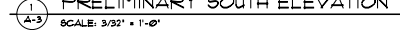
BUILDING 'D'
PRELIMINARY EAST ELEVATION



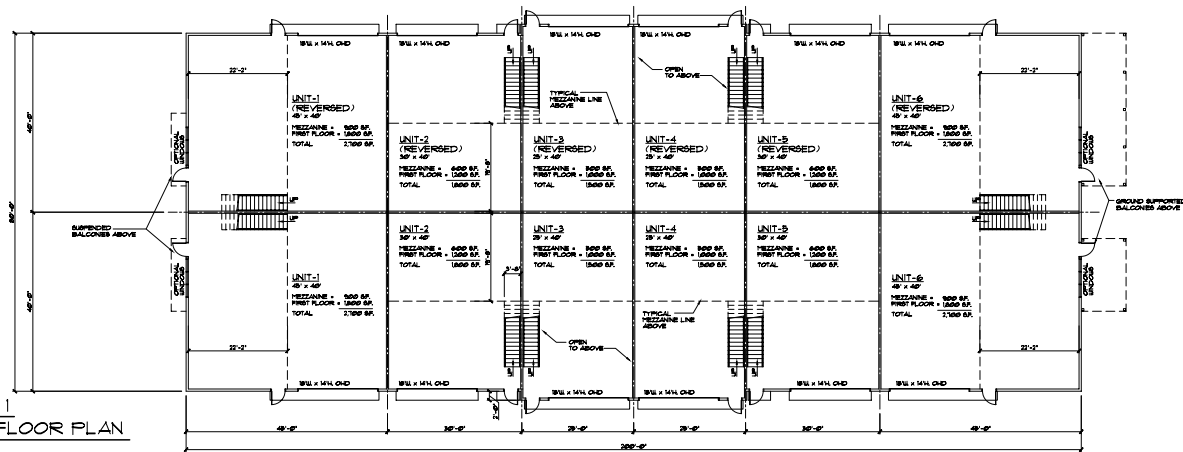
BUILDING 'D'
PRELIMINARY NORTH ELEVATION



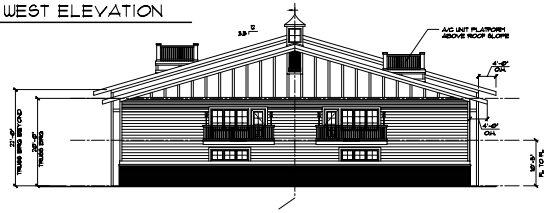
BUILDING 'D'
PRELIMINARY SOUTH ELEVATION



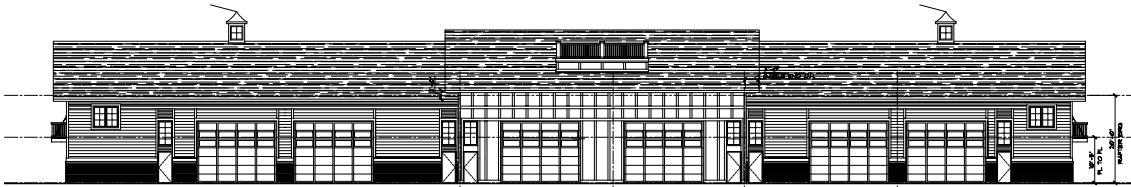
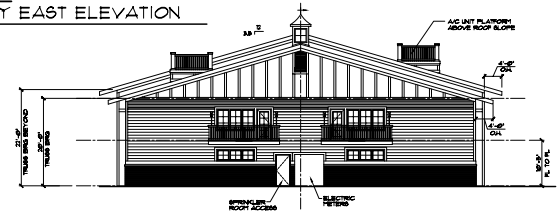
BUILDING 'D', PHASE I
PRELIMINARY FIRST FLOOR PLAN



BUILDING 'E'
PRELIMINARY WEST ELEVATION
SCALE: 3/32" = 1'-0"

