

FOR SALE OR FOR LEASE

874 Alua Street • Wailuku, HI 96793

Prime Wailuku Industrial Showroom + High-Bay Warehouse



Turn-key showroom and office with high-bay open warehouse in the heart of the Wailuku Industrial Park—minutes to Kahului Harbor and Airport. Flexible M-1 Light Industrial zoning. Abundant on-site and container-sized street parking.

Investment Highlights

- Phase 3 Power
- High-Bay Open Warehouse
- Turn-Key Showroom + Office
- Solar (PV lease with discounted kWh rate)
- Container-sized street parking + on-site parking
- Lease all or part; office and/or warehouse, warehouse can be halved

	Sq Ft	Base Rent	CAM	Base	Base+Cam
Showroom /Office	2353	\$1.75	\$0.25	\$4,117.75	\$4,566.18
Shell Space	2353	\$1.75	\$0.25	\$4,117.75	\$4,566.18
Industrial/ Warehouse	5860	\$1.10	\$0.25	\$6,446.00	\$7,342.87
All Spaces	10,566			\$14,681.50	\$16,475.23

SALE PRICE

\$2,800,000

Price Per SF \$295

LEASE RATE

\$1.10-1.75/SF Monthly (+CAM & GET)

Parcel No. 2-3-4-044-031-0000

Property Facts

Lot Size	0.31 AC (13,203 SF)
Bldg Area	10,566 SF
Stories	2
Year Built	1997
Zoning	M-1 Light Industrial
Type	Industrial / Warehouse
Tenancy	Single
Amenities	A/C • Solar



Leina Ijadic

For Sale / For Lease by
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Information deemed reliable but not guaranteed. Buyer/Tenant to verify all details, zoning, and availability.

