

# ***RACEROW***

## **.....STUDIO GARAGES**

**@ Motorsports Park Hastings**  
[www.racemph.com](http://www.racemph.com)

### **SPECIFICATIONS**

#### **Location**

Racerow Garages are located at Motorsports Park Hastings. All lots have a view of the MPH road course and have paved street access. All utilities, sewer, water, and electricity are in place and construction is underway. All garage units are located in a gated area for the security of all owners and guests.

#### **Building**

Garages are maintenance free Ceco Building steel construction with standing seam metal roof. Tall 15' eave in front and 13' eave at rear. All units are completely insulated, 6" R19 Roof and 4" R13 Wall Insulation. Four individual units in a 54' x 94' building.

#### **Garage Area**

Extra Large 23' x 35' = 805 Sq Ft Garage Area. Steel construction with no maintenance steel siding and roof. 2 hour fired rated inside walls, (1 hr outside). Three Walls Drywall and Painted & 16' x 12' Insulated Overhead Garage Doors (18' x 12" on end units) w/ Key Pad Operators, 1 Stanley Walk-in Door, High Open Ceiling, Electric Heating Unit, Florescent Lighting, Approximately 24' x 40' x 5 1/2" Concrete Grid in front of each unit.

#### **Studio Apartment**

18' x 23' = 414 Sq Ft Living Area, All Walls/Ceiling Drywall and Painted. R38 Ceiling insulation with sound batts in apartment walls.

Bathroom includes Tub/Shower, Stool, Vanity & Mirror w/Moen Faucet and Formica Countertop. 40 Gallon Electric Water Heater. Vinyl Flooring.

Kitchen area includes: Oak Cabinets (30" sink base, 18" base and 108" of upper cabinets with crown molding). Two Bay Swan Stone Sink w/ Moen Faucet and rough in for icemaker. Formica Countertop. Vinyl flooring in kitchen area.

Living Area includes: Carpet Floor, 14' x 4' Large Pella Impervia Window view of the MPH track. Electric Heat & Air Conditioning, six lights and two rough in's for ceiling fans, and 1 Walkout Door with mini blinds. A 12' x 12' x 4" Patio.