

99-1245 HALAWA VALLEY ST

AIEA, HI 96701

LEASEHOLD

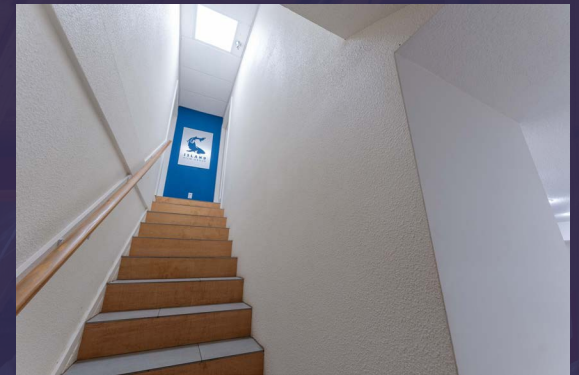


ChaneyBrooks

Property Summary

ASKING PRICE	\$900,000
ADDRESS	99-1245 Halawa Valley St Aiea, HI 96701
TAX MAP KEY	(1) 9-9-77: 37
TENURE	Leasehold
REAL PROPERTY TAX	\$35,037.44 (2025)
GROUND LESSOR	Queen Emma Foundation
GROUND LEASE EXPIRATION	12/31/2046
CURRENT GROUND RENT	\$165,900 per annum
BUILDING SIZE	14,872 SF
LAND AREA	21,000 SF
YEAR BUILT	1990
HEIGHT LIMIT	60 Feet
ZONING	I-2 Intensive Industrial District





Property Highlights

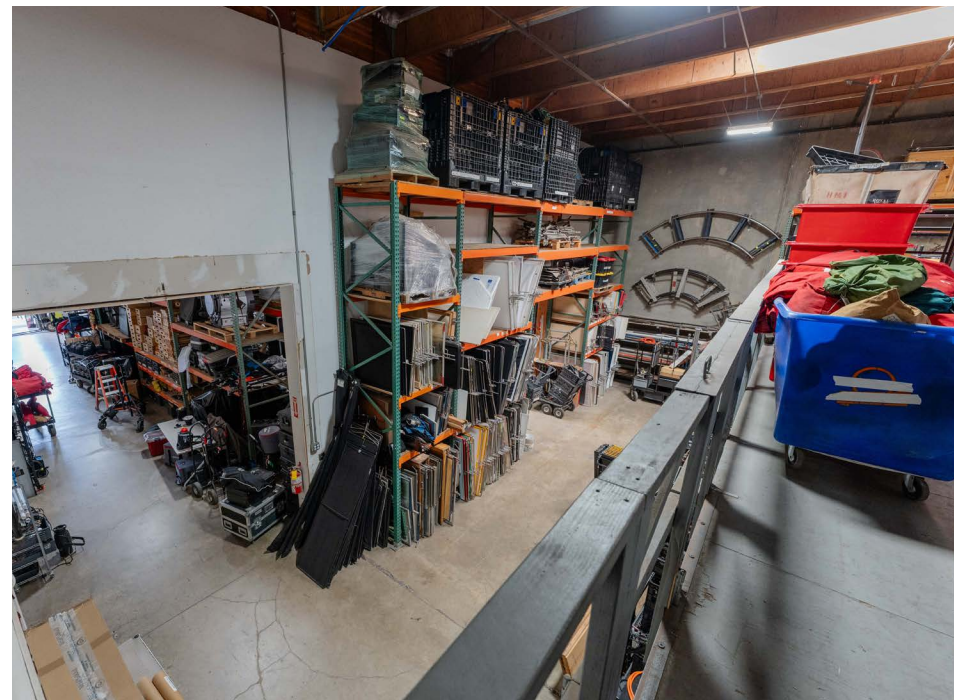
- Sale-Leaseback Opportunity – Ideal for investors seeking stable, long-term occupancy from the current owner-occupant
- Four (4) 10'x12' roll-up doors for flexible loading and access
- High-cube warehouse with mezzanine
- First and second-floor office space with A/C
- Conference room, multiple private offices, and storage areas
- Multiple restrooms
- Kitchenette plus a second kitchen including stove/oven, microwave, large refrigeration, dishwasher, and dining area
- Photovoltaic (PV) system with 90 roof-mounted panels, 35kW capacity
- Four (4) EV charging stations on-site
- On-site and street parking available
- Convenient location near H-1, H-3, and H-201 Freeways

Property Description

This centrally located industrial property offers approximately **14,872 square feet** of versatile building area on a **21,000-square-foot lot**, with convenient access to the **H-1, H-3, and H-201 freeways**. The building features **high-cube warehouse space**, a **mezzanine** and **four (4) roll-up doors**.

The interior includes **both ground-level and second-floor office and meeting spaces**, **multiple kitchens**, and both **on-site and street parking**.

This offering also presents a **sale-leaseback opportunity**, as the current owner is interested in leasing back the property—providing the buyer with immediate and stable cash flow.



