RITCH REALTY LTD.

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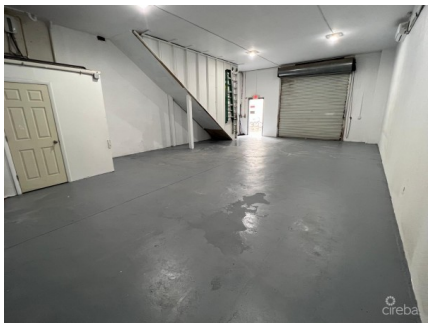
JJT WAREHOUSE

George Town East, Cayman Islands
MLS# 420432

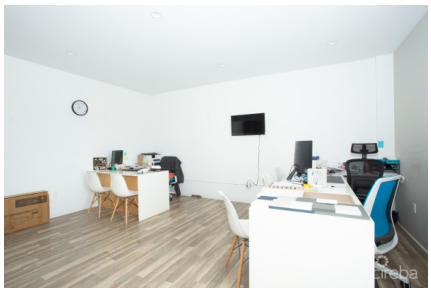
CI$699,000

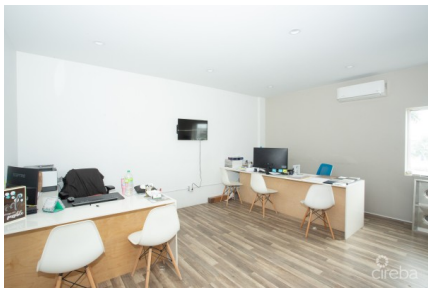












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Carolyn Ritch
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Situated in a highly desirable Industrial Park location off Dorcy Drive, this 2,000 sq. ft. warehouse presents an excellent opportunity for both owner-occupiers and investors seeking a flexible, income-producing asset. The 1,000 sq. ft. ground floor features a fully air-conditioned warehouse with soaring ceilings, spray-foam insulation, and fully finished walls and ceilings—creating an efficient, comfortable, and professional working environment. Front and rear garage doors provide outstanding access and smooth logistical flow. An interior staircase leads to approximately 1,000 sq. ft. fully enclosed mezzanine, finished with engineered hardwood flooring and configured with two separate air-conditioned office or storage spaces, offering excellent adaptability for administrative, operational, or multi-tenant use. Designed for durability and versatility, the property is well suited to a wide range of light industrial or commercial uses and offers potential for multiple tenancies. The unit is currently tenanted, making it an attractive turnkey investment. Key Features • 2,000 sq. ft. total area • 1,000 sq. ft. fully air-conditioned main floor • 1,000 sq. ft. enclosed mezzanine • Main floor ceilings well over 12 ft • Finished concrete flooring on the ground level • Front and rear garage doors • Spray-foam insulation throughout • Finished walls and ceilings • Interior staircase access to mezzanine • Separate entrance to access to mezzanine • Two air-conditioned office/storage rooms • Engineered hardwood floors (mezzanine) • Two bathrooms (one on each level) • Prime Industrial Park location • Currently tenanted

Essential Information

Type	Status	MLS	Listing Type
Multi-Unit (For Sale)	**Current**	**420432**	**Apartment Building/Condo Building**

Key Details

Bed	Bath	Block & Parcel
0	**0**	**20B,409/1H10**

Acreage
1.1530

Den	Year Built	Sq.Ft.
No	**2005**	**2000.00**

Additional Feature

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Lot Size	Views	Road Frontage	Foundation
1.153	**None**	**440**	**Slab**

Zoning
Light Industrial

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