

# 99-1330 KOAHA PLACE

AIEA, HI 96701



FLEXIBLE OWNER-USER OPPORTUNITY



ChaneyBrooks



## PROPERTY DETAILS

<b>ASKING PRICE</b>	\$850,000
<b>ADDRESS</b>	99-1330 Koaha Pl Aiea, HI 96701
<b>TAX MAP KEY</b>	1-9-9-77-23
<b>2024 PROPERTY TAX</b>	\$32,566.12
<b>TENURE</b>	Leasehold
<b>GROUND LEASE EXPIRATION</b>	December 31, 2046
<b>GROUND RENT</b>	\$11,709.17/Month*
<b>BUILDING SIZE</b>	12,342 SF
<b>LAND AREA</b>	20,801 SF
<b>YEAR BUILT</b>	1991
<b>ZONING</b>	I-2 Intensive Industrial District

*\* This is approximate and will adjust according to the base ground lease terms.*





# INVESTMENT HIGHLIGHTS

## Heavy Power\*

Powered by a 400-amp, 3-phase electrical panel.

## Photovoltaic System

Providing for additional electrical savings.

## Flexible Owner-User Opportunity

This property offers versatile options for the owner: occupy the entire building, lease out one of the warehouses, or rent both to maximize income potential.

## Building Features

Two high-cube warehouses (19' Clear Height) partially separated by a wall with additional mezzanine storage, private offices, open reception area, kitchenette, and multiple restrooms, making it ideal for diverse business needs.

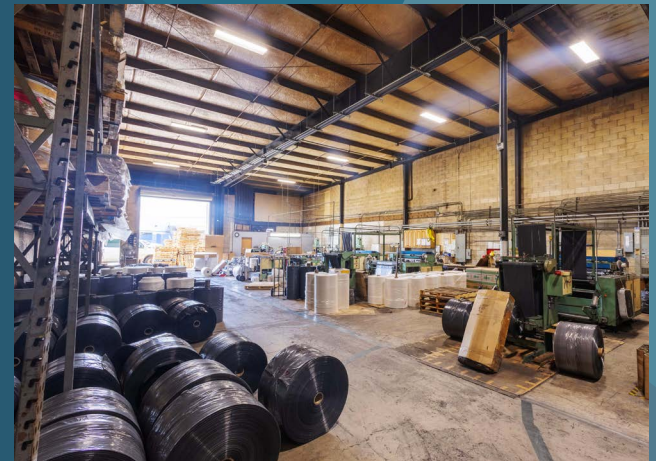
## Roll Up Doors

Two (2) Doors Approximately 12' wide x 14' high.

