

FOR LEASE

# 2250 ALAHAO PLACE

Honolulu, HI 96819

**~37,000 TO 79,688 SF**



**Adjacent to freeway, airport and harbor**

- 40+ Parking Stalls • 13 Roll-Up Doors
  - 20'-30' Clear Heights
- Steel Frame • Exterior Docks
  - Roof Vents • Sprinklers
  - Potential Racking System

\*Building is being remeasured.  
Square Footage subject to change.

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**CUSHMAN &  
WAKEFIELD**

**ChaneyBrooks**



Location:	Honolulu
Building*:	79,688 SF
Unit A*:	~37,000 SF
Unit B*:	~42,000 SF
Land:	2.52 Acres
Parking:	40+ Stalls
Base Rent:	\$1.30/SF/Mo
Estimated CAM:	\$0.37/SF/Mo
Zoning:	I-2
Term:	5-10+ Years
Electrical Capacity:	400 Amps <sup>1</sup>

# PROPERTY HIGHLIGHTS

*\*The building is currently being remeasured. Square footage is subject to change. Existing layout ideal for single tenant user, space may be demised into two separate units.  
<sup>1</sup>To be verified by an electrician.*

Large industrial space with loading dock and private yard now available for lease in Honolulu. Located at the corner of Sand Island Access Road and Nimitz Highway. Approximately a 5-minute drive to both Honolulu Harbor and Daniel K. Inouye International Airport. 1-minute drive to Nimitz Highway and H1, both major roadways.

Situated on two and a half acres of land, the sprinklered warehouse has ample parking and yard space ideal for container access. The building's open floorplan boasts pitched ceiling heights approximately 20' to 30' complimented by 13 roll up doors. A will-call station is efficiently combined with the main 2-story office space. The warehouse supports an additional two restrooms and three auxiliary offices near the loading platforms and roll up doors.

Great opportunity for a business looking to stay in the core industrial sector of Honolulu.

# A DRIVING WORKFORCE

Located near the Daniel K. Inouye International Airport, Honolulu Harbor, and the Central Business District.



