

## OFFICE SPACE AT WAREHOUSE 149, UNIT A-11

MLS# 420647 | George Town East, Grand Cayman, Cayman Islands

CI\$475,000



### Agent info



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## Description

## Warehouse 149, Unit A-11. 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 Space

This second-floor 946 sq. ft. raw commercial space/office 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-A11	30	0.46
Year Built			
2026			

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## Additional Features

Zoning  
Heavy Industrial