



# Newly Renovated 20,175 SF Freestanding Warehouse

## Property Highlights

Area	Kapālama
TMK Number	(1) 1-5-19-10
Zoning	IMX-1
Ground Floor Warehouse	17,175 SF
Ground Floor Office	3,000 SF
Base Rent	\$1.40 PSF/Mo. NNN
Operating Expenses:	Estimated at \$0.81 PSF/Mo.
Term	Negotiable
Parking	Roughly 12 stalls

# 1226 Kaumualii Street Honolulu, HI 96819



## Property Information:

Strategically located in the heart of Honolulu’s industrial district, this 20,175 SF freestanding building offers a unique blend of warehouse, office, and retail. Sitting at the intersection of retail and industrial sectors, 1226 Kaumualii provides the opportunity for a growing business to consolidate their office and warehouse needs all under one roof.

A newly replaced roof means a business gets to focus on growing instead of repairs.

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# For Lease

## Features & Benefits:

- Area has a great mix of retail and industrial tenants in the heart of Kapālama
- Easy access to all major roadways, service your customers from all across Oahu
- Excellent visibility for brand exposure
- High cube warehouse to enhance racking efficiency
- Roof replaced in 2025
- Flexible IMX-1 zoning offers a wide variety of allowable uses

## Warehouse Features:

- 17,175 SF
- 24' w x 14' h roll-up door
- 18' ceiling height in staging area
- 19' ceiling height in main warehouse
- Ample power w/ 3-phase available
- Concrete slab

## First Floor Office:

- 3,000 SF
- 3 private restrooms
- Multiple private offices and “bullpens”

## Second Floor Office (Bonus Space):

- 3,000 SF (excluded in footprint)
- 2 private restrooms
- Open floor plan



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