

FOR LEASE > HIGHLY EFFICIENT FREEZER/ CHILL/DRY STORAGE SPACE

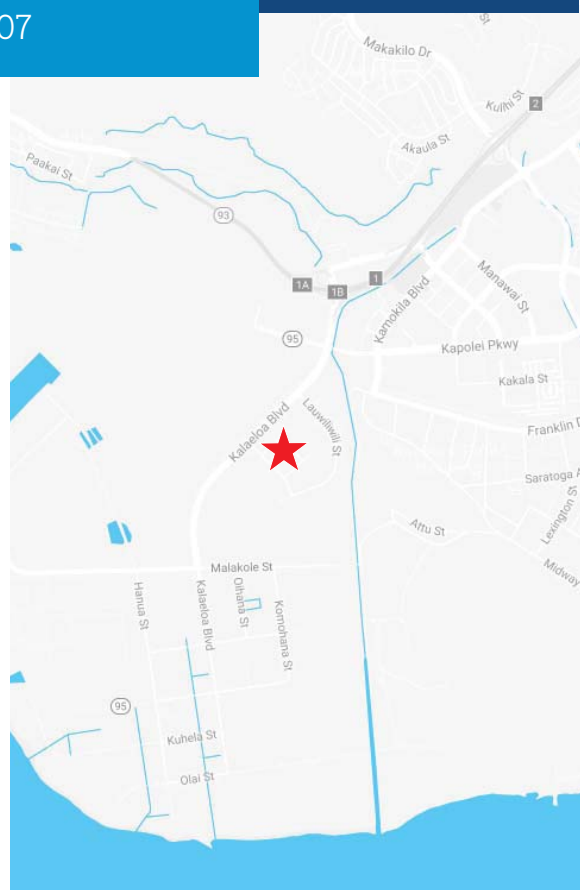
1037 Opule Street, Kapolei, HI 96707

PROPERTY DESCRIPTION

This rarely available freezer/chill and dry storage facility boasts many modern efficiencies not typically found in Hawaii. If you are tired of paying U.S. Cold Storage rent in excess of \$5.00 per square foot plus, then this warehouse is a must see for your business. At approximately half the cost per square foot, your business also benefits from PV system reduction in utility costs, more efficient storage with a 7-pallet high rack system and easy flow through chill to freezer storage. The property is well maintained with easy access to the H-1 Freeway in both East and West directions, and positioned well to accommodate the rapid growth of West Oahu.

FEATURES & BENEFITS

- > Efficient freezer/chill/dry storage facility
- > Sub-zero freezer space and 40° chill space
- > 40 foot clear height throughout – 7-pallet high
- > 5 docks/1 grade level loading doors
- > 21 parking stalls
- > PV system for reduced power costs
- > 2-story air conditioned offices with kitchenette



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Area:	Kapolei Business Park
TMK Number:	1) 9-1-75: parcel 46
Zoning:	I-2 Intensive Industrial
Rent:	\$39,500/month net
CAM:	TBD
Term:	Negotiable
Total Building Size:	23,342 SF

Building Area

Freezer	6,120 SF
Chill	2,354 SF
Dry	12,651 SF (easily converted to freezer or chill)
Office	2,217 SF
Total	23,342 SF



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