

## SYNRG CENTER BUILDING 1 UNIT #4 - WAREHOUSE

**MLS# 418285**

**CI\$820,000**

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

### Property Features

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Location: **W Bay Bch South**  
Square Feet: **1,980.38**  
Parcel: **96H4**

Status: **Current**  
Year Built: **2025**  
Acres: **0.7855**

Type: **Commercial, Industrial (For Sale)**  
Block: **19A**  
Area: **20**

### Real Estates Main Features

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Foundation: **Slab**  
Furnished: **No**  
Zoning: **Light Industrial**  
Lease Details (Area, Rate, Term): **TBD**  
Views: **Inland**

### Description

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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.

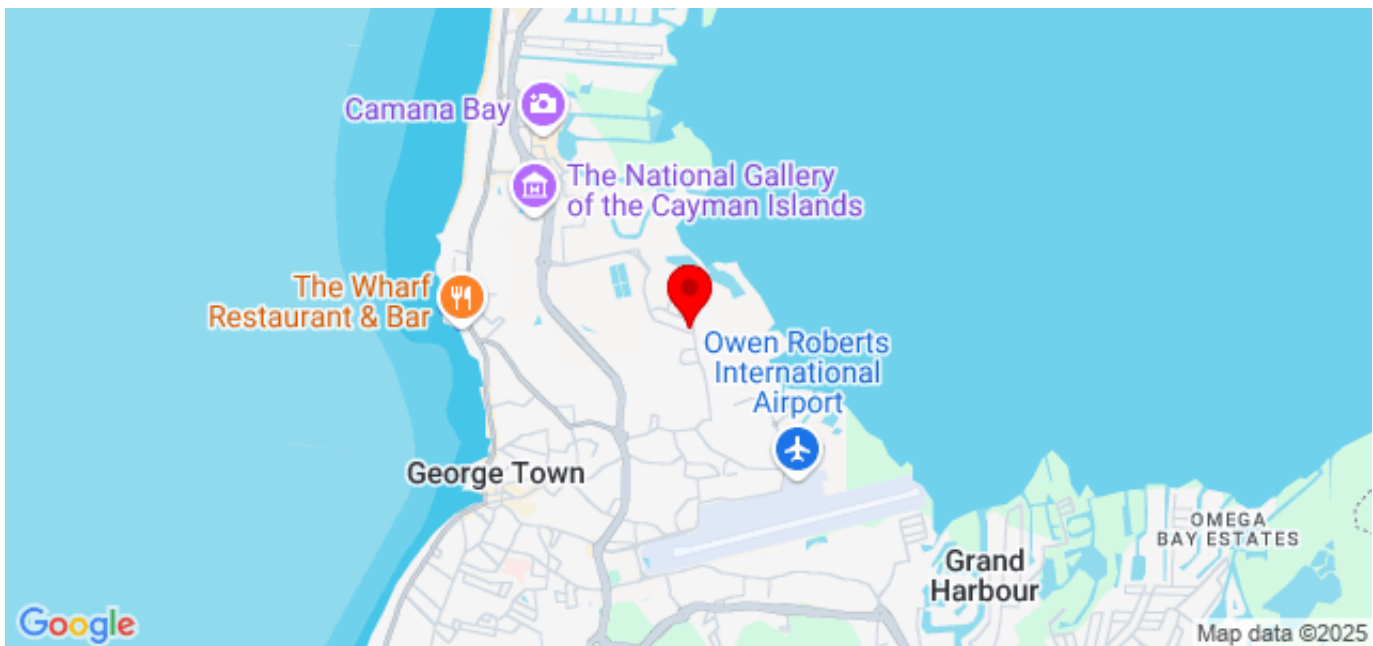
Warehouse #4, spanning 1,980 sq. ft., includes a 1,320 sq. ft. ground floor and a 660 sq. ft. mezzanine – carefully and expertly designed with your business in mind. Built to the highest standards, features include:

- 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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