

# Halawa Warehouse FOR SALE

(Leasehold)

**Property Information:** 99-1350 Koaha Place, Aiea, HI 96701 (TMK 1-9-9-77:21) I-2 (Industrial Zoning)

### Land Area:

20,801 SF Land

### **Building Area:**

- 7,500 SF "Footprint"
- 5,000 SF Office/Showroom on 2 floors (2,500 per floor)
- 5,000 SF Warehouse (4 x 1,250 SF partially demised bays)

### **Features:**

- 19' clearance at eave, 26' at peak
- 15 parking stalls
- 4 roll-up doors
- 5 total restrooms/2 showers
- 8,000 SF fenced and secured yard area
- 5,000 SF potential warehouse addition possible



# Lease Tenure (Queen Emma Foundation Lessor):

- Fixed annual Ground Rent thru December 31, 2021 (\$15,672 annually).
- Opens to 7% of Fair Market Value for the remaining 25 year term.
- Lease terminates December 31, 2046 (approx. 34 years total lease term remaining).
- Owner responsible for Real Property Taxes (\$21,814.08 annually).

# ling (S)

\$850,000 for the Leasehold Premium

The information contained herein comes from sources deemed to be reliable; however, no representation or warranty is made by MW Commercial Realty, Inc. and said information is subject to change without notice. No subagency offered.



**MW Commercial Realty, Inc.**Real Estate Brokerage

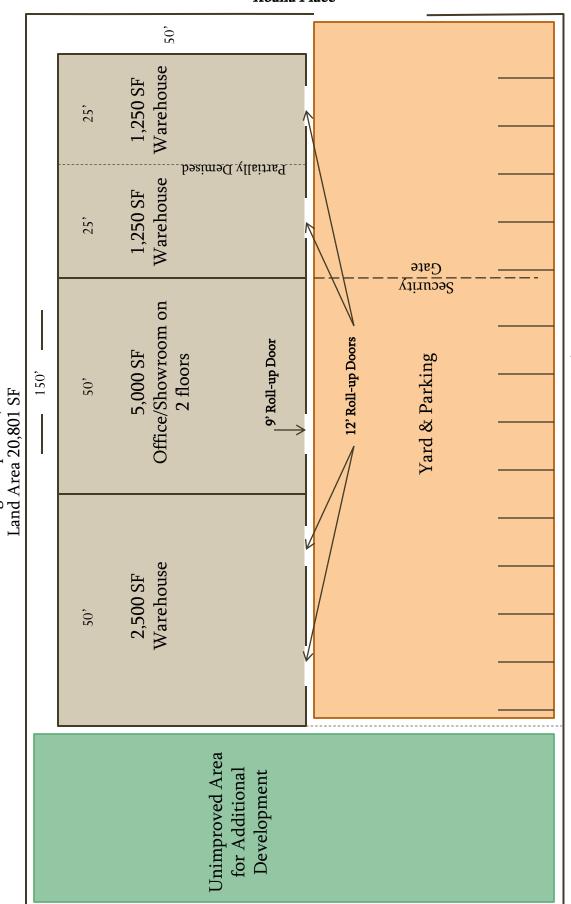
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# Koaha Place

# 99-1350 Koaha Place, Halawa Valley TMK 1-9-9-77:21 Building Footprint 7,500 SF



Map not to scale and for illustrative purposes only. Maintenance Fees and Real Property Tax are subject to change. The information contained herein comes from sources deemed to be reliable; however, no representation or warranty is made by MW Commercial Realty, Inc. and said information is subject to change without notice. No subagency offered.