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EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

OFFICE SPACE AT WAREHOUSE 149, UNIT A-11

George Town East, Cayman Islands

MLS# 420647

CI$475,000



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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 • 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 expansion capability, making it suitable for evolving operational needs. For businesses seeking heavy-industrial commercial property in George Town, opportunities of this caliber - combining new construction, premium materials, elevation, and zoning flexibility- are increasingly rare. Strategic George Town Location This property benefits from central accessibility, proximity to major transport routes, and strong commercial demand. Whether for logistics, manufacturing, warehousing, or headquarters operations, the location supports growth and visibility. Schedule a Private Viewing Warehouse 149, A-11 offers durability, infrastructure, zoning flexibility, and expansion potential - all in one strategic commercial investment. Estimated completion: end of October 2026. Contact us to schedule a viewing.

Essential Information

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Type	Status	MLS	Listing Type
Commercial (For Sale)	**Current**	**420647**	**Offices/Mixed Use**

Key Details

Bed	Bath	Block & Parcel
0	**0**	**19E,149-A11**

Acreage
0.46

Den	Year Built	Sq.Ft.
No	**2026**	**946.00**

Additional Features

Lot Size	Views	Zoning
0.46	**Inland**	**Heavy Industrial**

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