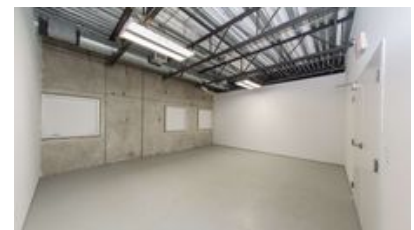
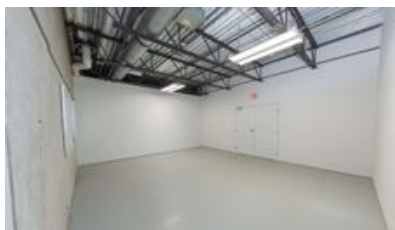




- **Type:** Offices / Mixed Use
- **Built:** 2008
- **Sqft:** 40,000
- **View:** Inland
- **MLS:** 410178



## Welcome to Highgrove Business Park

Rare opportunity! List price touts 7% ROI! All units leased!  
 Located in the industrial part of George Town, just behind CUC, Highgrove Business Park is Cayman's newest and most intelligently built business park. It offers extremely strong hurricane resistant office space, climate-controlled storage, warehousing and disaster recovery suites. The pour and tilt system of solid concrete and steel construction is high and dry at 9' above sea level and has 7" thick poured concrete walls. This efficient and effective building system exceeds the Miami Dade hurricane code and is built to withstand wind speeds of up to 155 miles per hour. Highgrove Business Park offers tailor-made floor plans from 10 to 40,000 sq. ft. suites plus 5,000 sq. ft. of new elevated air-conditioned and regular storage from 200 to 400 sq. ft. that are 22 ft. above sea level. Other features include its easy accessibility, ample parking, stand-by power, 24-hour security cameras, monitored controlled access, industrial elevators, in-ground gas supply and more. The site also has the capacity to add an additional building which could bring in an additional 25-35% occupancy. Property also has solar panels on the roof, which is a revenue generator with CUC credits. True opportunity that offers future potential for uptake from additional building, market conditions and increased rents over time. Property is sold with part of the site (2.33 acres) is under a 999 year peppercorn lease, as indicated by the attached yellow line separating the parcel.

## Your Agent



### James Bovell

*Broker/Owner*  
**+1 345 945 4000**  
[james@bovell.ky](mailto:james@bovell.ky)