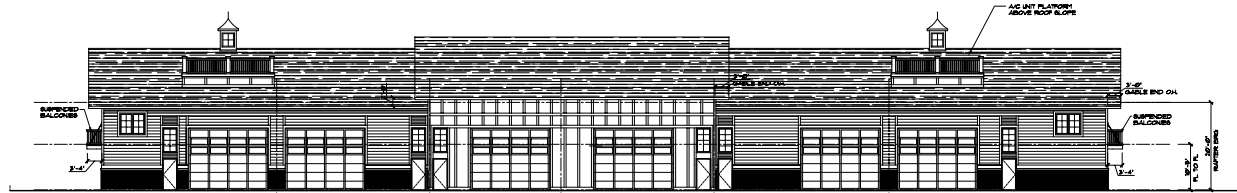


BUILDING 'E'
PRELIMINARY EAST ELEVATION
SCALE: 3/32" = 1'-0"

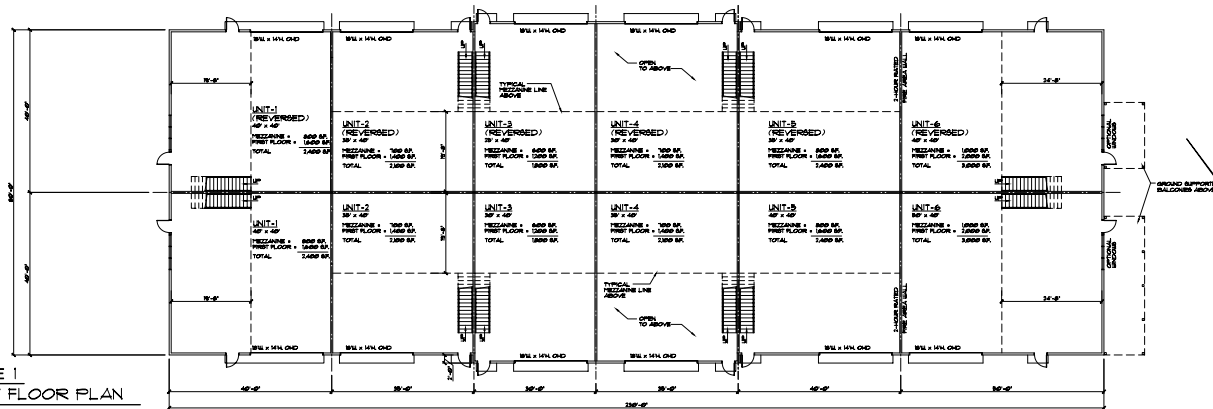


BUILDING 'E'
PRELIMINARY NORTH ELEVATION
SCALE: 3/32" = 1'-0"

