

1714 & 1728 HOMERULE STREET


HONOLULU, HI 96819



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RARE LARGE PARCEL WITH TWO WAREHOUSE BUILDINGS



Cushman & Wakefield ChaneyBrooks is pleased to present an exceptional opportunity to acquire two warehouses in Kalihi Kai, just 2 blocks from the major thoroughfare, Nimitz Highway.

The building located at 1728 Homerule is approximately 9,175 square feet including a 2,969 square foot mezzanine office and available for occupancy. Built in 1991, the warehouse has high ceiling heights allowing for high pile storage. The building is equipped with a fire sprinkler system.

Northshore Sheet Metal occupies the warehouse/shed at 1714 Homerule which is approximately 9,400 square feet and was built in 1956 with a double pitched roof.

The buildings are situated on 25,000 square feet of fee simple land zoned I-2. Parking for the property is located between the buildings, secured with a chain linked fence and gate.

The asset is located between the Daniel K. Inouye International airport and the Honolulu Harbor, near downtown Honolulu. The site is easily accessible from the H-1 Freeway. Due to its proximity to the future Kalihi rail station, the property falls within the Kalihi TOD Plan which allows for increased density.

1714 & 1728 Homerule Street

ASKING PRICE:	\$7,950,000
ADDRESS:	1714 & 1728 Homerule Street Honolulu, HI 96819
TMK NUMBER:	(1) 1-2-5:52
TENURE:	Fee Simple
GROSS LEASABLE AREA	18,575 SF
LAND AREA:	25,000 SF
YEAR BUILT:	1956 & 1991
ZONING:	I-2 - Intensive Industrial District



PROPERTY SUMMARY

1714 & 1728 HOMERULE STREET

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BUILDING DETAILS

ADDRESS	1714 HOMERULE
BUILDING	Bldg A
GLA	9,400 SF
YEAR BUILT	1956
LEASE EXPIRATION	August 2023
CEILING HEIGHT	22' at the center peak
DOORS	2 sliding doors facing the parking lot <ul style="list-style-type: none">• Left: 16'w by 13'h• Right: 15'w by 13'h 1 sliding door facing street <ul style="list-style-type: none">• 9'w by 9'h
OFFICES	<ul style="list-style-type: none">• Office closer to street: 16'x31'<ul style="list-style-type: none">» 2 offices, kitchenette and restroom• Office on the opposite side: 52'x18'<ul style="list-style-type: none">» 3 offices, kitchenette and restroom
RESTROOM	2 total - 1 in each office
ELECTRICAL*	100 amp 3 phase



PROPERTY SUMMARY

1714 & 1728 HOMERULE STREET

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BUILDING DETAILS	
ADDRESS	1728 HOMERULE
BUILDING	Bldg B (blue bldg)
GLA	6,826 SF Warehouse 2,969 SF Mezzanine 9,175 SF TOTAL
YEAR BUILT	1991
OCCUPANCY	Available
CEILING HEIGHT	27' - 29' at the peak
DOORS	3 roll up doors <ul style="list-style-type: none"> • Left: 11'w by 14'h • Middle: 9'w by 14'h • Right: 12'w by 12'h
OFFICES	Mezzanine office
RESTROOM	4 total <ul style="list-style-type: none"> • Ground floor restroom closest to street includes a urinal and shower in the men's restroom
ELECTRICAL*	3 phase 120v. Two meters. 225 amp on the side of the building closest to street. Opposite side: 100 amp 3 phase





