

FOR LEASE
49,998 SF



373 & 305 N NIMITZ HIGHWAY
HONOLULU, HI 96817





**305 N NIMITZ HWY
MAIN BUILDING**
37,898 SF
6 Roll-Up Doors
2 Loading Stalls

**373 N NIMITZ HWY
WAREHOUSE**
12,100 SF
6 Roll-Up Doors
2 Loading Stalls

MULTIPLE
Access Points

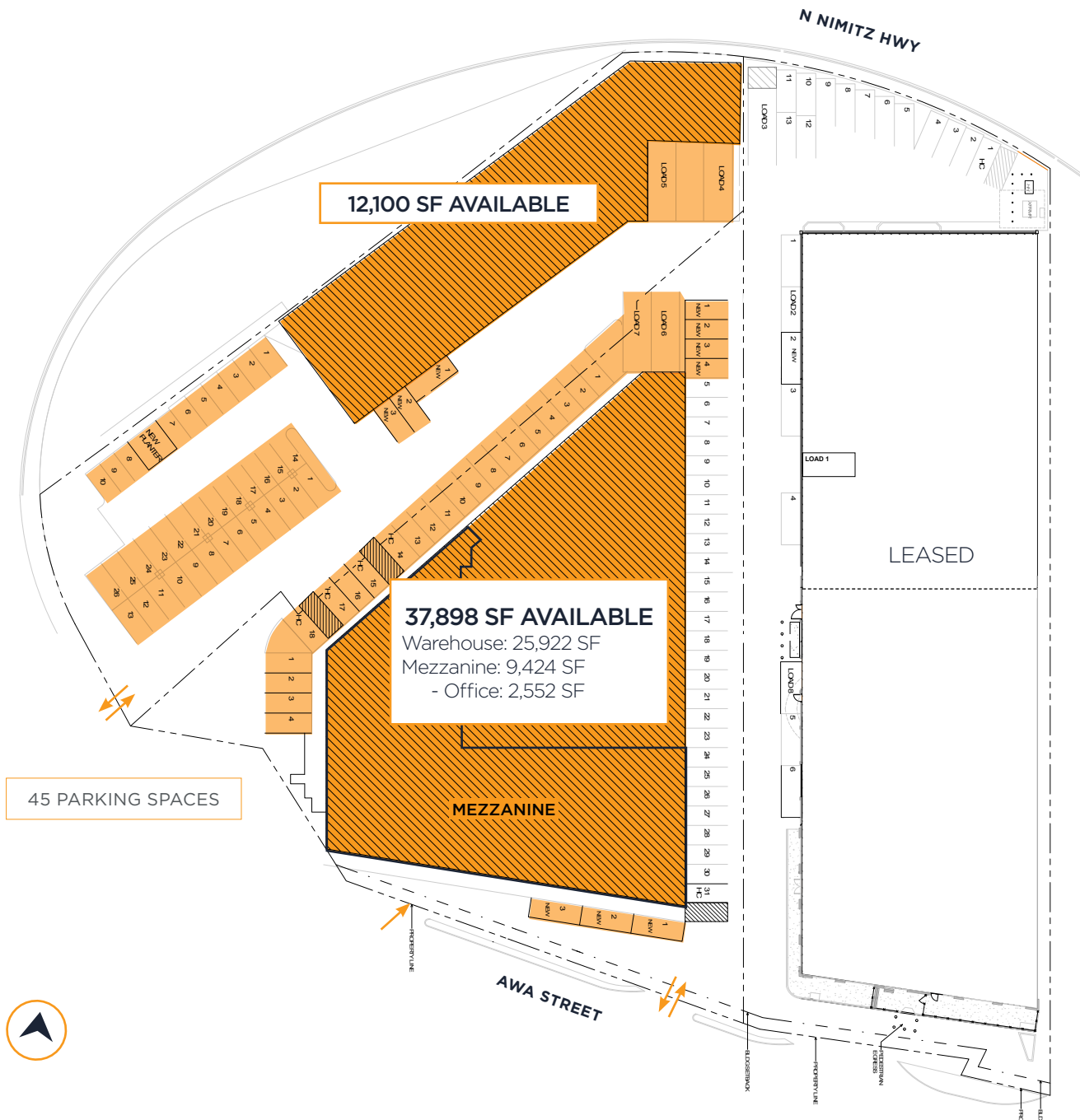
LARGE
Mixed-Use Property

PROPERTY HIGHLIGHTS

Available after half a century of operations, this one-of-a-kind freestanding asset is available for lease in downtown Honolulu. The large mixed-used property is located within walking distance to Honolulu Harbor, Aloha Tower, and the Central Business District. Multiple access points from Nimitz Highway in both East and West bound directions provide exceptional access, traffic counts, and signage opportunity.

Situated on nearly two acres, the first of two buildings fronts Nimitz Highway, and includes an open floorplan with a retail showroom while supporting a concrete mezzanine for additional storage operations. The second building has been designed for modern warehousing and distribution needs. The clear span concrete warehouse boasts 28' high ceilings and 6 roll up doors.

Picture your business here in the heart of Honolulu!



4 LOADING STALLS

Location:	Honolulu
Land:	1.8 Acres
Parking:	45 Stalls
Base Rent:	\$1.90/SF/Mo NNN
CAM:	\$0.34/SF/Mo
Zoning:	IMX-1
Term:	3-5+ Years

SITE PLAN

49,998 SF

*Drawing not to scale.
 Building is being remeasured.
 Square Footage subject to change.

A DRIVING WORKFORCE

Located within walking distance to Honolulu Harbor, Aloha Tower, and the Central Business District.