Photos & Plans



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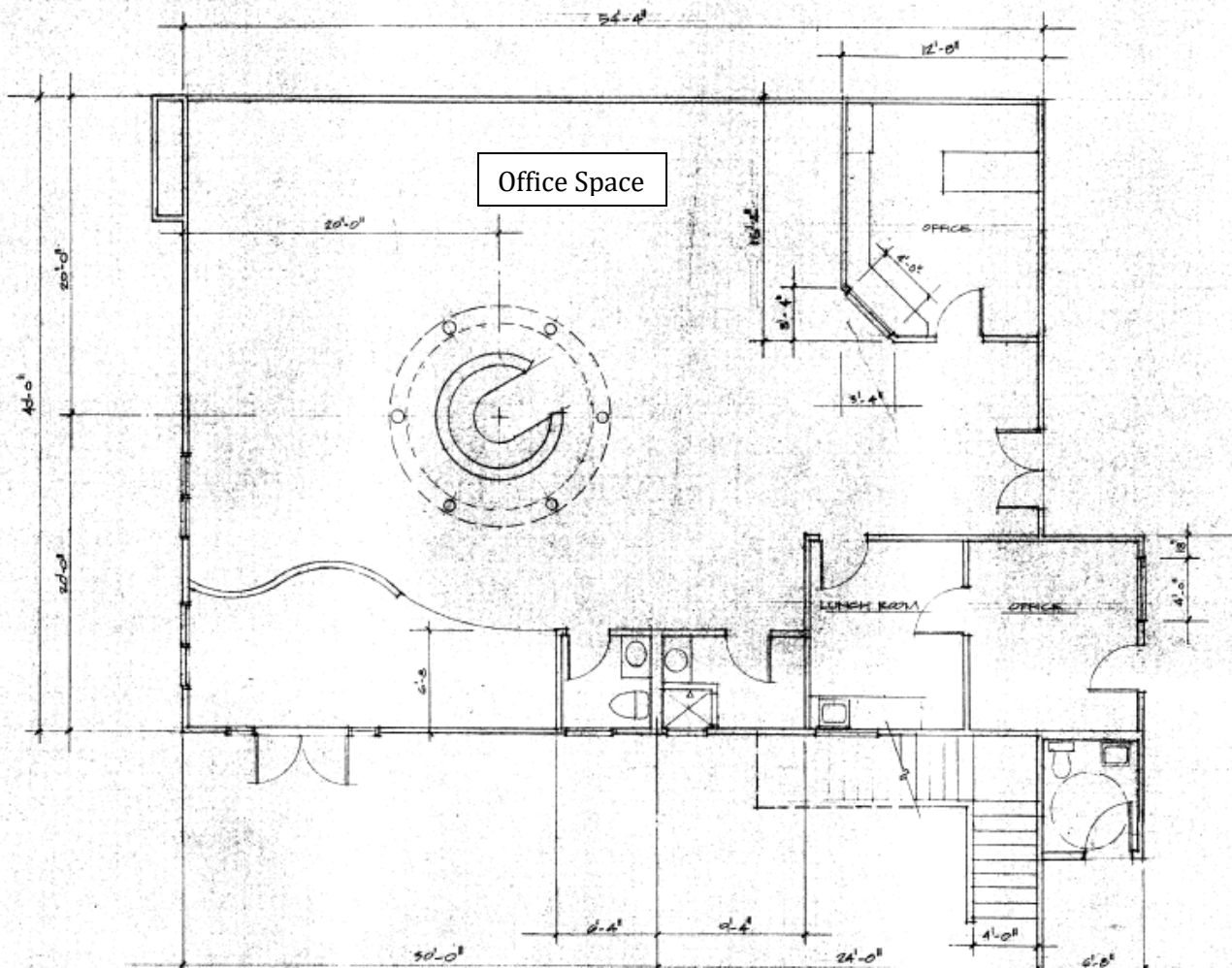
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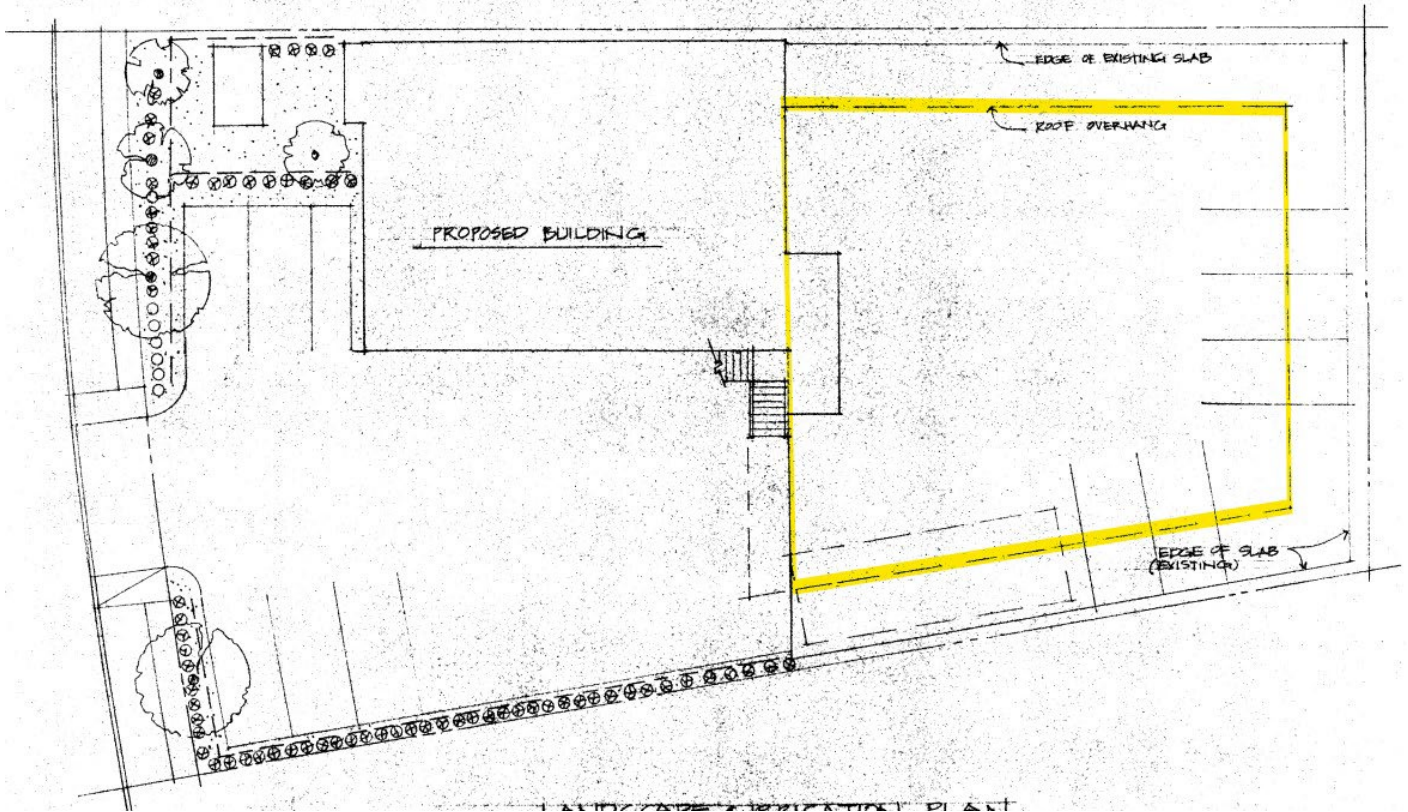


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Warehouse

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