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## OFFICE SPACE AT WAREHOUSE 149, UNIT A-11 (MLS#: 420647)

Off N Sound Rd, Cayman Islands

### DETAILS

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Price: CI\$475,000	MLS#: 420647	Type: Condominiums	Status: Active
Block: 19E	Parcel: 149-A11		
Built: 2026	Sq. Ft.: 946		
Acres: 0.46			

### DESCRIPTION

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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.....complete details on website.

### FEATURES

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Zoning: Heavy Industrial

### IMAGES

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