

**GUMTREE 5 UNIT #3****MLS# 413044****CI\$750,000***Lincoln Drive, W Bay Bch South, Grand Cayman, Cayman Islands*

### Property Features

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Location: **W Bay Bch South**  
Square Feet: **2,285**  
Parcel: **22/3**Status: **Pending**  
Year Built: **2022**  
Acres: **0.4212**Type: **Commercial, Industrial (For Sale)**  
Block: **19A**  
Area: **20**

### Real Estates Main Features

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Class: **Under Construction**Construction: **Block**Foundation: **Slab**Frontage Road: **City Maintained**Furnished: **No**How Shown: **By Appointment/List**Land Certificate: **Not Issued**Occupant: **None**Possession: **At Completion**Title: **Freehold**Type of Use: **Industrial**Zoning: **Light Industrial**Lease Details (Area, Rate, Term): **Projected at CI\$2.33/sq.ft. per month at completion.**Views: **Garden View**

### Description

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Please Note: The Vendor requires all offers or contracts on the above properties to be presented without conditions precedent and reserves the right to reject any offers or contracts presented with conditions precedent.

Located on the up and coming Lincoln Dr, across from ALT's new appliance and kitchen center, with future access points onto the CIS/ Airport 4 lane extension (completion est. 2023-4. Elevated 7 feet above sea level, this is all new build. Very seasoned developer builder of the Gum Tree 120 and 121 buildings near the airport. Classy looking building same style as the ones built on Beckz Close. The adjacent units #2 and #4 are adjoining. The units have 2/3 of the ground floor high ceiling storage space and 1/3 second floor mezzanine storage or can be upgraded to high spec offices. Existing fill to be excavated to original marl, fill to be upgraded and compacted to 96% every 12" (ie. A++) . Ground floor and mezz concrete slab to be min 5000 psi. Roof to be a hybrid commercial design with the least penetration points possible, excessive use of hurricane clips, along with a flashing system integrated with the roof. Building also has impact windows and doors. Building plans can be made available upon request of listing agent.

### Presented By:

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### Property Images

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