



**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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William Froelich B, JD, SIOR, CCIM  
Industrial Services Division  
808 523 9711  
[william.froelich@colliers.com](mailto:william.froelich@colliers.com)

Colliers International | Hawaii  
220 S. King Street, Suite 1800  
Honolulu, Hawaii 96813  
[www.colliers.com/hawaii](http://www.colliers.com/hawaii)

