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SYNRG CENTER BUILDING 1 UNIT #4 - WAREHOUSE **CI\$820,000**

MLS# 418285

Lincoln Drive/Sparky Drive, W Bay Bch South, Grand Cayman, Cayman Islands

Property Features

Location: W Bay Bch South Status: Current Type: Commercial, Warehouse (For

Sale)

 Square Feet: 1,980.38
 Year Built: 2025
 Block: 19A

 Parcel: 96H4
 Acres: 0.7855
 Area: 20

Real Estates Main Features

Foundation: **Slab** Furnished: **No**

Zoning: Light Industrial

Lease Details (Area, Rate, Term): TBD

Views: Inland

Description

Introducing SYNRG Industrial Business Center Warehouse #4 – an exceptional pre-construction warehouse opportunity in an absolutely unbeatable location! Strategically positioned in the heart of Industrial Park, the island's booming industrial hub, SYNRG consists of two expertly designed buildings, housing a total of 9 units. This premier location, proximity to the new Airport Connector Road, ensures maximum visibility and dual road frontage on Lincoln Drive and Sparky Drive, delivering high traffic and unparalleled convenience.

Warehouse #4, spanning 1,980 sq. ft., includes a 1,320 sq. ft. ground floor and a 660 sq. ft. mezzanine – carefully and expertly designed with your business in mind. Built to the highest standards, features include:

- Hurricane-rated windows and doors
- Oversized doors for easy access
- Climate control options for year-round comfort
- Electric roll-up doors with remote control
- Ground floor set 8' above sea level for added protection
- Storm-protected mechanical equipment
- Solar panel-ready roofs for future sustainability
- Robust security system for peace of mind
- 8" thick reinforced concrete and block walls for durability and low maintenance
- Robust strata regulations with proper operations and maintenance in mind.
- Energy-efficient spray foam insulation under ceilings
- Handicap-compliant restrooms
- · Sleek architectural facade and strict strata regulations
- Maximum exposure thanks to dual road frontages on Lincoln Drive & Sparky Drive

Building 2 Unit #1 will feature a coffee shop and drive-through, adding convenience and attraction to this thriving business center. Surrounded by leading businesses like Cay-Shred, AL Thompson's, Clean Gas, and Progressive Distributors, SYNRG Industrial Business Center is the ultimate destination for businesses seeking prime positioning and operational excellence. This is your opportunity to secure a space in one of Cayman's most dynamic commercial developments—designed to maximize efficiency and visibility you need for your business!

Property Images





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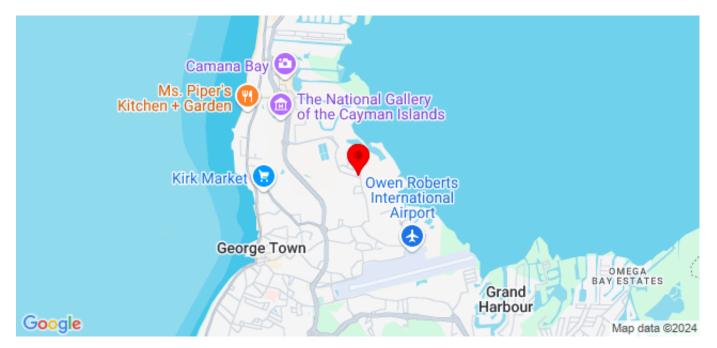












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