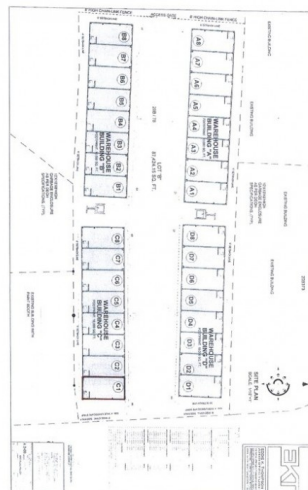


## FAIRMILE WAREHOUSE UNIT #C1

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 <b>Commercial (For Sale)</b>	Status <b>Current</b>	MLS <b>418375</b>	Listing Type <b>Industrial</b>
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## Key Details

Block & Parcel <b>20B,459H17A</b>	Acreage <b>0.0280</b>	Den <b>No</b>	Year Built <b>2024</b>
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## Additional Feature

Block <b>20B</b>	Lot Size <b>0.03</b>	Parcel <b>459H17A</b>	Views <b>Inland</b>
Foundation <b>Slab</b>	Zoning <b>Commercial</b>		