



VALUE-ADD OR OWNER-USER  
INDUSTRIAL OPPORTUNITY  
IN A 1.9% VACANT MARKET



## FOR SALE

94-144 LEOOLE STREET  
WAIPAHU, HAWAII 96797

### PROPERTY DESCRIPTION

Opportunity to purchase a 55,000 square foot warehouse with loading docks on over two acres. This leasehold property has a near 40-year ground lease with a complete fixed ground rent schedule. Building has one national credit tenant with built out offices and individual loading docks whose lease expires 4/30/19, and one distribution tenant who just signed a 7 year lease at \$1.15 psf NNN with annual increases. Perfect for an investor or an owner-user who wishes to enjoy rental income while they transition into a portion or all of the building.

- › Large warehouse with yard space
- › Loading docks
- › Fixed ground rent for nearly 40 years.
- › Significant upside with current under-market rent
- › Current NOI: \$327,028

### LOCATION DESCRIPTION

Located just off Farrington Highway in Waipahu Industrial Area, only two blocks to the under construction West Loch Station.

### PROPERTY HIGHLIGHTS

Area:	Waipahu
TMK:	1-9-4-48-38 and 39
Zoning:	I-2
Total Building Size:	55,000 SF
Tenure:	Leasehold through 12/31/2056
Sale Price:	\$5,650,000



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