

---

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

Off N Sound Rd, George Town, Cayman Islands

---

### PROPERTY DETAILS

Price: CI\$475,000	MLS#: 420647	Type: Commercial
Listing Type: Offices/Mixed Use	Status: Current	
Built: 2026	Acreage: 0.46	
Sq. Ft.: 946		

---

### PROPERTY 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 • 6-foot sidewalk • 4-foot walkway • Designated garbage enclosure These infrastructure details reflect intentional planning and long-term commercial usability. Heavy Industrial Zoning with Expansion Potential Located in George Town and zoned Heavy Industrial, this property allows for a wide range of commercial and industrial uses. Its lot size and structural integrity provide meaningful expan... [View More](#)

---

### PROPERTY FEATURES

Views	Inland
Block	19E
Parcel	149-A11
Zoning	Heavy Industrial

---

### PRESENTED BY



**Bettina Baldwin**  
+1-345-916-7766  
bettina@paradisepropertiescayman.com

# IMAGES

---

