5 Bay Harbour Centre, West Bay Road, Grand Cayman
+1 (345) 938-1000
info@rhulens.com

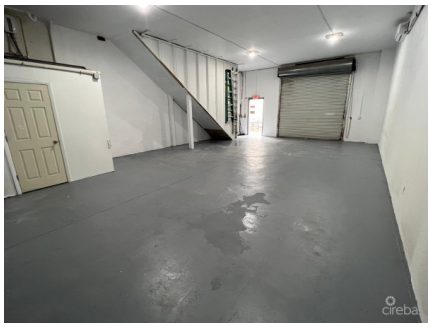
JJT WAREHOUSE

George Town East, Cayman Islands
MLS# 420432

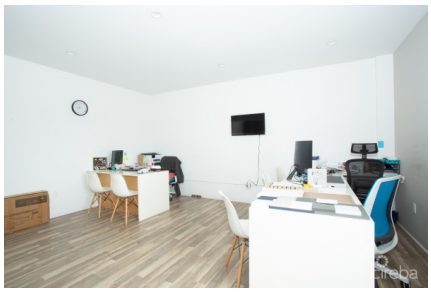
CI$699,000

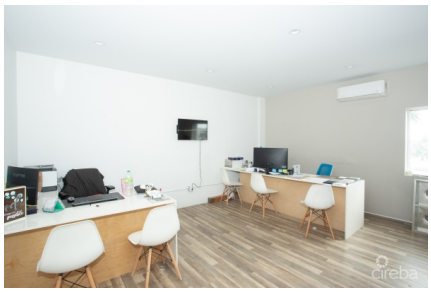












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Sloane Rhulen
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Situated in a highly desirable Industrial Park location off Dorcy Drive, this 2,000 sq. ft. warehouse presents an excellent opportunity for both owner-occupiers and investors seeking a flexible, income-producing asset. The 1,000 sq. ft. ground floor features a fully air-conditioned warehouse with soaring ceilings, spray-foam insulation, and fully finished walls and ceilings—creating an efficient, comfortable, and professional working environment. Front and rear garage doors provide outstanding access and smooth logistical flow. An interior staircase leads to approximately 1,000 sq. ft. fully enclosed mezzanine, finished with engineered hardwood flooring and configured with two separate air-conditioned office or storage spaces, offering excellent adaptability for administrative, operational, or multi-tenant use. Designed for durability and versatility, the property is well suited to a wide range of light industrial or commercial uses and offers potential for multiple tenancies. The unit is currently tenanted, making it an attractive turnkey investment. Key Features • 2,000 sq. ft. total area • 1,000 sq. ft. fully air-conditioned main floor • 1,000 sq. ft. enclosed mezzanine • Main floor ceilings well over 12 ft • Finished concrete flooring on the ground level • Front and rear garage doors • Spray-foam insulation throughout • Finished walls and ceilings • Interior staircase access to mezzanine • Separate entrance to access to mezzanine • Two air-conditioned office/storage rooms • Engineered hardwood floors (mezzanine) • Two bathrooms (one on each level) • Prime Industrial Park location • Currently tenanted

Essential Information

Type	Status	MLS	Listing Type
Business (For Sale)	**Current**	**420432**	**Warehouse**

Key Details

Block	Parcel
20B	**409/1H10**

Year Built	Sq.Ft.
2005	**2000.00**

Additional Features

Block	Lot Size	Parcel	Views
20B	**1.15**	**409/1H10**	**None**

Zoning	Road Frontage
Light Industrial	**440**

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