



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

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SYNRG CENTER BUILDING 1 UNIT #4 - WAREHOUSE

Seven Mile Beach, Cayman Islands

MLS# 418285

CI\$820,000





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Introducing SYNRG Industrial Business Center Warehouse #4 – an exceptional pre-construction warehouse opportunity in an absolutely unbeatable location! Strategically positioned in the heart of Industrial Park, the island’s booming industrial hub, SYNRG consists of two expertly designed buildings, housing a total of 9 units. This premier location, proximity to the new Airport Connector Road, ensures maximum visibility and dual road frontage on Lincoln Drive and Sparky Drive, delivering high traffic and unparalleled convenience. Warehouse #4, spanning 1,980 sq. ft., includes a 1,320 sq. ft. ground floor and a 660 sq. ft. mezzanine – carefully and expertly designed with your business in mind. Built to the highest standards, features include:

- Hurricane-rated windows and doors
- Oversized doors for easy access
- Climate control options for year-round comfort
- Electric roll-up doors with remote control
- Ground floor set 8' above sea level for added protection
- Storm-protected mechanical equipment
- Solar panel-ready roofs for future sustainability
- Robust security system for peace of mind
- 8” thick reinforced concrete and block walls for durability and low maintenance
- Robust strata regulations with proper operations and maintenance in mind.
- Energy-efficient spray foam insulation under ceilings
- Handicap-compliant restrooms
- Sleek architectural facade and strict strata regulations
- Maximum exposure thanks to dual road frontages on Lincoln Drive & Sparky Drive

Building 2 Unit #1 will feature a coffee shop and drive-through, adding convenience and attraction to this thriving business center. Surrounded by leading businesses like Cay-Shred, AL Thompson’s, Clean Gas, and Progressive Distributors, SYNRG Industrial Business Center is the ultimate destination for businesses seeking prime positioning and operational excellence. This is your opportunity to secure a space in one of Cayman’s most dynamic commercial developments—designed to maximize efficiency and visibility you need for your business!

Essential Information

Type Commercial (For Sale)	Status Current	MLS 418285	Listing Type Industrial
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Key Details

Bed 0	Bath 0	Block & Parcel 19A,96H4
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Acreage
0.79

Den
No

Year Built
2025

Sq.Ft.
1980.38

Additional Features

Lot Size
0.79

Views
Inland

Foundation
Slab

Zoning
Light Industrial

Road Frontage
1