BUILDING 'E'
PRELIMINARY SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

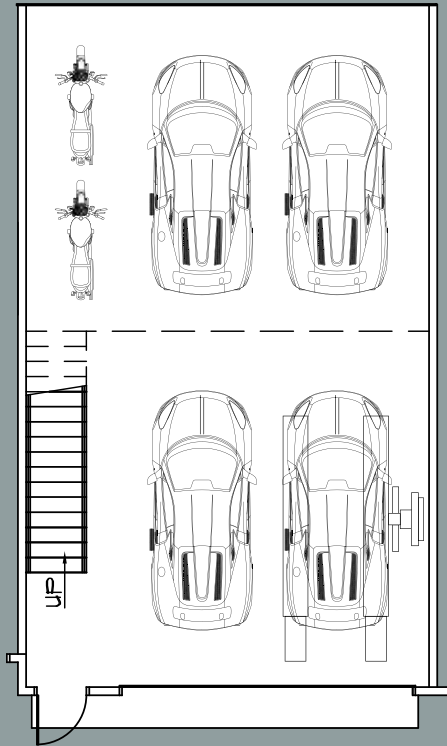


BUILDING 'E', PHASE I
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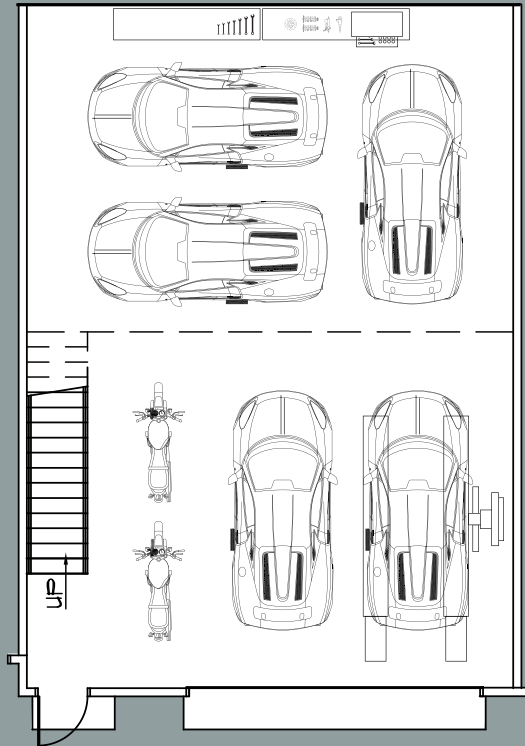
Make It Your Own

Design your garage however you need to make the space work for you. It can be a working space complete with a lift, cabinets for parts storage or turn it into a fitness gym, bar or just about anything else that you can imagine.



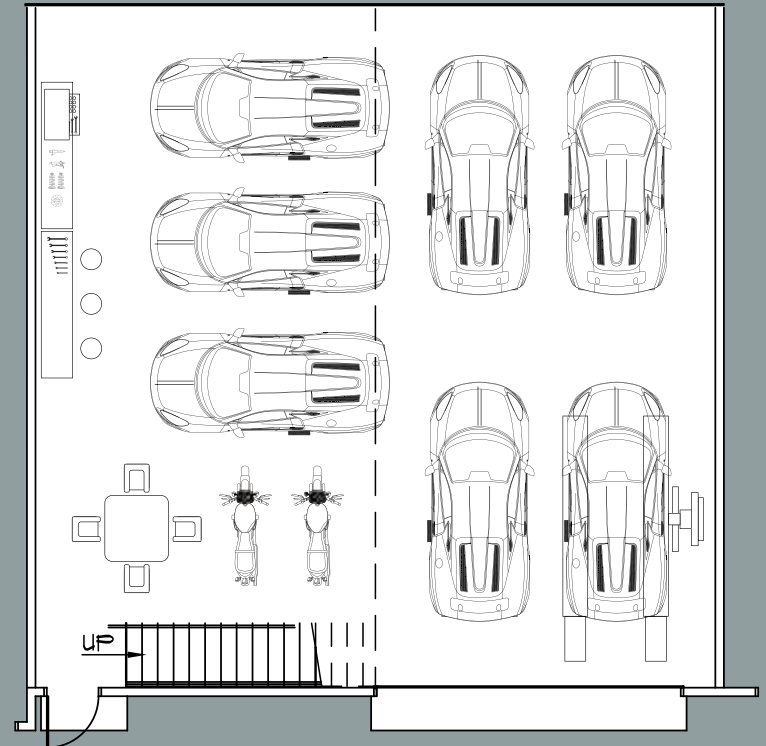
25' x 40'

Mezzanine = 500 S.F.
 First Floor = 1000 S.F.
 Total = 1500 S.F.



