

**35,000 SF OF FLEX CONDOS COMING
SOON TO MONTEREY**



**MONTEREY
MOTORSPORT**
PARK II
★ ★ ★ ★ ★



SWENSON

MONTEREYMOTORSPORTPARK.COM

—Est. 1955—
BORELLI
INVESTMENT COMPANY

MONTEREY MOTORSPORT PARK II. THE NEXT EVOLUTION OF FLEX CONDOS.

Monterey Motorsport Park II will be located on Garden Road in Monterey, California, just minutes from our most recently completed project, Monterey Motorsport Park.





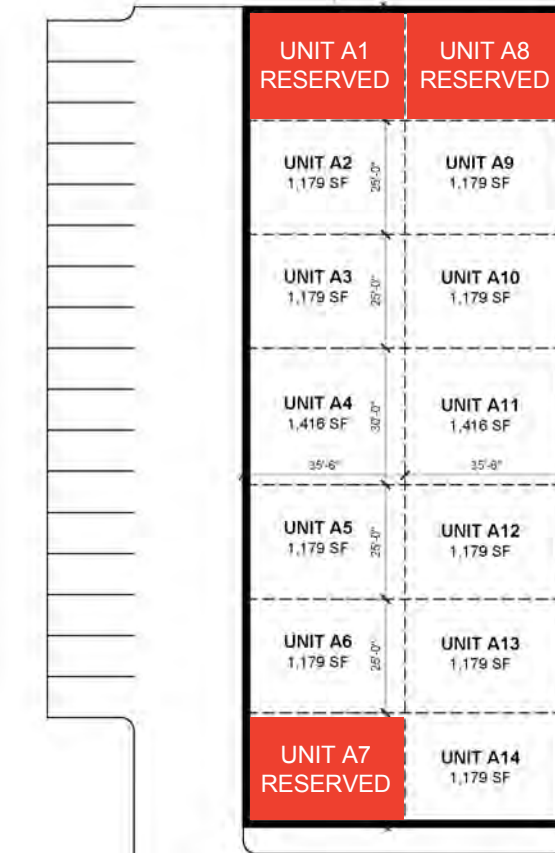
A

UNIT	SQ. FT.
A1	1,179
A2	1,179
A3	1,179
A4	1,416
A5	1,179
A6	1,179
A7	1,179
A8	1,179
A9	1,179
A10	1,179
A11	1,416
A12	1,179
A13	1,179
A14	1,179

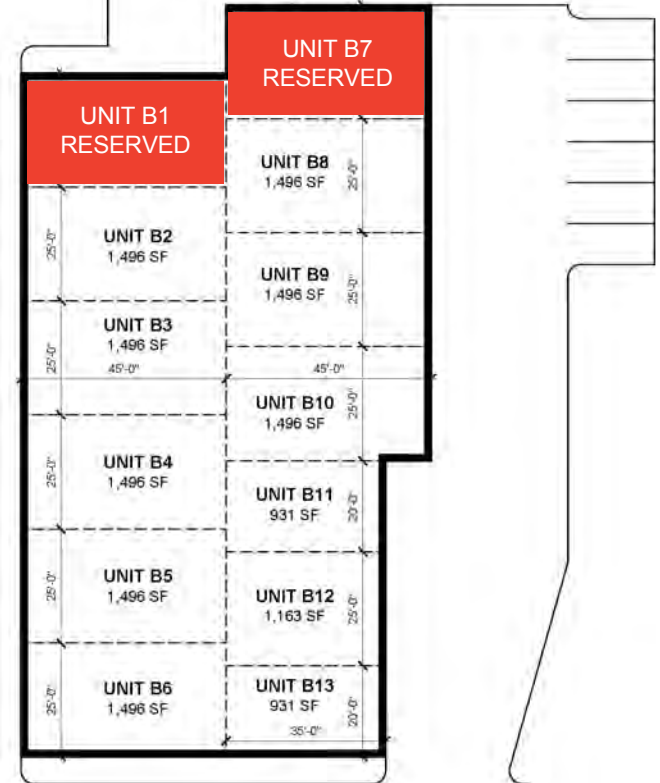
B

UNIT	SQ. FT.
B1	1,496
B2	1,496
B3	1,496
B4	1,496
B5	1,496
B6	1,496
B7	1,496
B8	1,496
B9	1,496
B10	1,496
B11	931
B12	1,163
B13	931

BUILDING 'A'
16,980 S.F.



BUILDING 'B'
17,985 S.F.



**CONTACT OUR
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Conceptual Rendering

FLEXIBILITY IN USE



THE LINE BETWEEN WORK & HOME HAS BLURRED

People are finding a new work-life balance, with a need to extend personal space.

Monterey Motorsport Park II is a flex condo facility that will provide ownership opportunities of spaces that can provide a work-life balance for the users, and flexibility in use for a variety of uses including start-up and individual proprietor business opportunities.

- Next-generation flex specialty space
- Mezzanines and roll up doors in every unit
- Fully fenced and secure
- Plumbing and water stubbed to each unit
- Internet ready
- 931 sq. ft. – 17,985 sq. ft.

