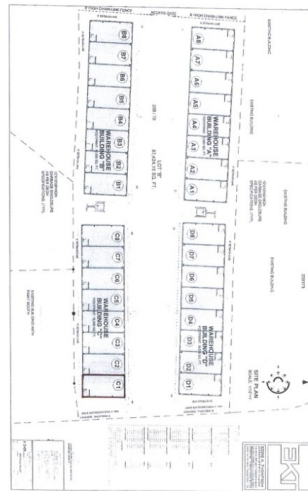


## Fairmile Warehouse Unit #c2

George Town East, Cayman Islands

MLS# 418379

**CI\$525,000**





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Discover an outstanding opportunity to own a warehouse unit at Fairmile Warehouses on Dorcy Drive. Unit #C2, located near the facility entrance, offers excellent visibility from Dorcy Drive and is conveniently close to Owen Roberts International Airport. This unit is part of a brand-new development, scheduled for completion in November 2024. Each unit includes a 12' wide by 14' tall electric roll-up door, designed for easy access to large vehicles and equipment. Unit #C2 is also outfitted with a 7" x 4" x 8" restroom featuring a toilet, sink, and extraction fan. Additionally, two pedestrian doors—located at the front and rear—enhance accessibility and flow. Constructed with durable steel, the building features 26-gauge exterior wall panels and is engineered to withstand winds up to 150 mph. The roof is composed of 26-gauge galvalume on steel purlins, and the foundation is raised to +8-0 above MLS, with a sealed concrete finish for added durability. This unit includes air conditioning, a rare and valuable feature in warehouse spaces, ensuring a comfortable work environment and protecting temperature-sensitive goods. Why pay rent when you could invest in your own facility and build equity with monthly mortgage payments?

## Essential Information

Type <b>Commercial (For Sale)</b>	Status <b>Current</b>	MLS <b>418379</b>	Listing Type <b>Industrial</b>
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## Key Details

Block <b>20B</b>	Parcel <b>459H18A</b>
Year Built <b>2024</b>	Sq.Ft. <b>1250.00</b>

## Additional Features

Block <b>20B</b>	Lot Size <b>0.03</b>	Parcel <b>459H18A</b>	Views <b>Inland</b>
Foundation <b>Slab</b>	Zoning <b>Commercial</b>	Type of Use <b>Industrial</b>	Construction <b>Block</b>
Class <b>Under Construction</b>	Possession <b>At Closing</b>	Frontage Road <b>City Maintained</b>	Title <b>Freehold</b>
How Shown <b>By Appointment/List</b>			