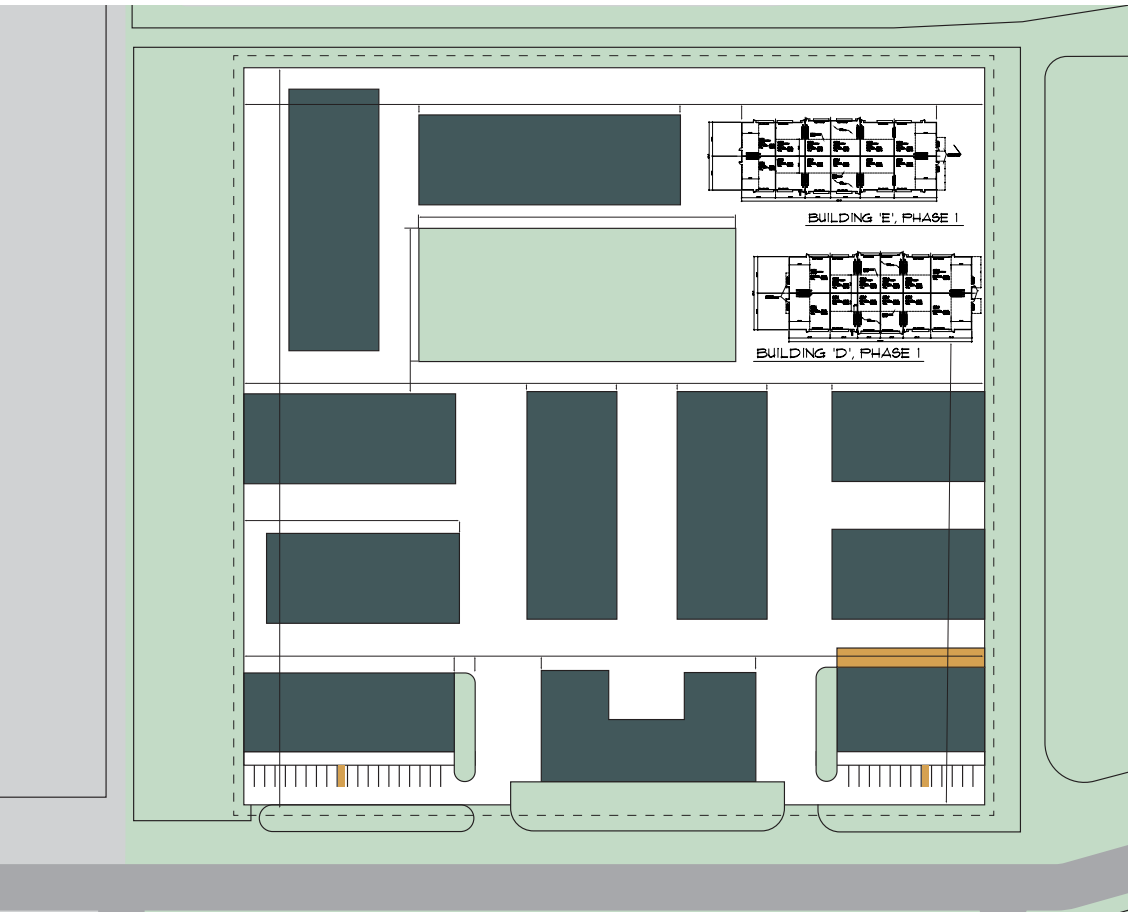
30' x 40'

Mezzanine = 600 S.F.
 First Floor = 1200 S.F.
 Total = 1800 S.F.



40' x 40'

Mezzanine = 800 S.F.
 First Floor = 1600 S.F.
 Total = 2400 S.F.



