



CUSHMAN &
WAKEFIELD

ChaneyBrooks



FEE SIMPLE OWNER-USER
OPPORTUNITY

KAPOLEI SPECTRUM BUSINESS PARK

2116 LAUWILIWILI STREET, UNIT 101F
KAPOLEI, HI 96707

PROPERTY FEATURES

PROPERTY HIGHLIGHTS

IMPROVEMENT UPGRADES - This well-maintained unit is equipped with upgraded LED lights within, an upgraded transformer, and an HVAC system.

LOADING DOCK - Unit 101F is ideally situated adjacent to a shared loading dock allowing for great accessibility and ease of use for transporting from dock to unit.

USABLE LAYOUT - The unit is improved with a storefront, 1 private office, dedicated warehouse space which can be used as storage or possible galley, 2 private restrooms one in the office and another within the warehouse, 16-foot ceiling heights, a front door, and one (1) rear rollup door.

PARKING - The desirable unit will be conveyed with three (3) dedicated parking stalls, with two (2) stalls directly fronting the unit and the third stall at the end of the building.

KAPOLEI SPECTRUM BUSINESS PARK - Located within the Kapolei Spectrum Business Park, a "Class A" industrial park condominium project within the master-planned Kapolei Business Park.

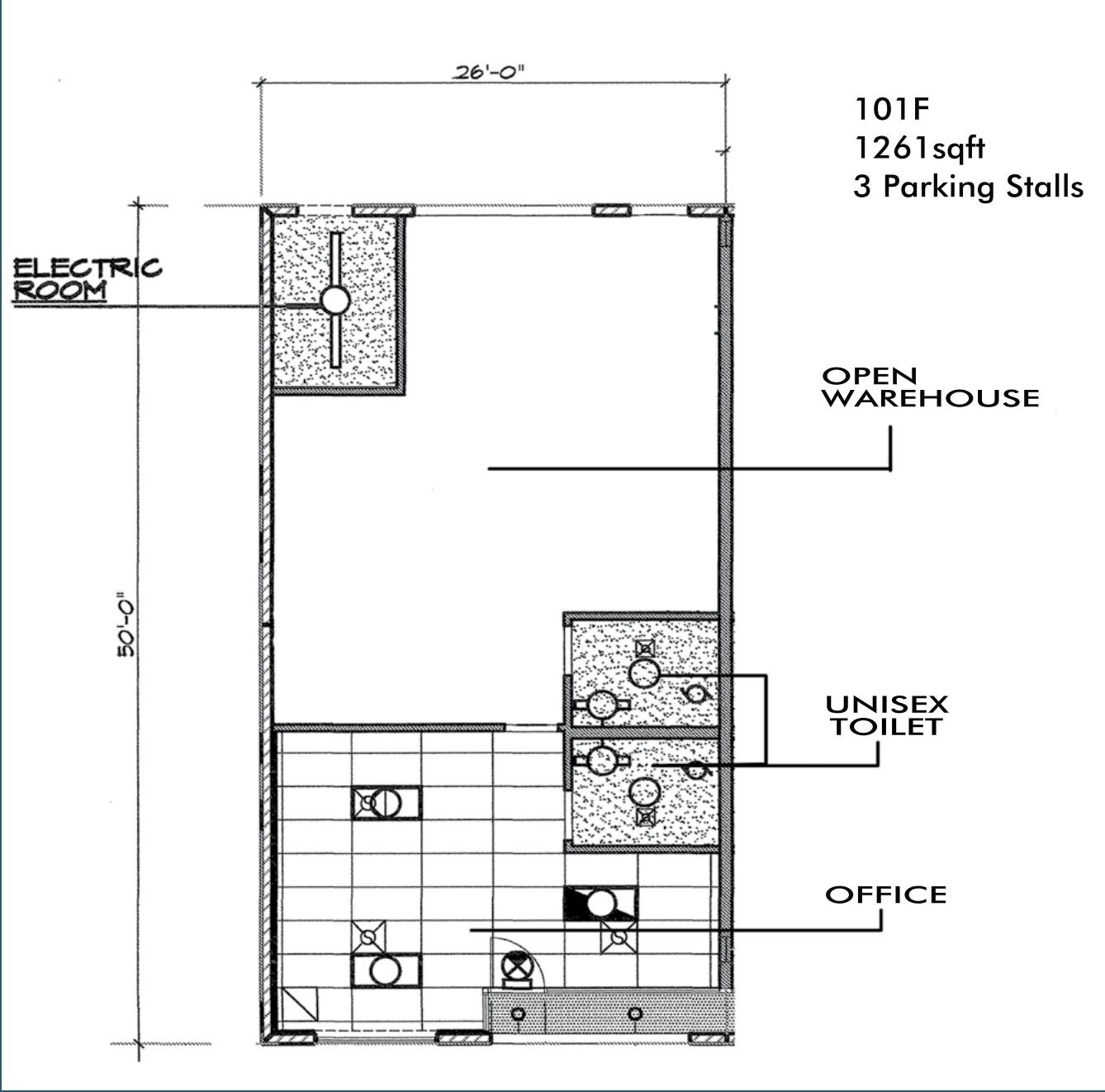
PROPERTY SUMMARY

ASKING PRICE	\$510,000
ADDRESS	Kapolei Spectrum Business Park 2116 Lauwiliwili Street, Unit 101 F Kapolei, HI 96707
TAX MAP KEY	(1) 9-1-75:3, CPR No. 11
TENURE	Fee Simple
BUILDING SIZE	1,261 SF
YEAR BUILT	2007
COMMON AREA MAINTENANCE (CAM) FEE	\$0.30 PSF/MO
REAL PROPERTY TAX	\$0.27 PSF/MO
HEIGHT LIMIT	60 Feet
ZONING	I-2, Intensive Industrial District
PARKING	3 Dedicated Stalls



LOADING DOCK

SITE PLAN





CONTACT



ChaneyBrooks



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