

Beyond storage.  
**A SANCTUARY FOR  
YOUR PASSIONS.**

114 Chalmers Rd Greenville, SC



Built by professionals  
**WHO UNDERSTAND PRECISION.**



**Clayton Construction**

**ROLE TBD**

316 W Main St.  
Spartanburg, SC



**NAI Earle Furman**

**ROLE TBD**

101 E Washington St.  
Greenville, SC



**BlueWater Engineering**

**ROLE TBD**

718 Lowndes Hill Rd.  
Greenville, SC



A limited collection of  
**PRIVATE GARAGE  
CONDOMINIUMS.**

The Shed Garage Club introduces a refined approach to asset storage and ownership in Greenville, South Carolina.

# More than storage **A PRIVATE ENVIRONMENT.**

After years spent building businesses, careers, and collections, space begins to matter differently. A crowded garage or rented storage unit no longer reflects the level of care invested in the things you value most. **The Shed Garage Club** was created for owners who expect more. More privacy. More control. More permanence.

Rather than leasing square footage, you own it. Each unit is individually deeded real estate, designed as a private environment where vehicles, boats, equipment, and collections can be preserved, displayed, and enjoyed without compromise.





## **Real Construction**

Reinforced foundations, insulated access doors, and durable structural systems designed for long-term ownership.

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## **Climate-Controlled Protection**

Interior environments designed to protect collector vehicles, specialty equipment, and valuable materials.

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## **Flexible Interior Volume**

Open layouts allow each unit to become a showroom, workshop, lounge, or creative studio.

# Project **OVERVIEW**

**The Shed Garage Club** introduces a refined approach to asset storage and ownership. Located in Greenville, South Carolina, the project is designed as a gated enclave of individually owned luxury garage condominiums.

The development includes 25 private units, each measuring approximately 22 × 50 feet, positioned across a 3.01 acre property and supported by a dedicated clubhouse designed for owners and their guests.

Every unit is engineered as a flexible environment, capable of supporting collector vehicles, recreational assets,

personal workshops, or private showrooms. The result is a space that adapts to the owner rather than restricting how it can be used.

Ownership provides not only security and control, but a tangible real estate asset within a limited and carefully designed development.



## Units

25 Private Garage Condominiums

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## Ownership Model

Individually Deeded Units

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## Total Building Area

29,700 SF

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## Clubhouse

Private Owners' Lounge

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## Property Size

3.01 Acres

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## Unit Size

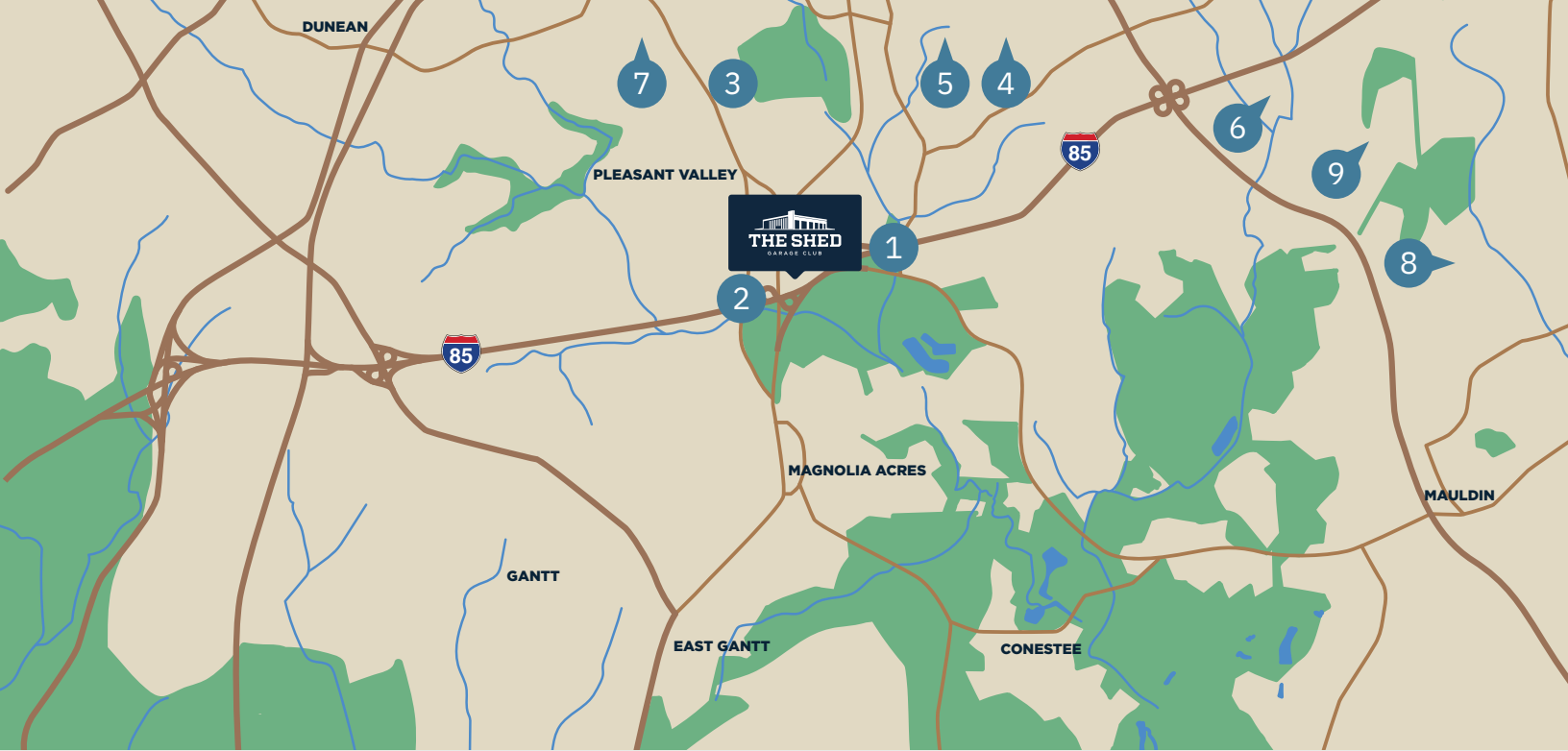
22' x 50'

