

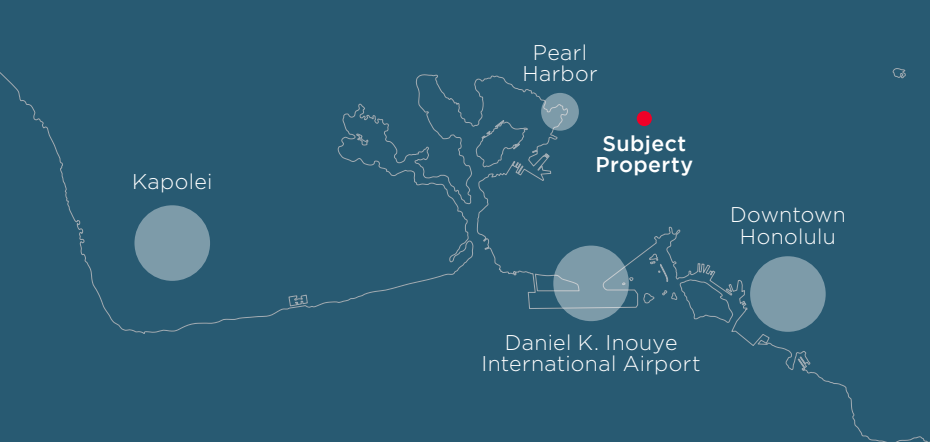
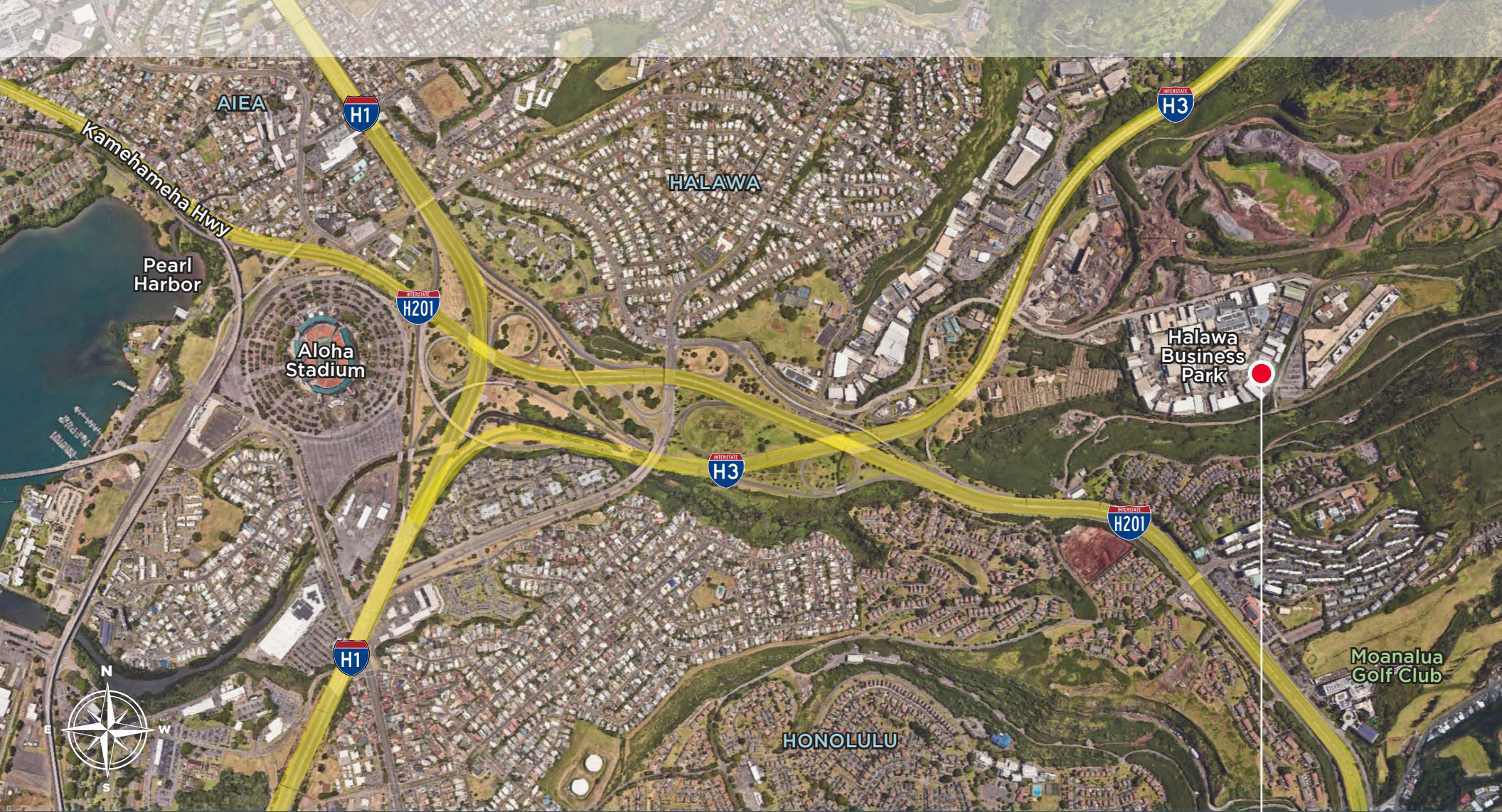
# 99-1392 Koaha Place

