

## **FAIRMILE WAREHOUSE UNIT #C1**

George Town East, Cayman Islands MLS# 418375

# CI\$598,000













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 Status MLS Listing Type Commercial (For Current 418375 Industrial Sale)

### **Key Details**

Bed Bath Block & Parcel **0 0 20B.459H17A** 

Acreage **0.0280** 

 Den
 Year Built
 Sq.Ft.

 No
 2024
 1250.00

#### **Additional Feature**

Lot Size Views Foundation Zoning **0.0280** Inland Slab Commercial