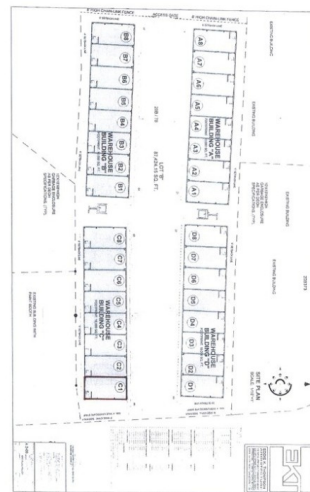


## FAIRMILE WAREHOUSE UNIT #C1

George Town East, Cayman Islands

MLS# 418375

**CI\$550,000**





**Debi Bergstrom**  
 dbergstrom@edgewater.ky

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 <b>Commercial (For Sale)</b>	Status <b>Current</b>	MLS <b>418375</b>	Listing Type <b>Industrial</b>
--------------------------------------	--------------------------	----------------------	-----------------------------------

## Key Details

Bed <b>0</b>	Bath <b>0</b>	Block & Parcel <b>20B,459H17A</b>
Acreage <b>0.03</b>		
Den <b>No</b>	Year Built <b>2024</b>	Sq.Ft. <b>1250.00</b>

## Additional Features

Lot Size <b>0.03</b>	Views <b>Inland</b>	Foundation <b>Slab</b>	Zoning <b>Commercial</b>
-------------------------	------------------------	---------------------------	-----------------------------