AIEA, HI 96701

**OWNER-USER OPPORTUNITY**



ChaneyBrooks



**99-1392**  
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.



## Property Summary

<b>ASKING PRICE</b>	\$650,000
<b>ADDRESS</b>	99-1392 Koaha Pl Aiea, HI 96701
<b>TAX MAP KEY</b>	1-9-9-77-17
<b>2024 PROPERTY TAX</b>	\$30,558.56
<b>TENURE</b>	Leasehold
<b>GROUND LEASE EXPIRATION</b>	December 31, 2046
<b>GROUND RENT</b>	\$14,711.42/Month*
<b>BUILDING SIZE</b>	4,955 SF
<b>LAND AREA</b>	22,871 SF
<b>YEAR BUILT</b>	1999
<b>ZONING</b>	I-2 Intensive Industrial District

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



# Investment Highlights

## Large Yard Space

Generous outdoor yard space ideal for storage or accommodating multiple work vehicles.

## Flexible Owner-User Opportunity

Option to utilize the entire warehouse space or add demising walls to create leasable sections and gain additional revenue.

## Building Features

One warehouse building with ceiling heights ranging from 16' at the low end and 20' at the high end. Well maintained office space at the front entrance of the building with a secured door and reception area. Additional features include mezzanine storage, private offices, conference room, kitchenette, and 2 restrooms (one with a shower).

## Roll Up Doors

Four (4) Doors Approximately 12' wide x 10' high.

