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# BARCADERE WAREHOUSE AND OFFICE

George Town East, Cayman Islands

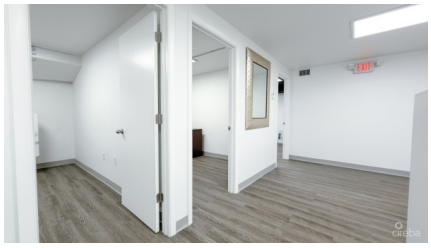
MLS# 420222

## CI$795,000













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Rare Warehouse Office Unit, David Foster Drive Opportunities like this don’t come around often. Unit D131 on David Foster Drive is a unique commercial warehouse with a mezzanine level, offering a rare combination of function, flexibility, and location. This upgraded space spans approximately 1,900 sq ft and includes four fully enclosed offices, a kitchen, bathroom, and dedicated storage,making it ideal for growing businesses or established operations seeking a private, professional environment in the heart of George Town’s industrial corridor. Thoughtful Design Meets Business Efficiency Built in 2019, this two-storey unit has been constructed to a high standard with a black and steel frame, concrete slab above, and slab-on-grade foundation,providing long-term durability and peace of mind. The mezzanine level and all four offices are air-conditioned, allowing for year-round comfort for your team and clients alike. The layout was carefully designed to maximize space while maintaining a clean, professional flow between working areas. Inside, the unit includes an under-counter refrigerator, internet connection, and partial furnishings including office desks, a main TV, and a stereo system, all of which will remain. Hurricane-rated windows offer added protection, ensuring security in all seasons. With city water, septic system, and strata-managed maintenance, this unit delivers operational convenience in every detail. Exceptional Value in a Sought-After Market Warehouse units with mezzanine offices are extremely rare to come to market, particularly those as turnkey and well-equipped as Unit D131. The strata fees are affordable at CI $707.64 per month, and utilities are cost-effective, with CUC averaging $60/month and water just $10/month. Located within a strata plan (No. 838), the property benefits from a secure, professionally managed environment, allowing you to focus on business growth without unnecessary overhead or complexity. Invest in Your Business Future Whether you’re upgrading your current space or securing an asset for future operations, Unit D131 is a smart move in a tightly held market. Its combination of location, layout, and unique availability make this property one that commands attention. Contact us today to arrange a private viewing. How do you want to live your life, and run your business?

## Essential Information

| Type | Status | MLS | Listing Type |
|---|---|---|---|
| **Business (For Sale)** | **Current** | **420222** | **Warehouse** |

## Key Details

| Block | Parcel |
|---|---|
| **20C** | **148H39** |

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| Year Built | Sq.Ft. |
| --- | --- |
| **2019** | **1900.00** |

## Additional Features

| Block | Lot Size | Parcel | Views |
| --- | --- | --- | --- |
| **20C** | **0.1** | **148H39** | **Garden View** |

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