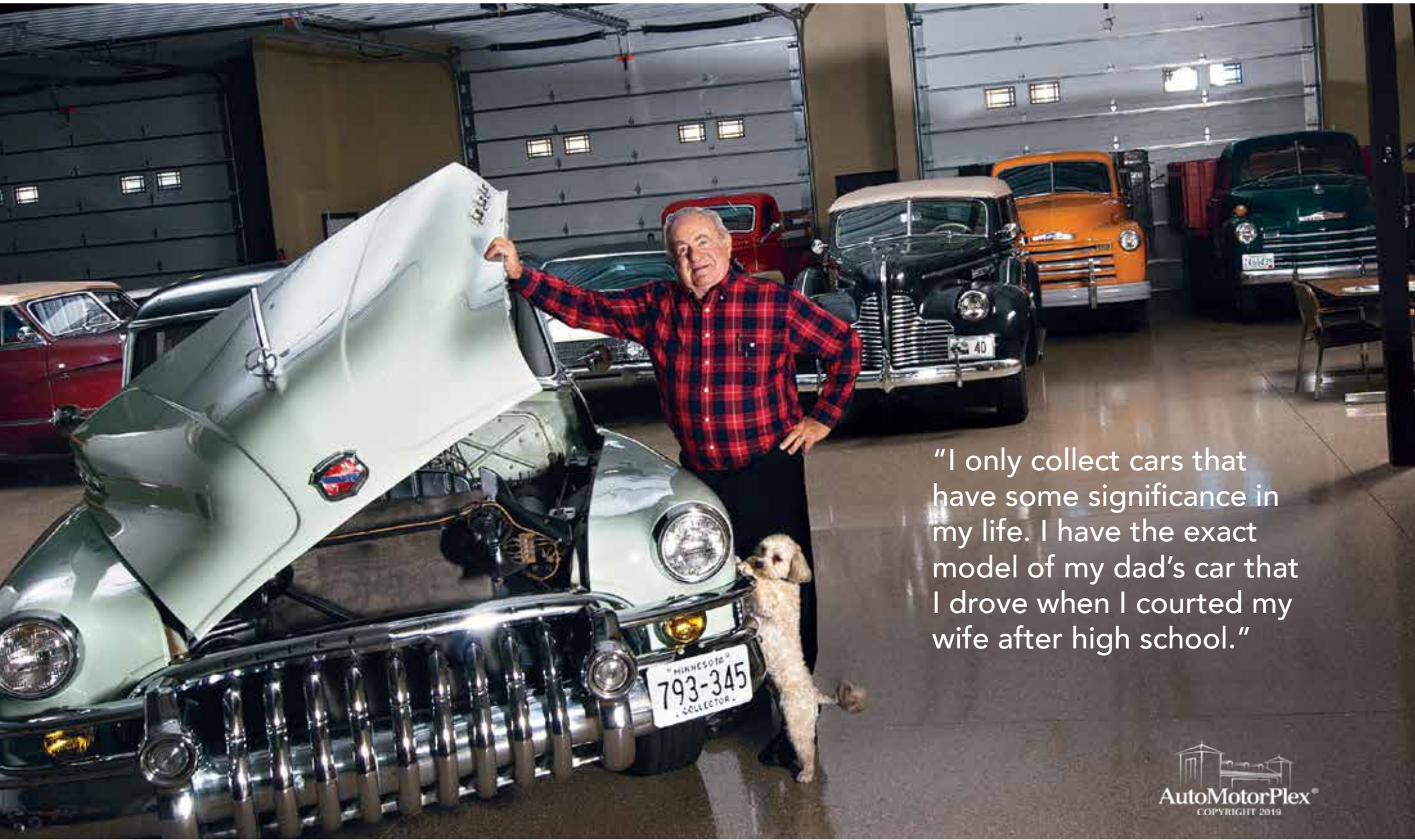
Phase 1

Occupancy ready in early 2021, Built-in Motor District Garage Condos include:

- » 14' Insulated garage door panels
- » Insulated steel main entry door
- » Fire protection system
- » All units are engineered for 2nd floor loft
- » Dedicated HVAC unit in each unit
- » Fully enclosed & gated campus
- » State-of-the-art security system
- » Thick, structural concrete slab
- » 50'+ Drive aisles
- » Floor drains for washing cars
- » Ready plumbing infrastructure for full/half-bath, kitchen and wetbar on first floor and loft
- » Large courtyard and pond area
- » Business office/conference room with lcd projector
- » Central Park area and pond
- » Low association fee







"I only collect cars that have some significance in my life. I have the exact model of my dad's car that I drove when I courted my wife after high school."



Road King

Dick B. is retired with 13 cars, 20 grandchildren and one dog.

If you're riding along with Dick in one of his 13 classic cars and he says "I own this road," he may not be speaking metaphorically. Dick is a retired civil engineer who owned an asphalt paving company (now owned by his son) that built many of the area's roads.