# Positioned within **GREENVILLE'S LIFESTYLE CORRIDOR.**

**The Shed Garage Club** is strategically located at 114 Chalmers Road in Greenville, South Carolina, offering immediate access to major transportation corridors including Interstate 85. The location places the development within minutes of Greenville's most established residential communities, private clubs, and lifestyle destinations.

This proximity ensures that ownership is not only convenient but integrated into the daily patterns of the region's most likely buyers. The project sits close enough to remain accessible, while maintaining the privacy and discretion expected from a premium ownership environment.

- 1 Interstate 85 | 0 mins
- 2 Augusta Rd | 1 mins
- 3 Greenville Country Club | 7 mins
- 4 G. Downtown Airport | 12 mins
- 5 Overbrook | 13 mins
- 6 Thornblade Club | 14 mins
- 7 North Main | 15 mins
- 8 Five Forks | 17 mins
- 9 G. Spartanburg Airport | 34 mins
- 10 TBD | X mins



## The location

114 Chalmers Rd Greenville, SC 29605

Strategically located near Greenville's most established communities and transportation corridors.

## A market positioned **FOR LONG-TERM STABILITY.**

Over the past decade, Greenville has evolved from a regional growth story into a mature, investment-grade metropolitan market. Public-private investment, expanding infrastructure, and continued in-migration of high-income professionals have strengthened the city's economic foundation and quality of life.

This demographic shift increasingly includes executives, entrepreneurs, and collectors relocating from larger metropolitan areas while maintaining ownership of recreational and collector assets.

As a result, demand for secure, purpose-built storage environments has grown alongside the city's prosperity. The Shed Garage Club responds directly to that demand by offering ownership rather than temporary rental solutions.

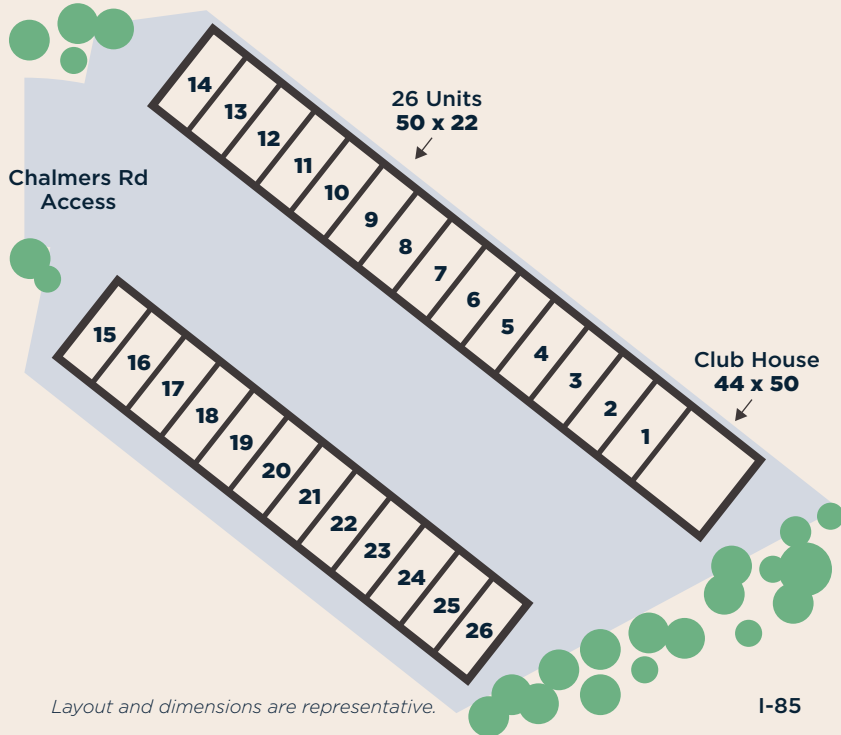
## Real construction **REAL PERMANENCE.**

