

KALAELOA YARD SPACE FOR LEASE

MIDWAY AND NASSAU STREETS IN KALAELOA



PROPERTY INFORMATION

Yard space available for lease in Kalaeloa. Lots 1 and 2 each include a 4,000+/- recently renovated warehouse in shell condition that can be used for indoor storage, with the yard area utilized for staging and/or parking. Lots 3 through 6 are approximately 20,000 +/- square feet of yard space. Each lot can be fenced and there is electricity available to the warehouses, however no access to sewer and water at this time.

The property is situated between Midway and Nassau Streets in Kalaeloa, with access to the site via Fort Barrette Road and Franklin D. Roosevelt Avenue. With its close proximity to the City of Kapolei, the area enjoys the many services, retail and entertainment venues in Kalaeloa, as well as the greater Kapolei area.

PROPERTY HIGHLIGHTS:

- Only small yard space available to lease West of the H-2 Freeway
- Easy access to the H-1 Freeway and Farrington Highway
- Minutes from Kalaeloa Harbor and Kalaeloa Airport
- Fenced yard in flexible size ranges

Area	Kalaeloa/Kapolei
TMK Number	(1) 9-1-13-81 (portion of)
Zoning	HCDA/T-5/Urban Core (Light Industrial or R&D)
Size Available	Lot 1: Land - 20,000 +/- SF Building - 4,000 +/- SF Lot 2: Land - 20,000 +/- SF Building - 4,000 +/- SF Lot 3: 20,000 +/- SF Lot 4: 20,000 +/- SF Lot 5: 20,000 +/- SF Lot 6: 20,000 +/- SF
Base Rent	Yard: \$0.20 PSF/Mo Building: \$0.75 PSF/Mo
Operating Expenses	\$0.05 PSF/Mo (Estimated 2019)
Term	3 to 5 years

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