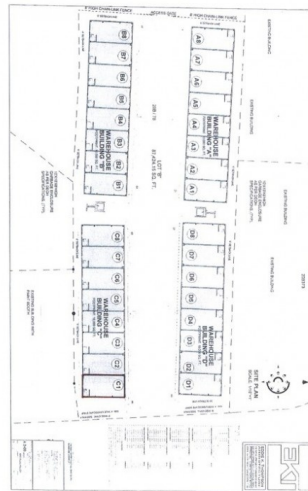


FAIRMILE WAREHOUSE UNIT #C2

George Town Centr, Seven Mile Beach, 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 Commercial (For Sale)	Status Current	MLS 418379	Listing Type Industrial
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Key Details

Block & Parcel 20B,459H18A	Acreage 0.0280	Den No	Year Built 2024
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Additional Feature

Block 20B	Lot Size 0.03	Parcel 459H18A	Views Inland
Foundation Slab	Zoning Commercial		