POPULATION

39,867
Within 1 Miles

197,226
Within 3 Miles

334,496
Within 5 Miles



AVG. INCOME

\$75,226
Within 1 Miles

\$90,464
Within 3 Miles

\$92,620
Within 5 Miles



HOUSEHOLDS

15,288
Within 1 Miles

77,531
Within 3 Miles

127,513
Within 5 Miles



1 MINUTE TO
CBD

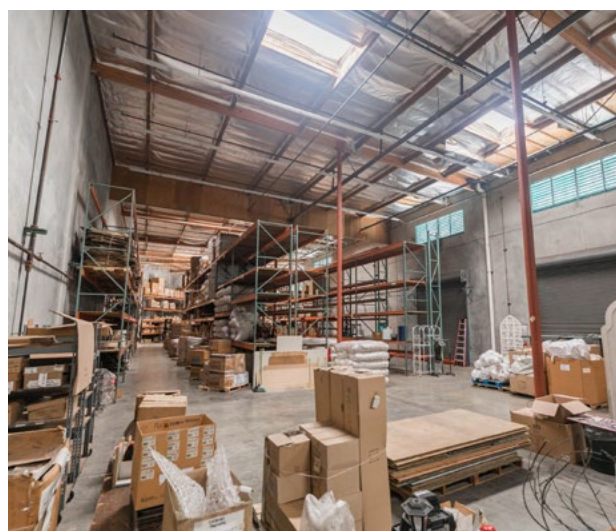
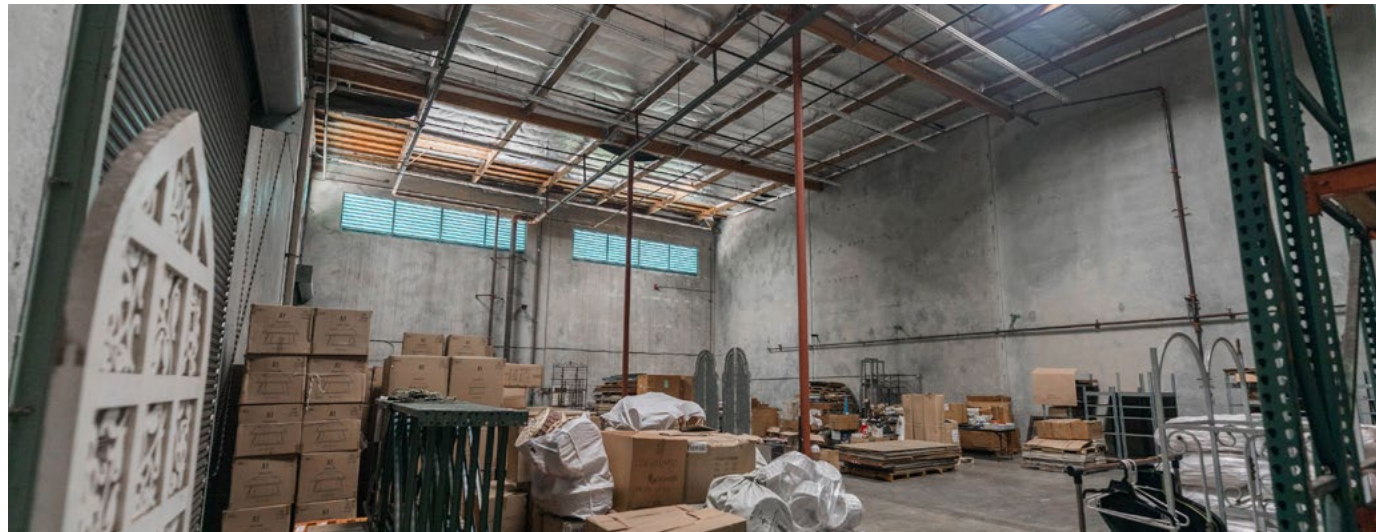
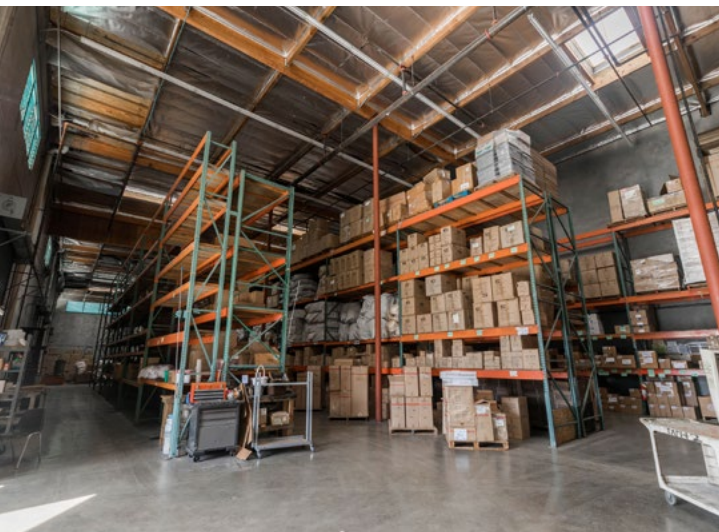
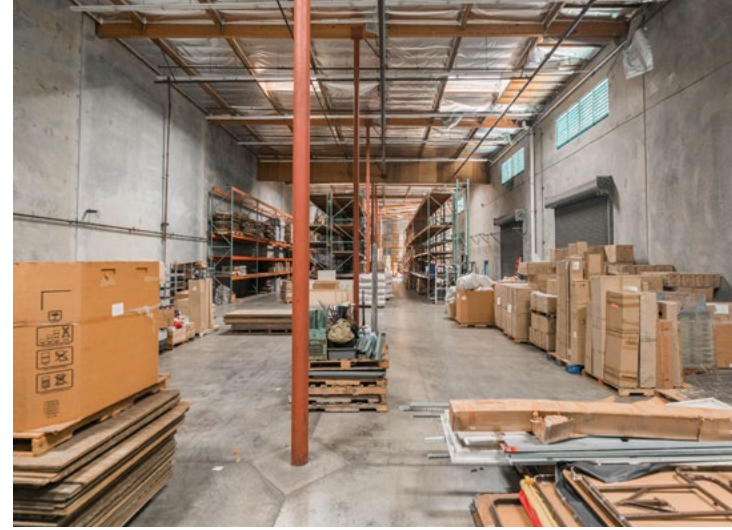


4 MINUTES TO
HARBOR



9 MINUTES TO
AIRPORT







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