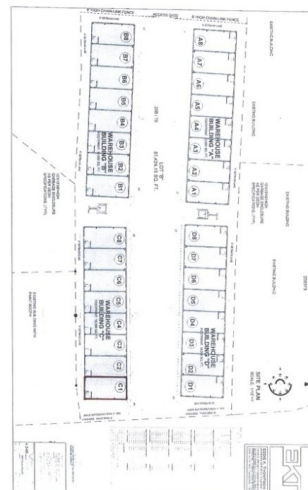


## FAIRMILE WAREHOUSE UNIT #C1

George Town East, Cayman Islands

MLS# 418375

**CI\$598,000**





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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 Sale) | Increased | 418375 | Industrial   |

Key Details

|         |            |                |
|---------|------------|----------------|
| Bed     | Bath       | Block & Parcel |
| 0       | 0          | 20B,459H17A    |
| Acreage |            |                |
| 0.03    |            |                |
| Den     | Year Built | Sq.Ft.         |
| No      | 2024       | 1250.00        |

Additional Features

|          |        |            |            |
|----------|--------|------------|------------|
| Lot Size | Views  | Foundation | Zoning     |
| 0.03     | Inland | Slab       | Commercial |