And now he (and his son) own one of the area's biggest private garages. "I have a little over 4,000 square feet, and my son bought the adjacent two garages, and we left the wall out, so together we have 6,000 square feet," Dick says. It's definitely enough to house their 17 cars. "And they're all drivable," Dick is quick to point out. "My wife and I can jump in any one of them right now and drive anywhere." Dick spends about 20 hours a week at his space, either doing small projects like prepping a car for a car show, or just socializing. "I try to come over in the morning, whether I have anything planned or not, put on some coffee, open up the place, and see if anyone drops in to say hello."

In addition to the Motor District being a great social gathering place for Dick and other car enthusiasts to share their passion, it's also a great place for Dick to find prospective buyers for the one or two vehicles he usually has for sale.

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"We used to put our toys away for the winter and never see them from November through May. Now we've got a place to enjoy them all year round."

Jeff (Engineer) and Carey (Medical R&D)

"Sure, it's kind of a man cave, but it's also a family hangout. Kind of a little vacation property away from the house."

Josh and Raj
Hedge fund managers

"Some people think that cars are simply for transportation. I don't understand those people."

Jeff S.
Audiovisual systems integrator





Contact Information

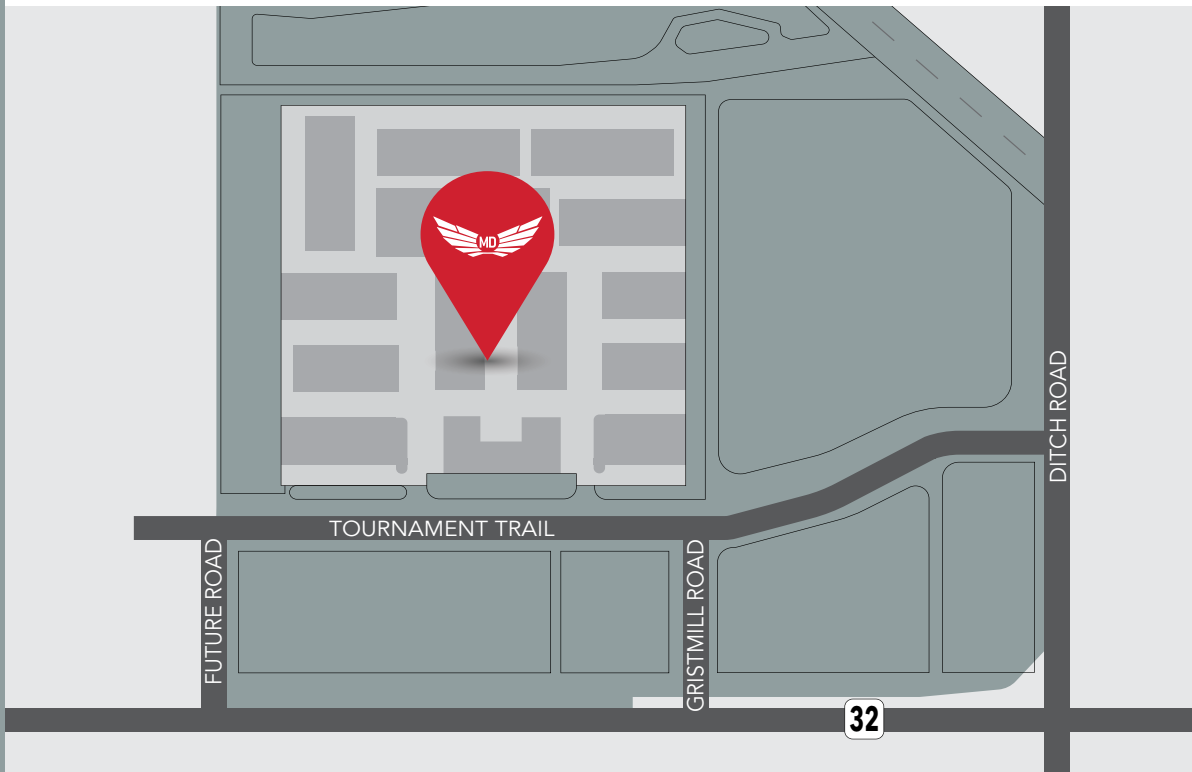
Contact us for pricing and availability.

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