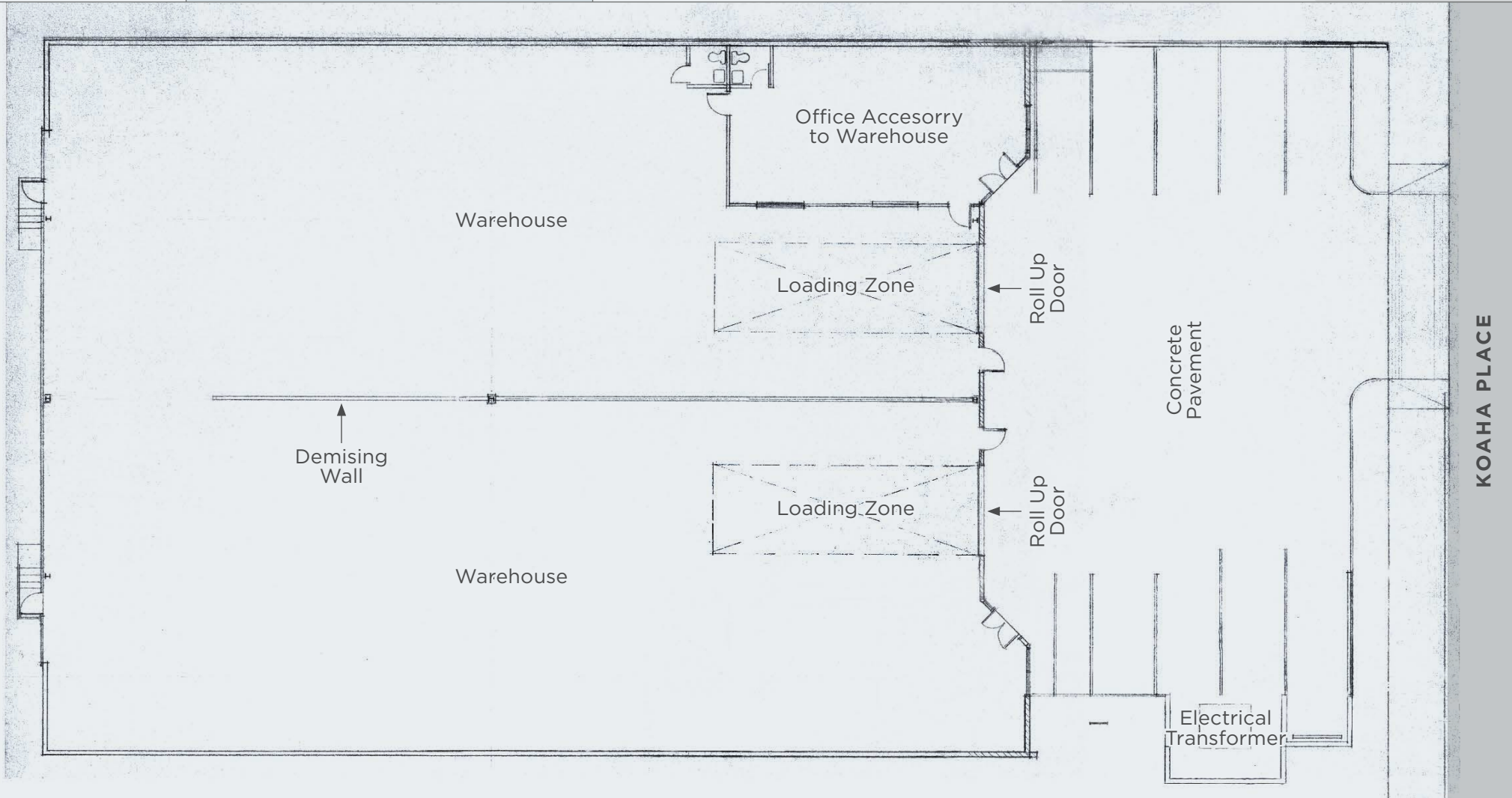
## Parking

Ten (10) dedicated parking stalls, with additional street parking available.

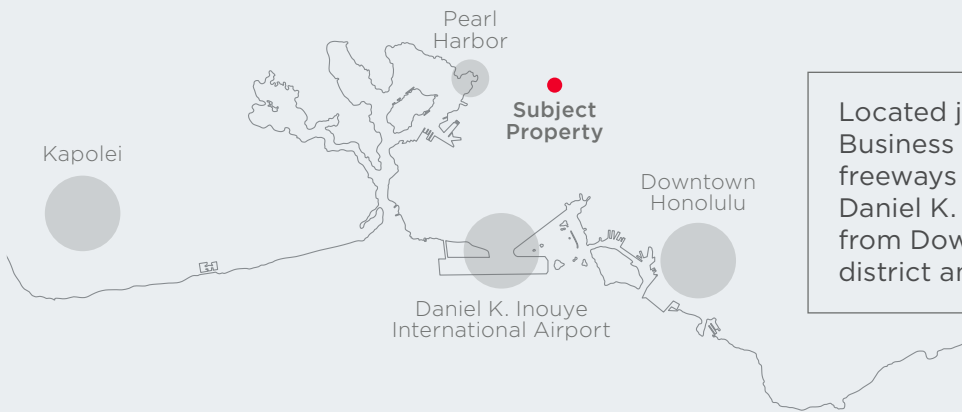
*\*This is approximate, for the most accurate information please consult a certified electrician*



