

## OFFICE SPACE AT WAREHOUSE 149, UNIT A-7

MLS# 420555 | George Town East, Grand Cayman, Cayman Islands

CI\$475,000



### Agent info



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# Description

## Warehouse 149 – Brand New Commercial Property in George Town

Introducing Warehouse 149, an exceptionally well-built concrete commercial property offering strength, elevation, and strategic positioning in the heart of George Town. Zoned Heavy Industrial, this property presents a rare opportunity for investors and business operators seeking long-term performance in a prime commercial area.

### Superior Concrete Construction Built for Longevity

Constructed entirely with concrete columns, beams, and a roof, Warehouse 149 is engineered for strength and resilience. Designed for heavy industrial environments, the structure offers long-term stability and low-maintenance durability. All exterior windows and doors are impact- and pressure-rated, and all glass and glazing are tempered safety glass, enhancing both security and storm resistance. The site's thoughtful elevation includes a six-foot asphalt hump at the entry and exit to ensure proper drainage.

### Functional Layout with Second-Floor Commercial Warehouse

This second-floor 946 sq. ft. raw commercial warehouse has a private bathroom and a designated parking space, ideal for office use, administrative headquarters, or professional services.

The overall site layout has been carefully designed to maximize:

- Accessibility
- Operational efficiency
- Traffic flow
- Parking organization

### Infrastructure & Exterior Features

Warehouse 149 is equipped with:

- City water meter
- Concrete parking lot
- 8-inch diameter, 100-foot-deep parking drainage well

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## Property Features

|                       |              |        |                   |
|-----------------------|--------------|--------|-------------------|
| Type                  | Status       | View   | Listing Type      |
| Commercial (For Sale) | Current      | Inland | Offices/Mixed Use |
| Sq Ft                 | Block/Parcel | Area   | Acres             |
| 946.00                | 19E / 149-A7 | 30     | 0.46              |
| Year Built            |              |        |                   |
| 2026                  |              |        |                   |

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## Additional Features

Zoning  
Heavy Industrial