**POPULATION**

**19,395**

*Within 1 Miles*

**150,119**

*Within 3 Miles*

**287,829**

*Within 5 Miles*



**AVG. INCOME**

**\$92,417**

*Within 1 Miles*

**\$97,652**

*Within 3 Miles*

**\$97,197**

*Within 5 Miles*



**HOUSEHOLDS**

**4,474**

*Within 1 Miles*

**48,434**

*Within 3 Miles*

**106,711**

*Within 5 Miles*

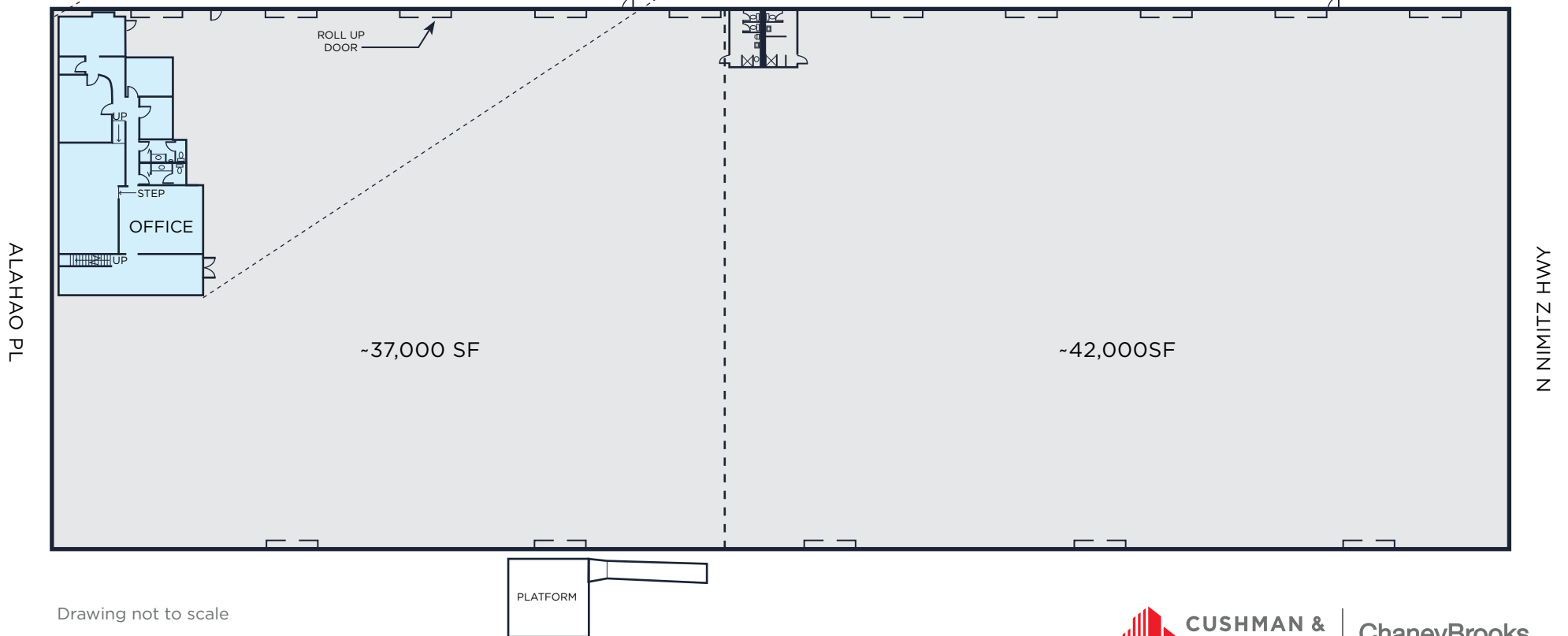
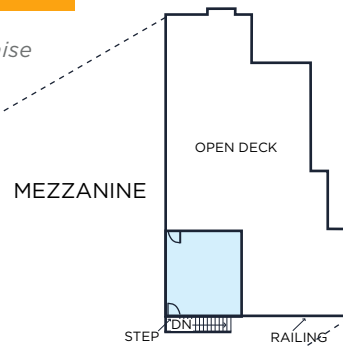