Excellent owner-user/investment opportunity



Secured site with fenced yard, sliding gate, and barbed wire



Two (2) curb cut ingress/egress access points



Fee simple opportunity



Well-located asset with convenient access to the H1 Freeway



Near the Daniel K. Inouye International Airport and Honolulu Harbor



Nearby future rail stop to add more regional and urban Honolulu accessibility



Located within an Opportunity Zone with possible tax savings



KAPALAMA STATION #15

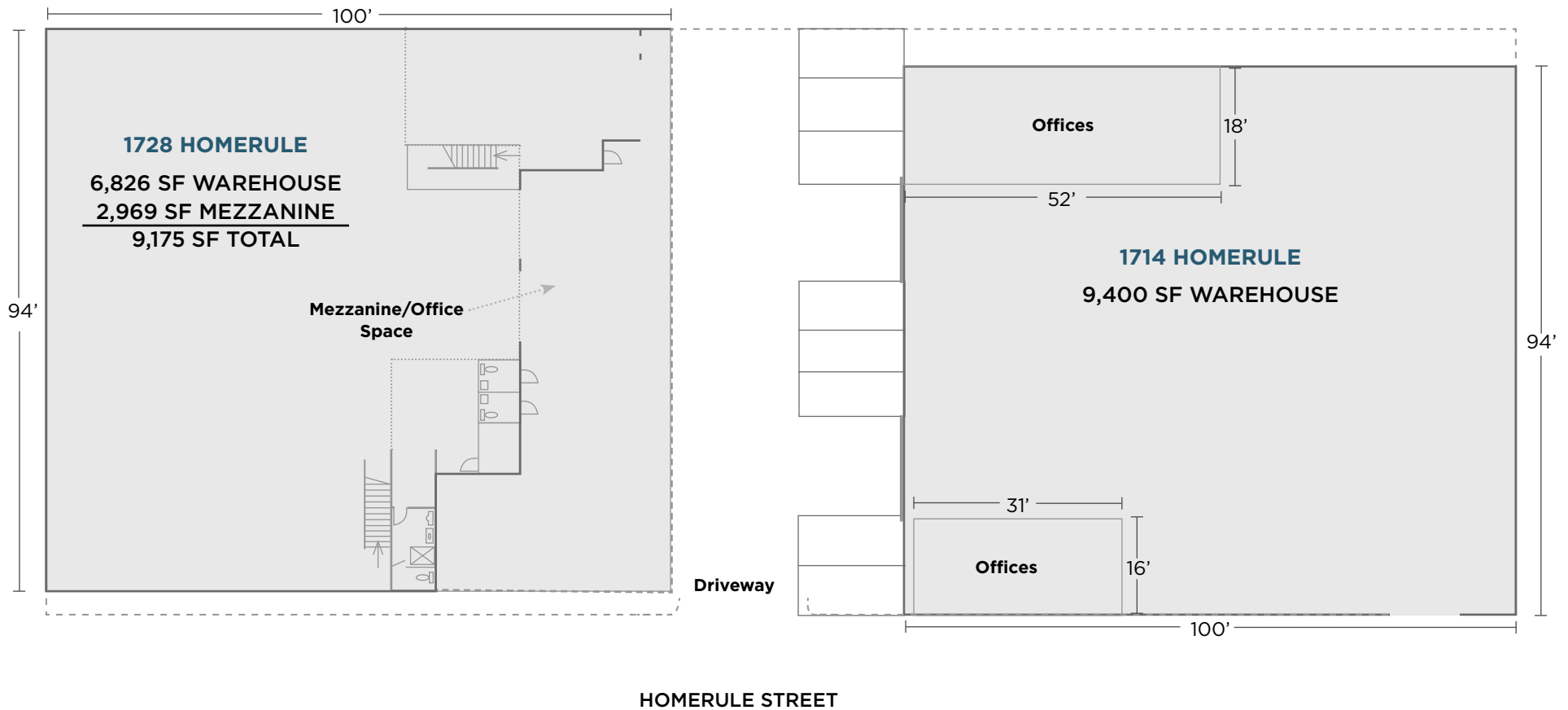
Serving the Kalihi, Kapalama, Honolulu Community College, and outlying residential areas.

Travel Time (including stops):

- 34 minutes to the East Kapolei Station
- 13 minutes to the Aloha Stadium Station
- 8 minutes to the Honolulu International Airport Station
- 4 minutes to Downtown Station
- 8 minutes to the Ala Moana Station



SITE PLAN



Drawing not to scale

SITE DESCRIPTION

1714 & 1728 HOMERULE STREET

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LOCATION	Kalihi
TENURE	Fee Simple
TAX MAP KEY	(1) 1-2-5:52
LAND AREA	25,000 SF
2021 REAL PROPERTY TAXES	\$63,678.96
ACCESS	There are ingress/egress points for vehicle access to the Property from Homerule Street; 1 into the parking lot between the 2 buildings, and 1 into the 1714 Homerule with a sliding door.
ZONING	I-2 Intensive Industrial District
STATE LAND USE	Urban District
HEIGHT LIMIT	60 Feet
SMA/SHORELINE	Not in SMA
STREET SETBACK	None
FLOOD ZONE	X- Beyond 500 Year Flood Plain



The Property is being sold on an “as-is, where-is” basis. All investors willing to make an offer are invited to participate. Following review of offers, the seller will negotiate with the prospective purchaser, which in its sole judgment, represents the best combination of price, terms and ability to perform. The seller reserves the right to reject any offer for any reason. All offers are to be submitted to:

LAU CHEE INC.
c/o Cushman & Wakefield ChaneyBrooks
Attention: Anthony Provenzano (B) CCIM SIOR
aprovenzano@chaneybrooks.com
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OFFERING MEMORANDUM DISCLAIMER

Affiliated Business Disclosure and Confidentiality Agreement

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