Unlike traditional storage facilities built around turnover and temporary occupancy, **The Shed Garage Club is designed as a long-term real estate ownership.**

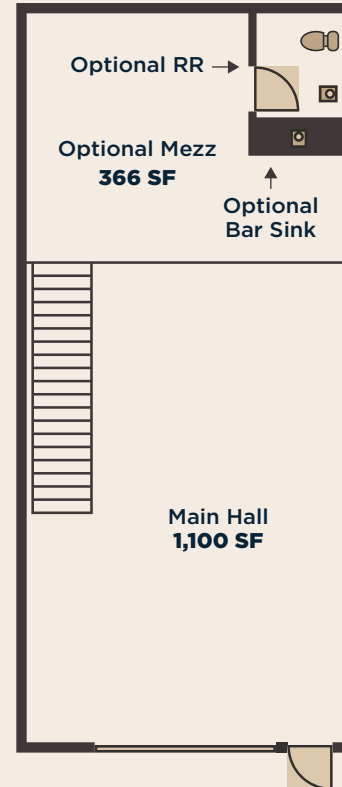
Each unit is constructed with reinforced structural systems, insulated access points, and climate-regulated interiors that prioritize durability and environmental stability. These elements protect not only collections, vehicles and equipment but also the long-term value of the property itself.

Owners are not simply renting space within a warehouse. They are acquiring titled real estate designed to maintain structural integrity, architectural consistency, and ownership value for decades.

# Full Property Floor Plan



# Interior Unit Floor Plan





## **STRUCTURAL FEATURES:**

- Reinforced concrete foundations

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- Insulated overhead doors

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- Climate-controlled interiors

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- Electrical infrastructure readiness

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- Mezzanine-ready structural design

## A space designed to **EVOLVE WITH YOU.**

The interior volume of each unit is intentionally open, allowing owners to shape the space according to their needs and ambitions.

Collector vehicles may occupy the floor while an optional mezzanine creates a lounge or viewing gallery above. A workshop can evolve into a showroom. A private studio can become a gathering place for friends and collaborators.

Infrastructure provisions for electrical systems, climate control, and future build-outs allow the interior environment to grow over time.

This flexibility transforms the unit from simple storage into a personalized environment where functionality and expression coexist.



### Collector Showroom

Display vehicles and curated collections in a controlled environment.



### Private Workshop

Create a dedicated workspace separated from home and office.



### Lounge or Gallery

Optional mezzanine layouts allow the creation of viewing lounges or gathering spaces.

## A private community **OF LIKE-MINDED OWNERS.**

Ownership at The Shed Garage Club extends beyond the individual unit. The development includes a centralized clubhouse designed as a gathering place for owners and guests.

Here, conversations move naturally between shared interests, craftsmanship, and the stories behind the collections housed within each unit. The environment encourages connection without sacrificing privacy. It is a setting where enthusiasts, professionals, and collectors can interact within a secure and carefully curated setting.

The result is not simply a storage facility, but a community built around shared passions.

### **Key advantages**

- Individually deeded real estate
- Limited inventory of units
- Flexible personal use
- Long-term asset ownership

# Ownership STRUCTURE.

Luxury motor condominiums represent a growing niche within real estate investment, combining lifestyle ownership with long-term asset potential.

Unlike traditional storage rentals, individually deeded garage condominiums create a finite ownership supply.

This structural scarcity often supports resale demand and value retention as markets mature. For collectors and investors alike, the opportunity lies not only in the space itself, but in the scarcity of developments designed at this level.

**At The Shed Garage Club, ownership provides:**

- A titled real estate asset
- Flexible personal use
- Potential long-term appreciation
- Participation in a limited ownership community

Unit Type	Approx. SF	Starting Price	Est. Monthly Dues	Deposit
TBD	TBD	TBD	TBD	TBD

# Ownership begins here.

## **PRIVATE INQUIRIES.**



Whether you are ready to secure your unit, explore availability, or learn more about the project, our team is available to guide you through the process.

We invite you to discover how The Shed Garage Club transforms storage into a space designed around the things that move you.

**Contact Bobby**

**[www.theshedjax.com](http://www.theshedjax.com)**

**+1 904-753-0575**



*All images presented in this document are AI-generated concept renderings for illustrative purposes only. Final design details, finishes, dimensions, and proportions are subject to change.*



*Clubhouse image is an AI-generated concept.  
Final design and details are subject to change.*