**CUSHMAN & WAKEFIELD**

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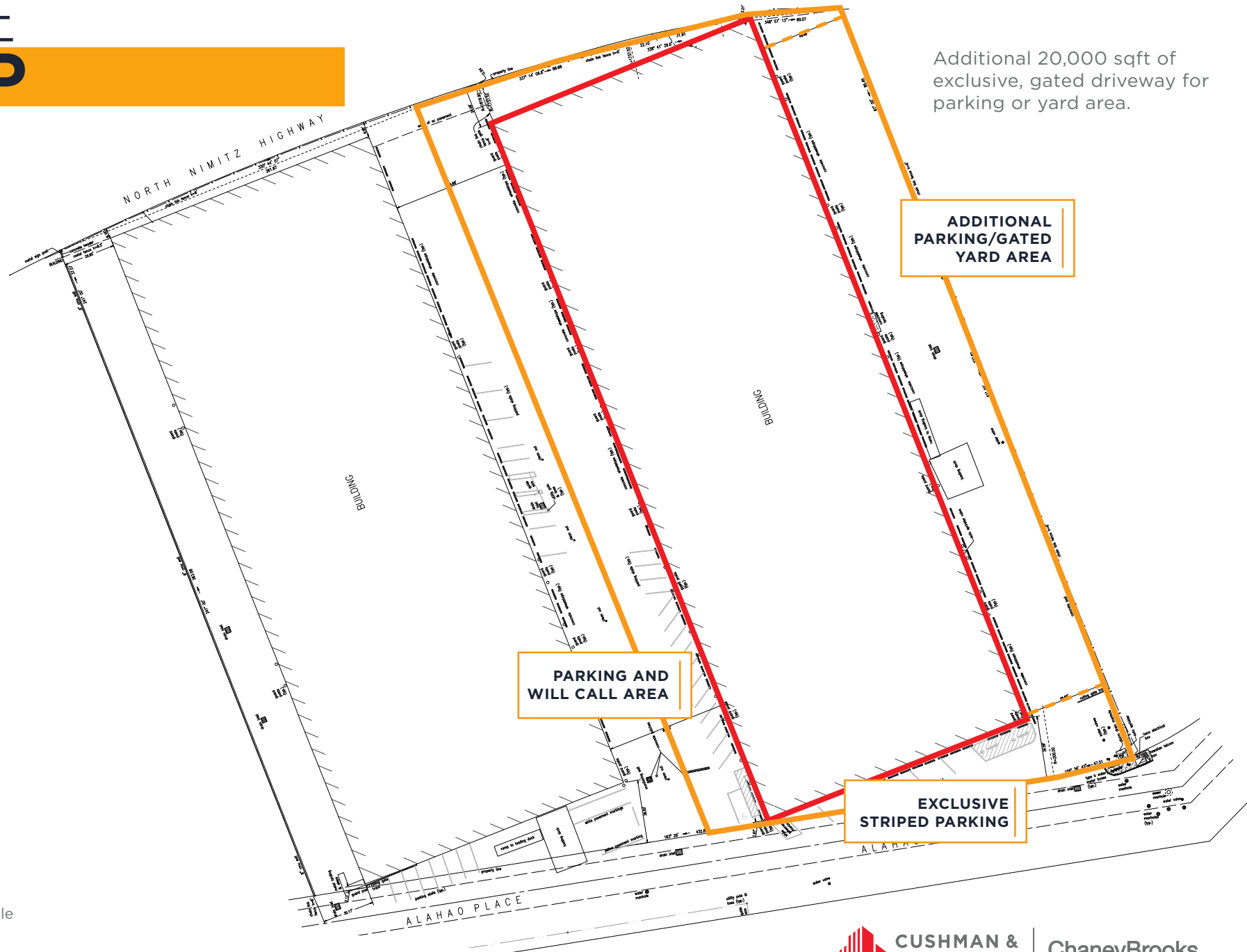
# SITE PLAN

*\*Currently configured for single tenant. Option to demise available.*



Drawing not to scale

# SITE MAP



Additional 20,000 sqft of exclusive, gated driveway for parking or yard area.