Tenant Profile

ISLAND FILM GROUP

www.islandfilmgroup.com



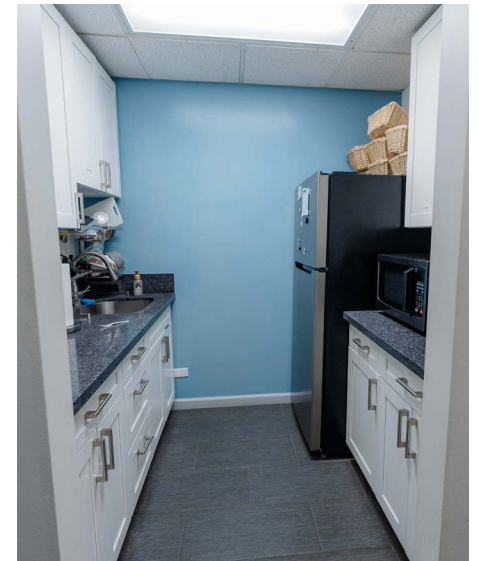
As Hawaii's production experts, Island Film Group has been producing film, television and commercial projects in and about Hawaii for more than fifteen years. As Hawaii's only full-service production company, they have produced their own projects as well as the projects of a long list of companies, agencies and brands.

HAWAII MEDIA INC.

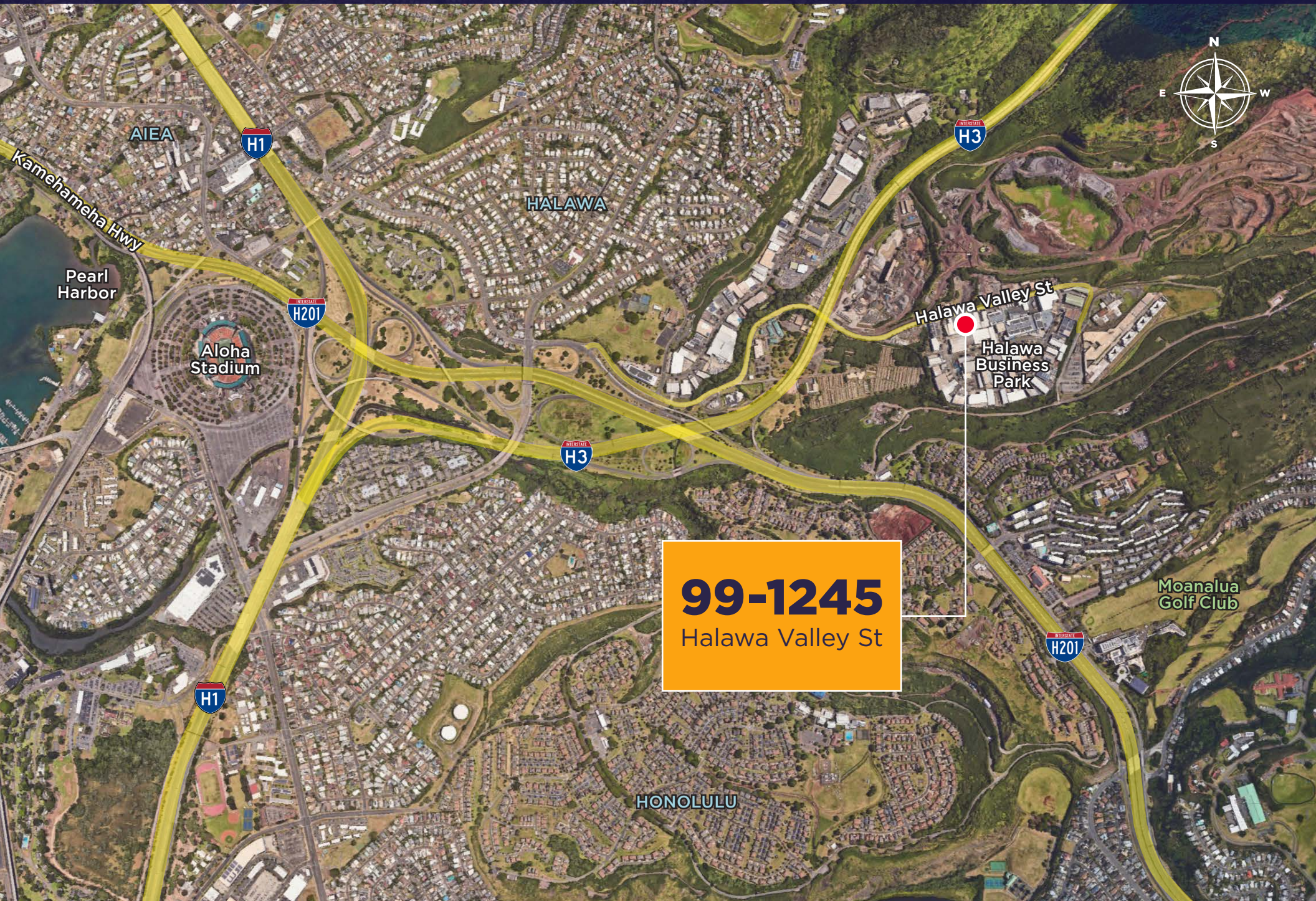
www.hawaiiimedia.com



Hawaii Media Inc., in business since 1992, is a cornerstone of Hawaii's film and television industry. As the state's leading production equipment rental house, they've supported major projects including NCIS: Hawai'i, Rescue HI Surf, and Magnum P.I., providing cameras, lighting, grip, and full production support across the islands.







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Halawa Valley St



CONTACT US FOR MORE INFORMATION

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