



FOR SALE
[501 SUMNER ST]

WAREHOUSE CONDO FOR SALE
501 SUMNER ST
HONOLULU, HI 96817



ABOUT 501 SUMNER

Rare opportunity to buy an existing warehouse condo property in Iwilei. The property includes 31,178 square feet of warehouse space and 21,579 square feet of paved and covered space for parking and/or staging. There is an opportunity to create a 2nd floor office or additional space in the covered area due to the high ceiling height.

The warehouse condos are part of the Iwilei Business Center in the heart of the urban core of Honolulu and minutes away from the #1 performing Costco in the nation. The site provides easy access via Nimitz Highway or Dillingham Boulevard, and is in close proximity to the immediate industrial areas, the proposed rail line, Honolulu Harbor and Honolulu International Airport.

This is an ideal location for a single user with a requirement for large space or an investor seeking to redevelop a property in anticipation of rail within a mix of industrial businesses and big box retailers.

PROPERTY HIGHLIGHTS

- TMK Number: 1-1-5-12-1-1 & 3
- Tenure: Fee Simple
- Zoning: IMX-1
- Size Available: Warehouse - 31,178 SF
Shed/Paved Area - 21,579 SF
- Purchase Price: Submit Offer
- Features & Benefits:
- › 14' between pillars
 - › Two, 10 x 12 dock-high platforms
 - › 17' low ceiling
 - › Men & Women's restrooms
 - › 25' high ceiling
 - › 14 x 14 roll-up doors at grade level
 - › 1,500 square feet office
 - › Excellent central location
 - › Close proximity to proposed rail line
 - › Minutes from Honolulu Harbor and Honolulu International Airport



VALUE-ADDED OPPORTUNITES

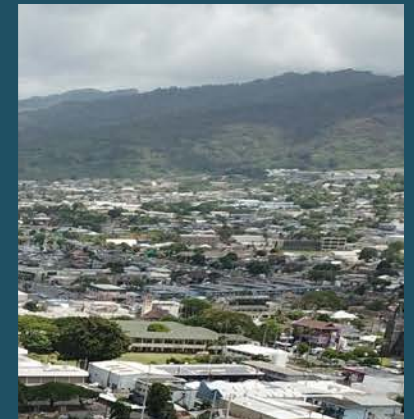
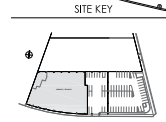
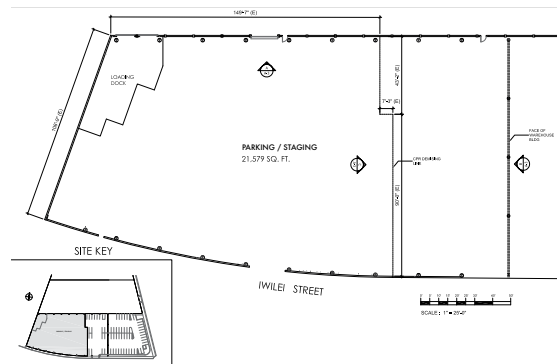
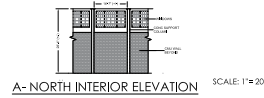
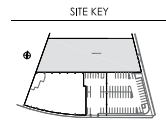
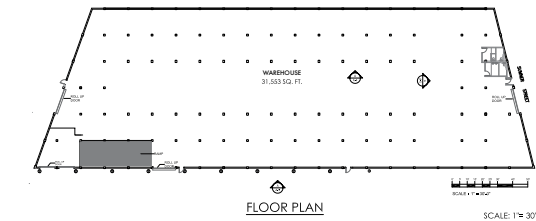


- › **Owner-User Opportunity**
 - Great opportunity for an owner-user to secure their future in a property and eliminate lease rent negotiations
- › **Great Investment Opportunity**
 - Low vacancy and increasing asking rents provides an excellent environment for an investor
- › **TOD Development**
 - Located within the Neighborhood TOD area planned to become a new high-intensity, mixed-use district with residences, jobs, public facilities, and neighborhood retail and services.

INVESTMENT HIGHLIGHTS

- › **Great Location**
 - Located within the Kapalama/Iwilei business district with close proximity to the Airport and Honolulu Harbor.
- › **Mixed Use Zoning**
 - IMX-1 Zoning allows for a wide variety of uses.
- › **Desirable Product**
 - Rare opportunity to acquire an industrial property in a tight market with 2% vacancy

SITE PLAN



SITE AERIAL





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