# SITE PLAN



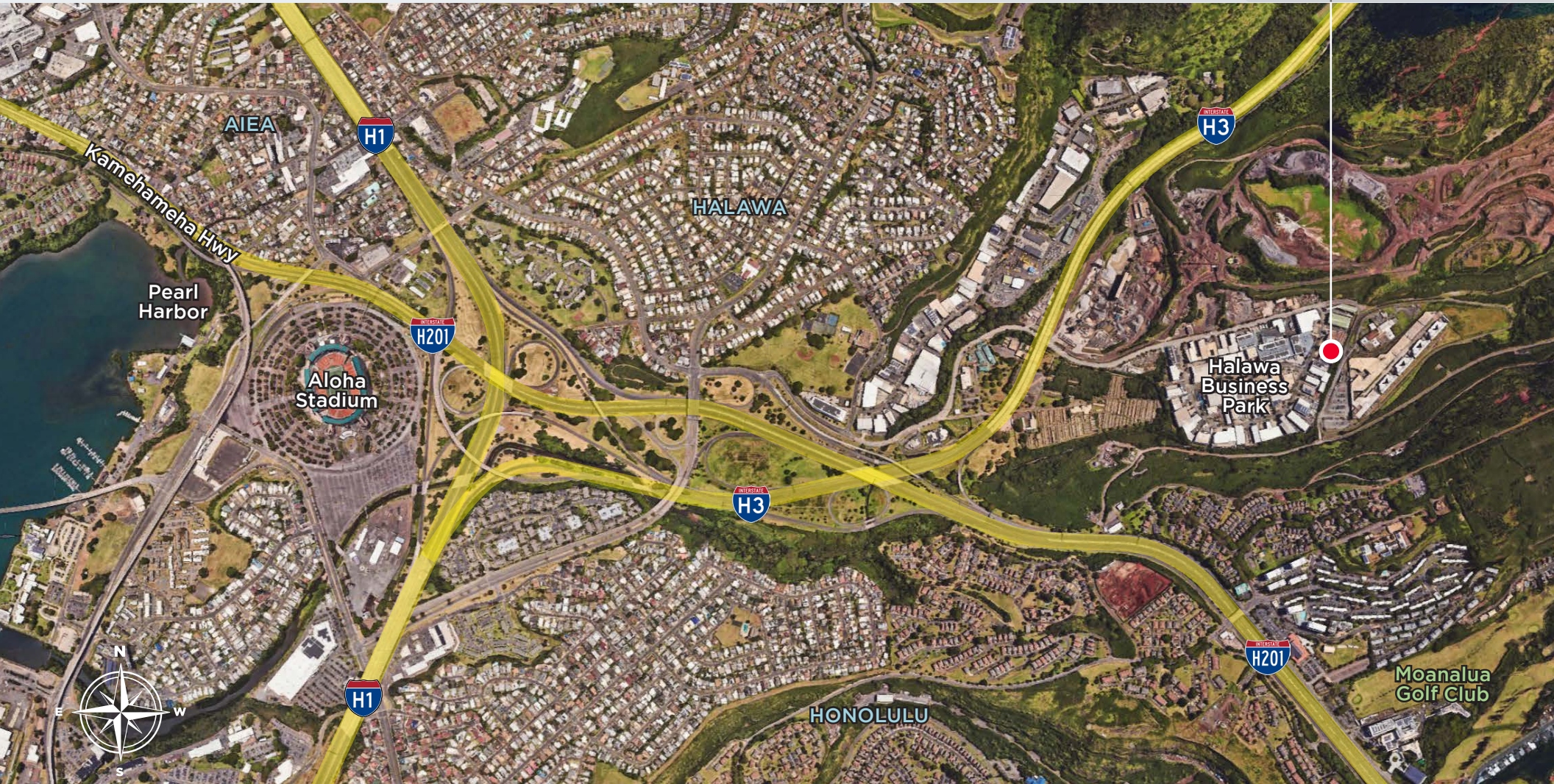
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Located just off the H-1 freeway in Halawa Business Park with easy access to all 3 major freeways in both directions. 10 minutes from the Daniel K. Inouye International Airport, 15 minutes from Downtown Honolulu's central business district and only 20 minutes from Kapolei.

# 99-1330

## Koaha Place





ChaneyBrooks

Land Plastic Bags

CONTACT US FOR MORE INFORMATION

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