

## FAIRMILE WAREHOUSE UNIT D4 WITH ELECTRIC SHUTTERS 1250 SQ FT

**MLS# 416173**

**CI\$525,000**

*Dorcy Drive, George Town East, Grand Cayman, Cayman Islands*

### Property Features

Location: <b>George Town East</b>	Status: <b>Current</b>	Type: <b>Commercial, Warehouse (For Sale)</b>
Square Feet: <b>1,250</b>	Year Built: <b>2023</b>	Block: <b>20B</b>
Parcel: <b>78D4A</b>	Acres: <b>2</b>	Area: <b>30</b>

### Real Estates Main Features

Foundation: **Slab**  
Zoning: **Commercial**  
Views: **Inland**

### Description

There is a rare opportunity to purchase a brand new warehouse unit located in the heart of Industrial Park, on Dorcy Drive, in close proximity to the airport. The warehouse, unit D4, is an end unit on the right-hand side of the Fairmile Warehouses. The units are currently under construction and have a completion date of Fall 2023.

At approximately 1,250 square feet, the unit has fire-rated dividing walls and is fitted with lifesafety fire alarms, smoke detectors and a sprinkler system. These ensure the safety of all the unit's possessions and belongings at all times. The building structure itself is constructed with steel and concrete and designed to withstand 150mph winds in the event of a hurricane occurring. Similarly, the roof panels are 26 gage galvalume on steel purlins, which guarantees the roof remains strong over long periods and unpredictable events.

Distinctly, the front of this unit has an electric shutter system which allows easier access to your unit when moving larger or more fragile items. The unit could have a mezzanine (2nd floor within the unit) installed after construction is completed, which would allow you to optimize vertical space and make your unit customizable. The unit is fitted with a restroom with a toilet, sink and extract fan. This storage space is in a fantastic location with its close proximity to the airport and surrounding businesses. Due to the new exciting extension plan for Owen Roberts International Airport, as well as the new by-pass leading from Camana Bay to the airport, this storage space will not only be simpler to access in terms of its location but will also become a sought-after asset. Storage is a very worthwhile investment, on an island as small as Grand Cayman. How do you want to live your life?

### Property Images





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