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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. 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. 25,000 square feet of warehouse space is available now for occupancy.

FEATURES & BENEFITS

- Large warehouse space on over 2 acres with yard space
- Loading docks
- Fixed ground rent for nearly 40 years. Perfect for owner-user or investor
- Significant upside with current under-market rent
- Proforma IRR of approximately 10%

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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