

99-1342 KOAHA PLACE

AIEA, HI 96701

OWNER-USER OPPORTUNITY



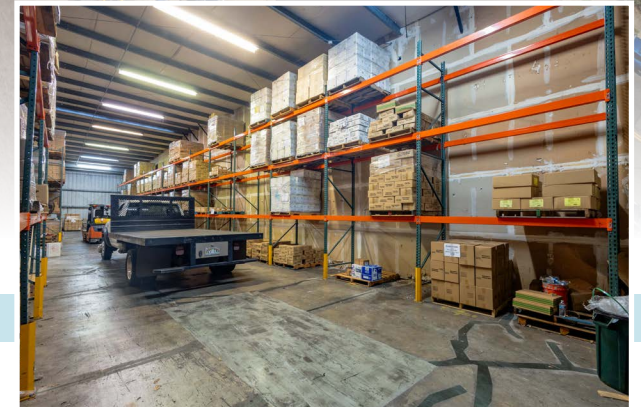
ChaneyBrooks



PROPERTY DETAILS

ASKING PRICE	\$750,000
ADDRESS	99-1342 Koaha Pl Aiea, HI 96701
TAX MAP KEY	1-9-9-77-22
2024 PROPERTY TAX	\$32,566.12
TENURE	Leasehold
GROUND LEASE EXPIRATION	December 31, 2046
GROUND RENT	\$10,944.17/Month*
BUILDING SIZE	12,342 SF
LAND AREA	20,801 SF
YEAR BUILT	1991
ZONING	I-2 Intensive Industrial District

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



INVESTMENT HIGHLIGHTS

Owner-User or Investment Opportunity

This building offers flexibility with a portion already leased to a reputable tenant, ensuring stable cash flow. The owner can choose to occupy the remaining unit or lease it out to generate additional income.

Building Features

The property consists of two (2) high cube warehouses (17' Clear Height), plus mezzanine storage space. Each unit offers a private office space, reception area, and multiple restrooms, providing a complete solution for various business needs.

Roll Up Doors

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

Parking

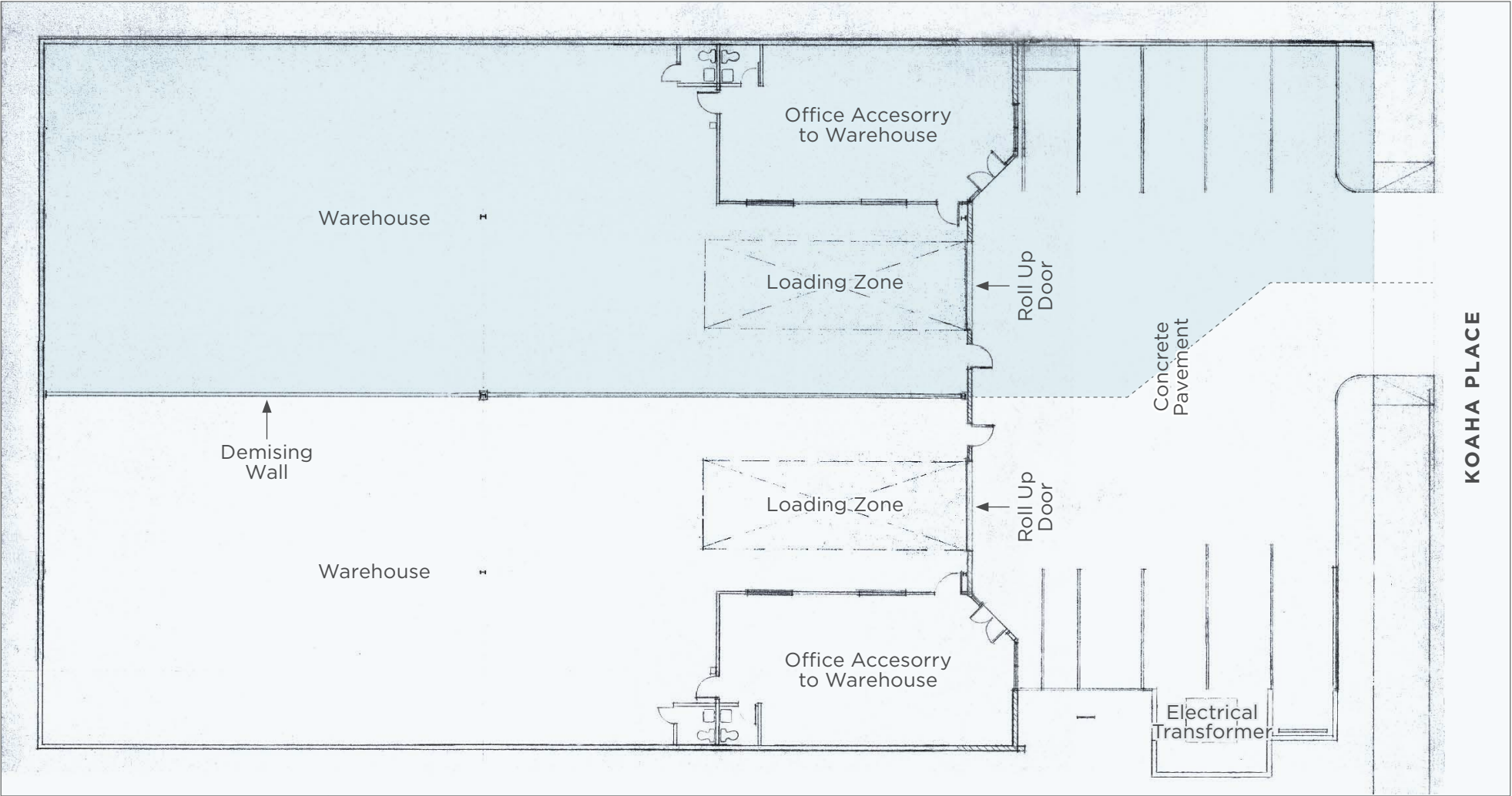
Ten (10) dedicated parking stalls, with additional street parking available.

