

CUSHMAN &
WAKEFIELD

ChaneyBrooks

FULLY-LEASED WAREHOUSE FOR SALE

Halawa Business Park

99-1410 Koaha Place | Aiea, HI 96701



**BIG Price Reduction! Owner Retiring -
Will Cooperate with 1031 Exchange**

FOR SALE

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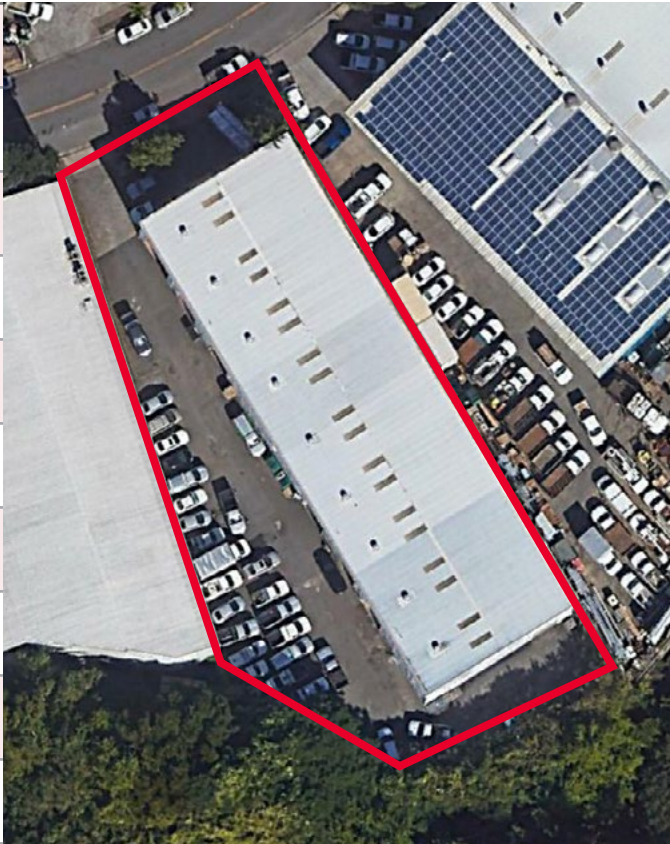
Property Summary

ASKING PRICE	\$790,000	ZONING	I-2 - Intensive Industrial District
2023 BUDGETED NOI	\$98,444.00	TENURE	Leasehold
ADDRESS	99-1410 Koaha Place Aiea, HI 96701	GROUND LESSOR	The Queen Emma Foundation
TAX MAP KEY	(1) 9-9-77: 15	CURRENT GROUND RENT (1/1/22-12/31/31)	\$260,075.00 (plus GET) per annum
BUILDING SIZE	15,820 SF	GROUND LEASE EXPIRATION	12/31/2046
LAND AREA	35,643 SF		
OCCUPANCY	100%		
# OF UNITS	6		
ROLL UP DOORS	7 Grade Level (12'-14' High)		
PARKING	Approx. 22 Stalls		
YEAR BUILT	1989		
HEIGHT LIMIT	60 Feet		

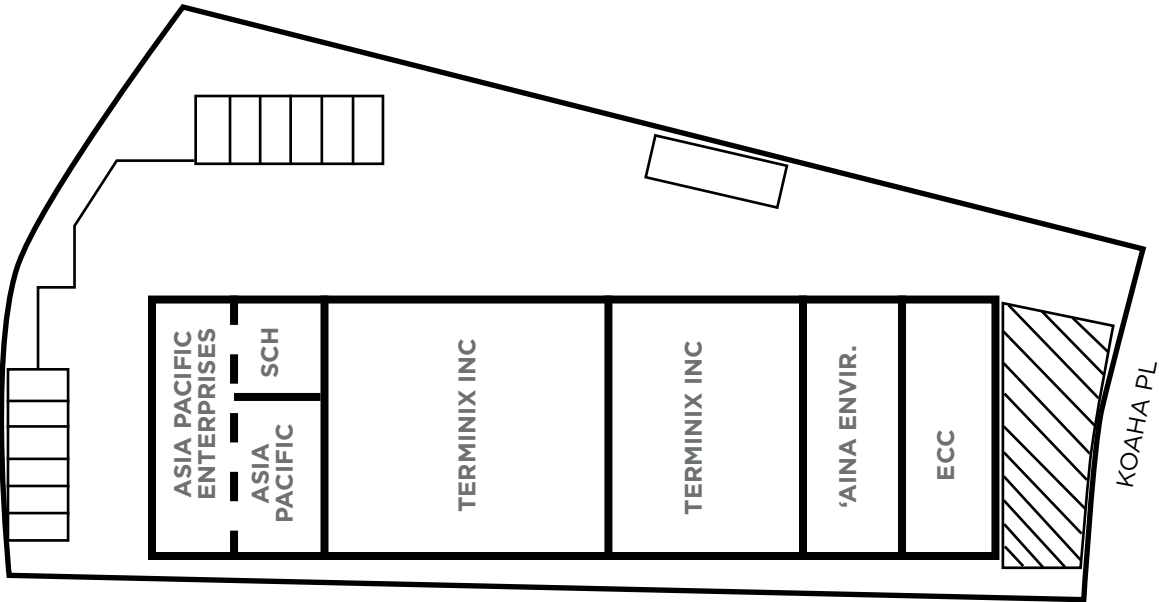


Investment Highlights

Fully-Leased Investment Property
22+ Foot High Cube Ceiling Heights
Stable Cash Flow from Quality Tenants
Restrooms included in all units
Air-Conditioned Office Mezzanines in majority of units
Gated Parking with approximately 22 stalls
Recently Completed Roof & Structural Repairs
Prime Location in Halawa Valley
Easy Access to H-1, H-3 and H201 Freeways
Close Proximity to the Daniel K. Inouye International Airport and Honolulu Harbor



Site Plan



Drawing not to scale

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Aerial / Location Map



Demographics

	1 Mile	3 Mile	5 Mile
Population	8,738	101,441	228,023
Median HH Income	\$88,141	\$82,358	\$79,430
Median Home Value	\$795,751	\$663,810	\$694,456



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