RITCH REALTY LTD.

32 Earth Close, Suite #9, Sunbird House, PO Box 31223 Grand Cayman, Cayman Islands
KY1-1205
345-949-9838
info@ritchrealty.ky | https://www.ritchrealty.ky/

FLAGSHIP CORPORATE HEADQUARTERS & LOGISTICS FACILITY | PRIME GEORGETOWN INDUSTRIAL LOCATION

Seven Mile Beach, Cayman Islands

MLS# 420912

CI$10,550,000













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Carolyn Ritch
carolyn@ritchrealty.ky

An exceptional opportunity to acquire a newly constructed Class A Corporate Headquarters & Logistics Facility strategically located in Georgetown's premier industrial corridor. Situated on a highly visible corner parcel at Sleepy Hollow Drive and Dianne Drive, this standalone facility combines executive office accommodation, modern logistics infrastructure, and high-capacity warehousing within one architecturally striking building designed to elevate both operational efficiency and corporate presence. Positioned on approximately one-half acre with direct access to the Jay Bodden Hwy & Esterley Tibbetts Highway bypass, this purpose-built facility offers a rare combination of corporate prestige, warehouse functionality, and logistical efficiency in one of Grand Cayman's most sought-after commercial locations. Featuring contemporary architecture with expansive floor-to-ceiling glass frontage, hurricane-resistant construction, and a commanding street presence, the property is ideally suited for corporate headquarters, logistics operators, distributors, import/export businesses, wholesalers, construction suppliers, e-commerce fulfillment centers, and companies seeking a flagship Cayman Islands presence. Property Highlights • Newly constructed standalone Class A commercial facility • Prime corner location at Sleepy Hollow Drive & Dianne Drive • Direct access to the bypass and major transportation routes • Highly visible Georgetown industrial location • Approximately 39-foot building height • Hurricane-resistant construction throughout • Modern architectural design with striking glass façade • 19 dedicated on-site parking spaces • Three loading docks equipped with dock levelers • Private elevator servicing executive office levels • Bathrooms on all three floors • Staff kitchen and break facilities • Guest reception and client welcome area • Executive conference and meeting spaces • Over 2,225 sq. ft. of premium office and conference room accommodation Warehouse & Logistics Capabilities Designed with operational efficiency in mind, the facility can accommodate sophisticated warehousing and inventory management systems tailored to the specific needs of each business. • Potential to maximize operational storage capacity up to approximately 18,876 sq. ft. • State-of-the-art racking systems designed to maximize storage density • Custom warehouse racking configurations available based on industry requirements • Storage capacity for up to 40 shipping containers of inventory • Ideal for inventory management, distribution, logistics, wholesale operations, and e-commerce fulfillment Ideal For • Corporate Headquarters • Import & Distribution Companies • Logistics & Freight Operators • Construction & Building Supply Companies • E-Commerce & Fulfillment Businesses • Wholesale & Inventory-Based Operations • Medical & Pharmaceutical Distribution • Technology & Service Companies Requiring Integrated Office & Storage Facilities Whether serving as a corporate headquarters, regional distribution hub, logistics center, showroom facility, or integrated office and warehousing operation, this property represents one of the most sophisticated industrial and commercial assets currently available in the Cayman Islands. Designed to support business growth while projecting a premium corporate image, this landmark facility offers an unmatched combination of functionality, visibility, and long-term value. Corporate Presence. Logistics Power. Unmatched Capability.

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Essential Information

Type	Status	MLS	Listing Type
Multi-Unit (For Sale)	**Current**	**420912**	**Apartment Building/Condo Building**

Key Details

Bed	Bath	Block & Parcel
0	**0**	**19A,103**

Acreage
0.5059

Den	Year Built	Sq.Ft.
No	**2027**	**21100.00**

Additional Feature

Lot Size	Views	Road Frontage	Foundation
0.5059	**Inland**	**300**	**Slab**

Furnished	Zoning
Partially	**Light Industrial**

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