CUSTOMIZABLE MEZZANINES



**SECOND OFFICE • SIDE BUSINESS • ECOMMERCE • SERVICE BUSINESS
LEISURE RETREAT • HOBBY SPACE • COLLECTIBLES STORAGE**

GREEN PRACTICES



C-PACE FINANCING & Green Practices

Low-cost, long-term financing for green building practices

Loan repaid through a voluntary property tax assessment

Allows us to fully support clean energy and sustainability initiatives

Rooftop solar panels reduce owners' costs by harnessing renewable energy from the sun

HEAR FROM PREVIOUS OWNERS

// I love, love, love our new garage-condo. The unit was the missing puzzle piece in our lives. No hype — it's a dream come true. //

— Frank Darabont

Director of The Green Mile and The Shawshank Redemption

// I was looking for something that offered security, location, and class. This is going to be a gathering point for some very interesting people. A great place to go, hang out, talk, and make new friends."

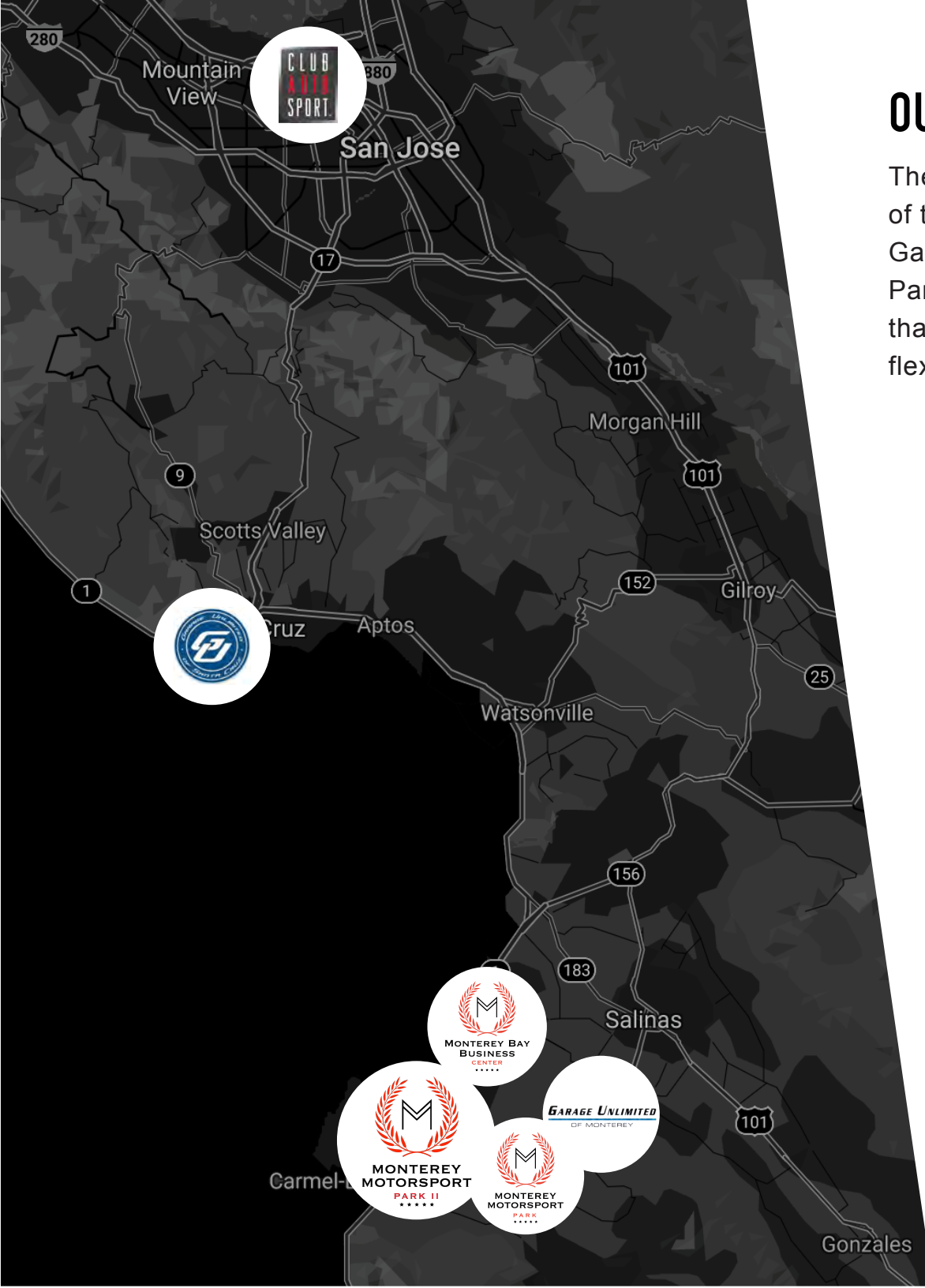
— Robb Talbott //

Founder and Former Owner, Talbott Vineyards

// As a business owner with limited space, I was searching for a secure place to not only have additional office space, but also to have the storage needed for our trade show items and our work vehicle. Monterey Motorsport Park checks all the boxes for my business."

— Stacey Smith //

Owner , Priority Financial Group



OUR DEVELOPMENT TEAM

The team behind Monterey Motorsport Park II consists of the same visionaries behind the highly successful Garage Unlimited of Monterey and Monterey Motorsport Park. Together, the team has built and developed more than 1,000 commercial condos — including over 250 flex condos - with another 185,000 sq. ft. coming soon.



Gordon McCall



Ralph N. Borelli



Case Swenson

