

99-1135 Iwaena Street, A-15, Aiea, HI 96701
Zoning: I-2 Industrial Use
TMK (1) 9-9-73-18-15

Halawa Industrial Park Warehouse For Sale \$100,000 leasehold



Features

Ground Floor Warehouse
(approximately 750 sq. ft.)

Mezzanine Office and Storage
(approximately 500 sq. ft.)

Gated Parking Lot
Three (3) Parking Stalls
3-Phase Electrical Meter

Central location
Easy access to freeways

Selling property in "AS-IS" condition.

*Building square footage does not match building
and tax department records.*

Building square footage should be verified against building and tax department records. Some of the existing improvements built by former owners or tenants were built without building permits. If building permits are required, Buyer or Tenant, at Buyer's or Tenant's expense, shall get all appropriate building permits.

Information has been gathered from sources considered reliable and projections were made for budgeting purposes only, however, no warranties or representations are made as to the accuracy thereof. Information is subject to change or withdrawal without notice. Buyers or Tenants, at their expense, shall have their professional advisors study, examine, and inspect the property and verify that the intended use is in compliance with governmental authorities and the master lease with Queen Emma Foundation prior to completing a purchase or signing a lease. These professionals should include but limited to architect, building contractor, environmental consultant, engineer, attorney, accountant, lender, surveyor, etc.



Ground Lease Information:

Lessor: Queen Emma Foundation
Lease to 12/31/2019: \$706.25 monthly
Renegotiation Years: 2020 and 2030
Lease Expiration: 12/31/2034

Operating Expenses:

Property Tax 2014 annual: \$ 1,738.48
Maintenance Fees 2015 estimate:
\$ 557.82 per month

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