

FOR SALE

Unique Cedar Warehouse & Office Building

99-969 IWAENA STREET AIEA, HAWAII 96701



GAA

IGH
INDUSTRIAL
GROUP HAWAII

SIOR

CCIM

Executive Summary

History, Functionality and Prime Location

This 45,663-square-foot warehouse and office building in Aiea offers a rare opportunity to own or occupy one of Hawaii's most distinctive commercial properties. Originally developed in 1983 by Rick Ralston, founder of Crazy Shirts, the building was purpose-built to embody creativity, craftsmanship, and functionality — qualities that still shine through today.

The property's cedar exterior and striking wood construction make it stand out from traditional concrete or steel industrial buildings. Inside, high ceilings and open layouts create flexible options for warehouse, showroom, and office use. The second floor is uniquely accented with antique collectibles and custom design details, adding warmth, charm, and personality rarely found in commercial spaces. This thoughtful blend of utility and artistry reflects its origins as the headquarters for one of Hawaii's most iconic lifestyle brands.

Located in Aiea, the building enjoys excellent access to Honolulu, Pearl Harbor, and major transit routes, making it ideal for businesses requiring both visibility and central connectivity.



Grand Staircase



Lobby Entrance

Property Highlights

Building Area: 45,663 SF

Land Area: 60,520 SF

Asking Price: \$1,200,000 (LH)

TMK: 1-9-9-072-026, & 027 & 028

Tenure: Leasehold

Zoning I-2 (Industrial)

Parking: Ample

Lease Exp: 12/31/2034
(Call for lease & tenant info)

Building Features

- Hi-Cube warehouse, office, and showroom space
- Unique wood architecture featuring a cedar exterior
- Second floor decorated with antique collectibles and design details
- Creative origins, developed for Hawaii's Crazy Shirts corporate headquarters
- Prime Aiea location, central to Honolulu and the rest of O'ahu

This building is more than a space — it's a statement. With its distinctive architecture, historic roots, and functional design, it offers a rare chance to occupy or invest in a true landmark property in Hawaii's commercial market.



Grand Conference Room



Second Floor Office Area



Primary Office





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