

Halawa Warehouse

FOR SALE

(Leasehold)

Property Information: 99-1350 Koaha Place, Aiea, HI 96701 (TMK 1-9-9-77:21)
I-2 (Industrial Zoning)

Land Area:

- 20,801 SF Land

Building Area:

- 7,500 SF "Footprint"
- 5,000 SF Office/Showroom on 2 floors (2,500 per floor)
- 5,000 SF Warehouse (4 x 1,250 SF partially demised bays)

Features:

- 19' clearance at eave, 26' at peak
- 15 parking stalls
- 4 roll-up doors
- 5 total restrooms/2 showers
- 8,000 SF fenced and secured yard area
- 5,000 SF potential warehouse addition possible



Lease Tenure (Queen Emma Foundation Lessor):

- Fixed annual Ground Rent thru December 31, 2021 (\$15,672 annually).
- Opens to 7% of Fair Market Value for the remaining 25 year term.
- Lease terminates December 31, 2046 (approx. 34 years total lease term remaining).
- Owner responsible for Real Property Taxes (\$21,814.08 annually).

Price:

\$850,000 for the Leasehold Premium

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99-1350 Koaha Place, Halawa Valley

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Building Footprint 7,500 SF

Land Area 20,801 SF