**ADDITIONAL  
PARKING/GATED  
YARD AREA**

**PARKING AND  
WILL CALL AREA**

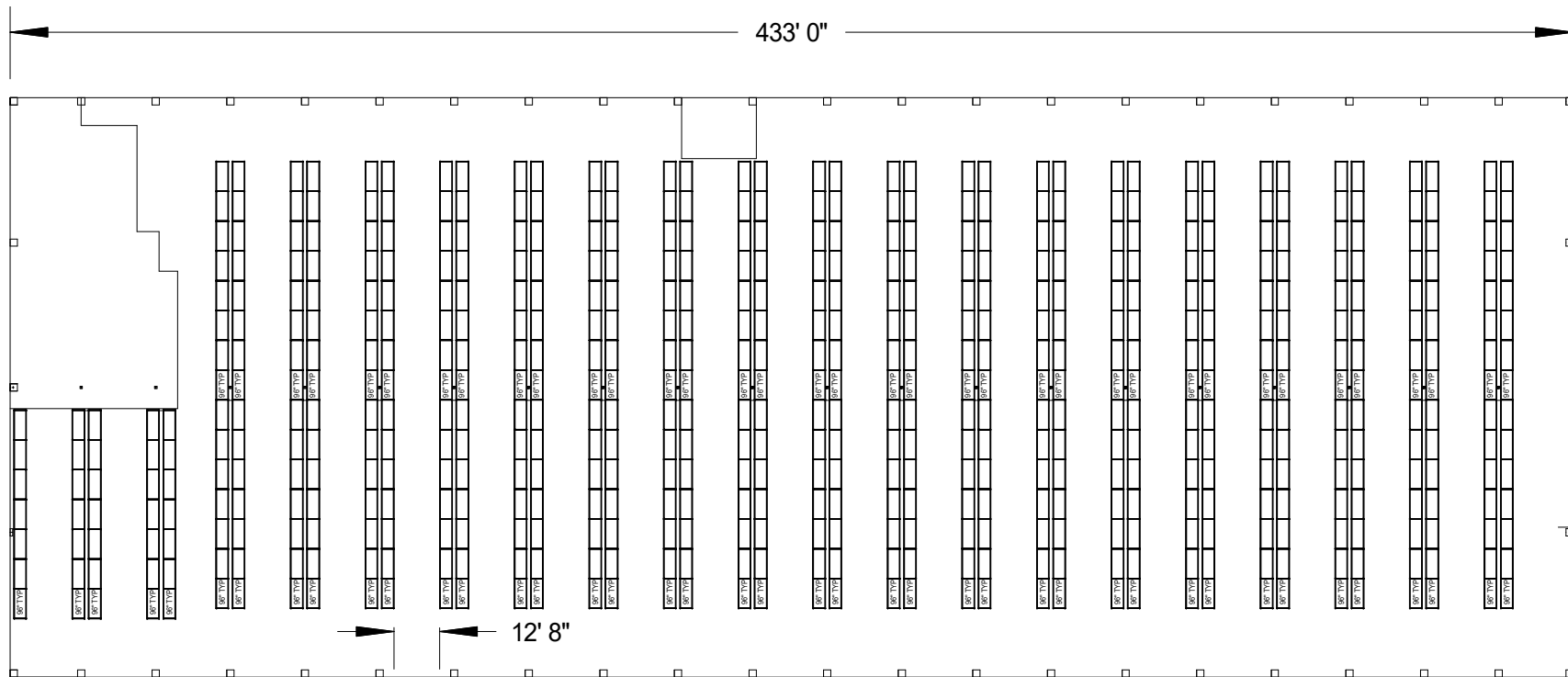
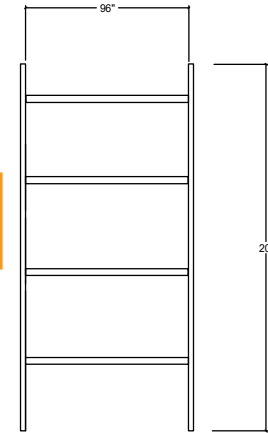
**EXCLUSIVE  
STRIPED PARKING**

Drawing not to scale

# POTENTIAL RACKING SYSTEM

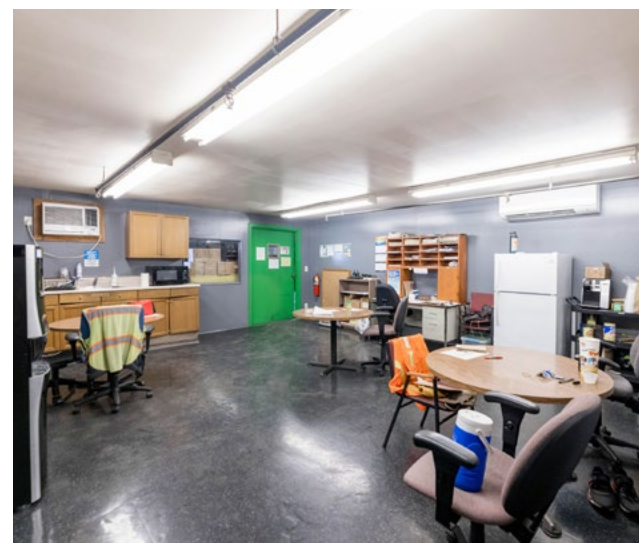
The current pallet rack shelves will be removed. Commercial Shelving, Inc. has designed a possible racking layout which may be customized to fit your needs.

RACKING DIMENSIONS



\*The proposed racking system includes 5,750 pallet positions and more possible with removal of office space.

 **COMMERCIAL SHELVING, INC**





## CONTACT US FOR MORE INFORMATION

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