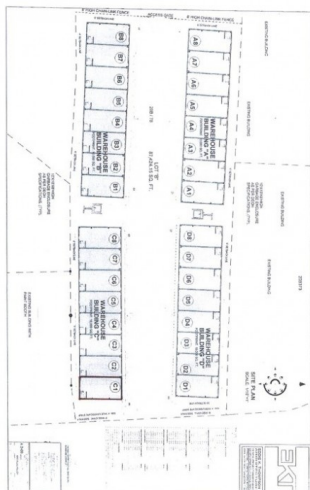


FAIRMILE WAREHOUSE UNIT #C1

George Town Centr, Seven Mile Beach, 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
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Key Details

Block & Parcel 20B,459H17A	Acreage 0.0280	Den No	Year Built 2024
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Additional Feature

Block 20B	Lot Size 0.03	Parcel 459H17A	Views Inland
Foundation Slab	Zoning Commercial		