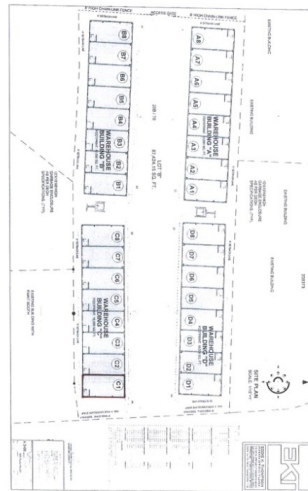


Fairmile Warehouse Unit #c1

George Town East, Cayman Islands

MLS# 418375

CI\$550,000





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Introducing an excellent opportunity to own a warehouse unit at Fairmile Warehouses on Dorcy Drive. Unit #C1 is located at the facility's entrance, offering high visibility from Dorcy Drive and close proximity to Owen Roberts International Airport. This unit is part of a brand-new development set for completion in November 2024. Each unit features a 12' wide x 14' tall electric roll-up door, allowing easy access for large vehicles and equipment. It is also equipped with a single 7" x 4" x 8" restroom with a toilet, sink, and extraction fan. Additionally, the units include two pedestrian doors—one at the front and one at the rear—improving flow and accessibility. Constructed with durable steel, the building boasts 26-gauge exterior wall panels and is designed to withstand wind speeds up to 150 mph. The roof consists of 26-gauge galvalume on steel purlins, and the foundation is elevated to +8-0 above MLS, with a sealed concrete finish for added durability. This unit has air conditioning, a rare feature in warehouse spaces. It provides a more comfortable environment for staff and better protection for temperature-sensitive goods. Why pay rent when you could make mortgage payments and invest in owning your own facility?

Essential Information

| | | | |
|--------------------------------------|--------------------------|----------------------|-----------------------------------|
| Type Commercial (For Sale) | Status Current | MLS 418375 | Listing Type Industrial |
|--------------------------------------|--------------------------|----------------------|-----------------------------------|

Key Details

| | |
|---------------------------|--------------------------|
| Block 20B | Parcel 459H17A |
| Year Built 2024 | Sq.Ft. 1250.00 |

Additional Features

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|---|---------------------------------|---|------------------------------|
| Block 20B | Lot Size 0.03 | Parcel 459H17A | Views Inland |
| Foundation Slab | Zoning Commercial | Type of Use Industrial | Construction Block |
| Class Under Construction | Possession At Closing | Frontage Road City Maintained | Title Freehold |
| How Shown By Appointment/List | | | |