

1068 Puuwai Street, Honolulu, HI 96819

TMK (1) 1-5-41-328

Land Area: 10,201 sf

Zoning: I-2 Industrial

FEATURES

First Floor:

Chill-Freezer-Packing-Reservoir: 5,898 sf*

Offices: 1,237 sf*

Mezzanine:

Office-Storage: 2,571 sf*

TOTAL: 9,706 sf*

Improvements built in 1998

High Cube Walk-In Freezer (600 sf*)

Two Chilled Reefers (total 850 sf*)

Air Conditioned Packing Room

Large Salt Water Reservoir

Roll-Up Door

3-Phase Electrical Power

Salt Water Well & Pump

On-Site and Street Parking

(*approximate measurements)

Some of the existing building improvements were built without building permits. If building permits are required, Buyer, at Buyer's expense, shall get all appropriate building permits.

Information has been gathered from sources consider reliable, however, no warranties or representations are made to accuracy thereof. Information is subject to change or withdrawn without notice. Ground Lease information must be verified by Buyer. Buyer 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 the Sand Island Business Association (SIBA) and State of Hawaii prior to completing a purchase or signing a lease agreement.



Honolulu Warehouse for Sale - Sand Island Industrial Park

\$1,695,000 Leasehold

Property Expenses:

2014 Property Tax: \$ 22,050

Infrastructure Assessment:

\$0.05 psf (\$510.05) per month

Selling Property in "AS-IS" Condition.
Building square footage does not match
building and tax department records.

Ground Lease Information: (monthly)

SubLessor: Sand Island Business Assoc.

Fee Owner: State of Hawaii

Lease to June 2017: \$0.16 psf (\$1,632.16)

Lease to June 2022: \$0.3027 psf per month

Lease to June 2027: \$0.3709 psf per month

Renegotiation Years: 2027 and 2037

Lease Expiration: June 2047

(psf = per square foot)

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