Convenient Location

Located in Halawa Industrial Park with easy access to Camp Smith, Pearl Harbor, and the H-1, H-2, H-3 interchanges.

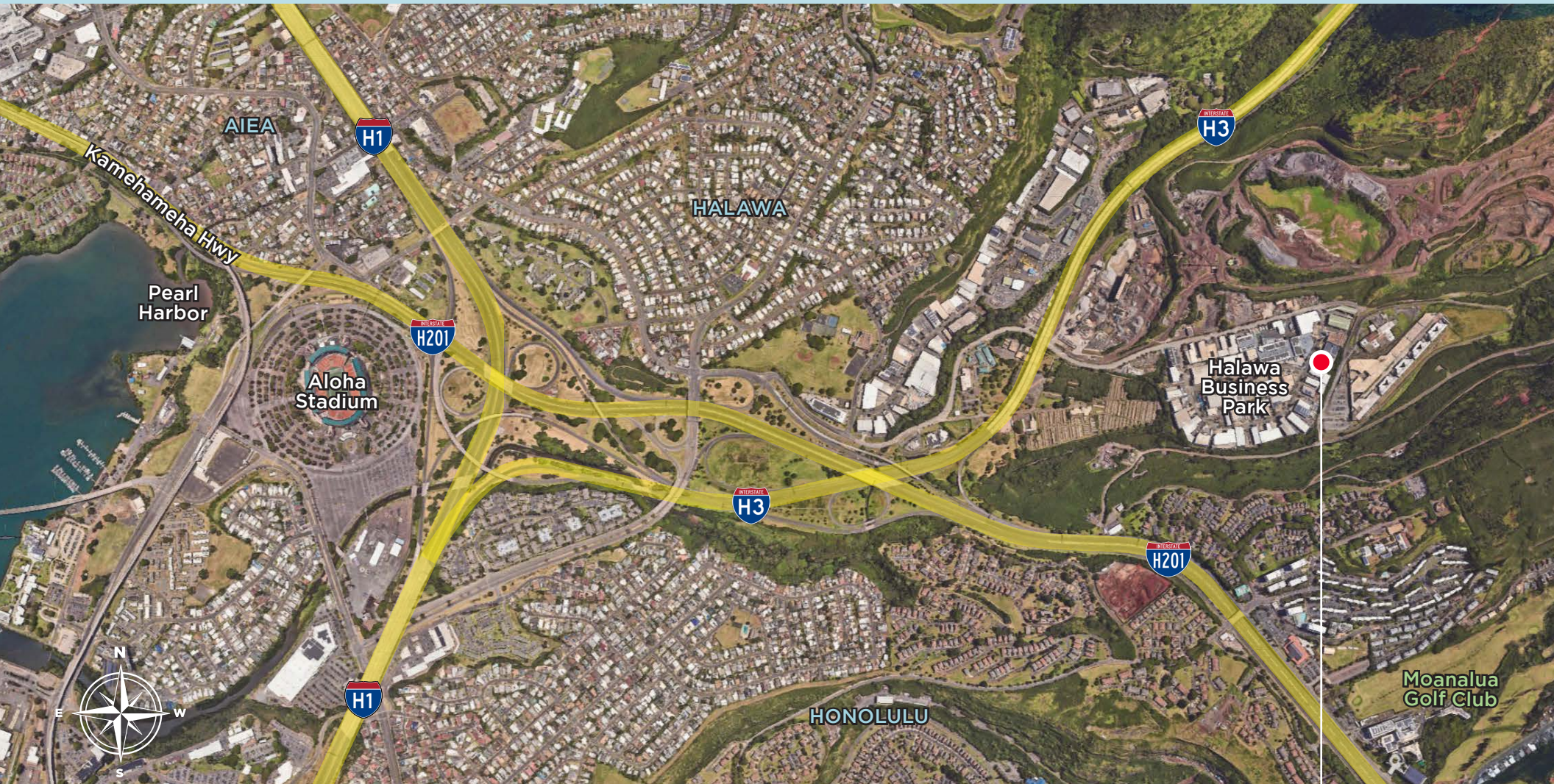


SITE PLAN



Leased Through
05/31/2029

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99-1342
Koaha Place

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.



CONTACT US FOR MORE INFORMATION

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