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**FAIRMILE WAREHOUSE UNIT D3 WITH ELECTRIC SHUTTERS 1250 SQ FT**

Dorcy Drive, George Town, Cayman Islands

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**PROPERTY DETAILS**

Price: CI\$525,000	MLS#: 416172	Type: Commercial
Listing Type: Warehouse	Status: Current	
Built: 2023	Acreage: 2	
Sq. Ft.: 1250		

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**PROPERTY 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 D3, 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?

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**PROPERTY FEATURES**

Views	Inland
Block	20B
Parcel	78D3A
Foundation	Slab
Zoning	Commercial

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**PRESENTED BY**

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## An aerial photograph showing a mix of residential and commercial buildings, parking lots, and green spaces. A specific parcel of land, outlined in blue, is located in the upper left quadrant of the image. The parcel is rectangular and appears to be a wooded or undeveloped area. The surrounding area includes various commercial buildings, parking lots with cars, and some residential structures. A road runs horizontally across the middle of the image, and another road runs vertically through the center. The overall scene is a typical suburban or commercial development.