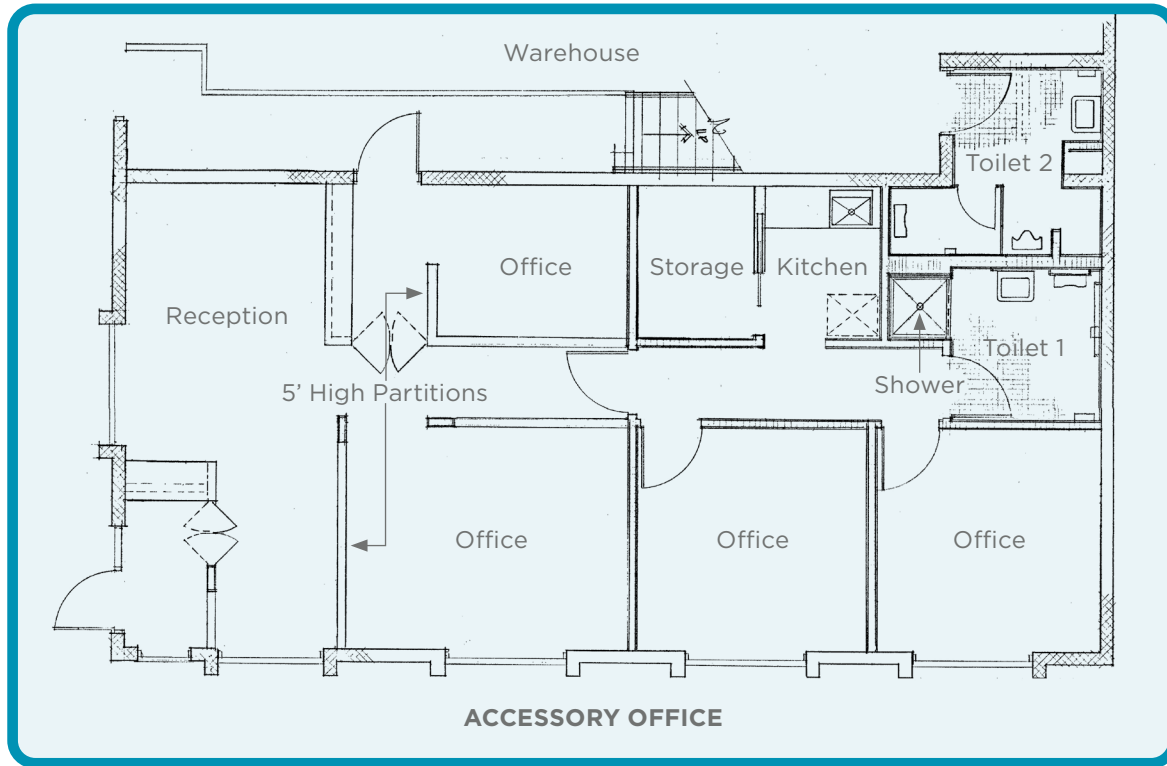
## Parking

Eighteen (18) marked stalls, with ample yard space for additional parking.

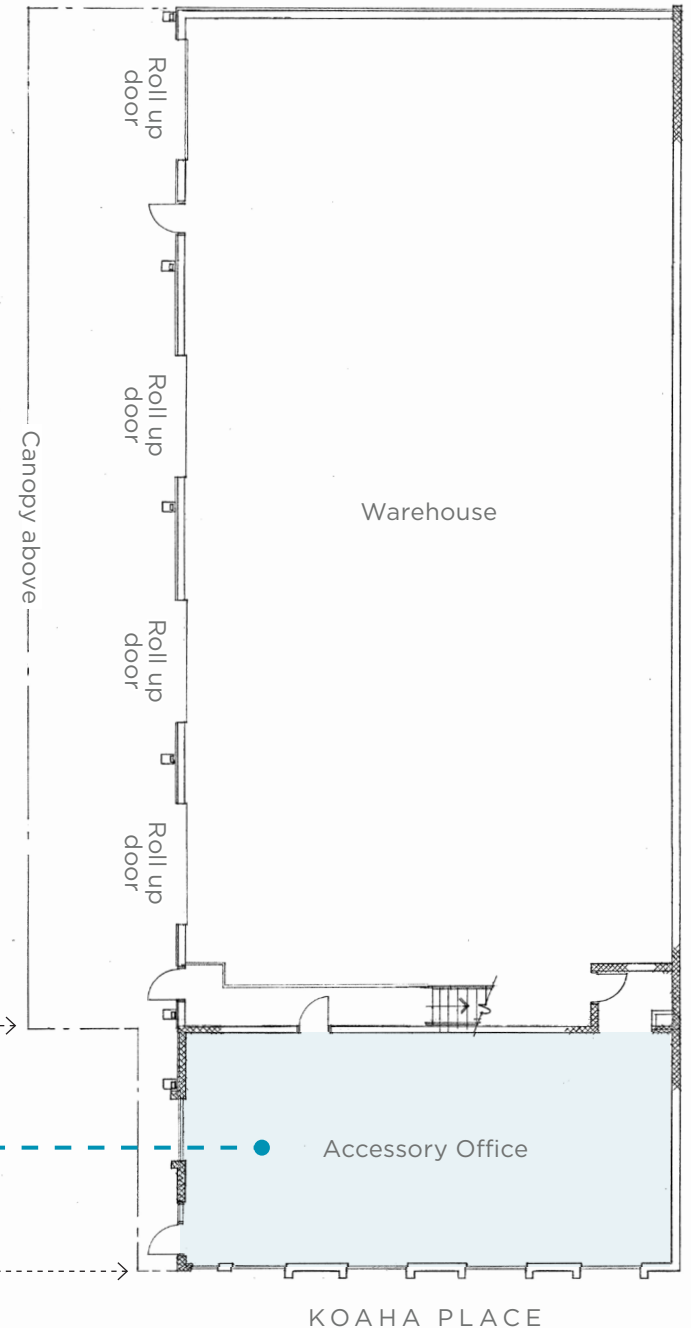
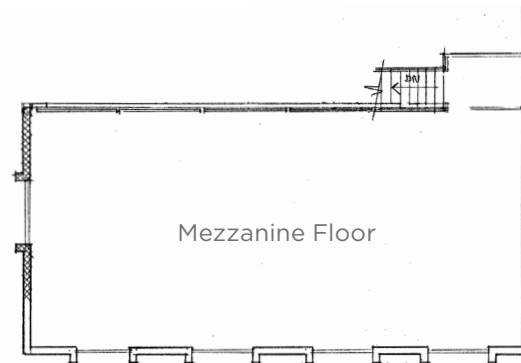




# Site Plan



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