

OWNER-USER OPPORTUNITY

94-129 LEOKANE ST

WAIPAHU, HI 96797



PROPERTY SUMMARY

ASKING PRICE	\$4,350,000
ADDRESS	94-129 Leokane St Waipahu, HI 96797
TAX MAP KEY	(1) 9-4-49: 44
TENURE	Fee Simple
BUILDING SIZE	22,743 SF*
LAND AREA	20,000 SF
YEAR BUILT	1970; 1980 Effective
HEIGHT LIMIT	60 Feet
ZONING	I-2 - Intensive Industrial District

* Actual building size and configuration may differ from Department of Planning & Permitting records. Reviewer and reviewer's consultants are responsible for verifying all zoning and municipal requirements and development standards.



INVESTMENT HIGHLIGHTS

FEE SIMPLE OWNER-USER OPPORTUNITY

Excellent opportunity to own and occupy your own warehouse.

PARKING

Parking is available fronting the building as well as street parking.

ACCESSIBILITY

The non-enclosed, open layout of the warehouse can accommodate trucks to pull into the building for easy loading.

EXTRA MEZZANINE STORAGE SPACE

The building is improved with multiple mezzanine spaces allowing for maximum storage.

HIGH CUBE WAREHOUSE

The warehouse has a high clearance height of 26 feet and 30 feet in the center.

3-PHASE POWER

The building is serviced with 3-phase power.

SECURED LOT

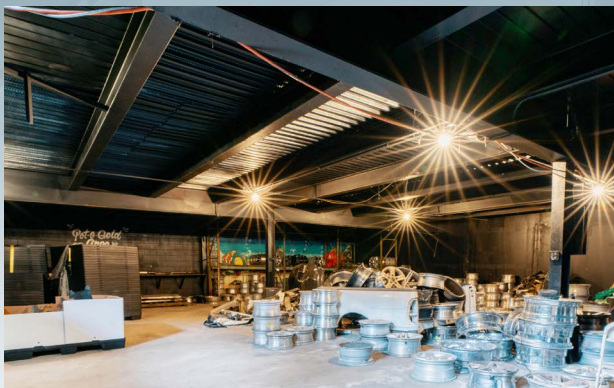
The property is secured with a chain-link fence and gates.

TRANSIT-ORIENTED DEVELOPMENT SPECIAL DISTRICT

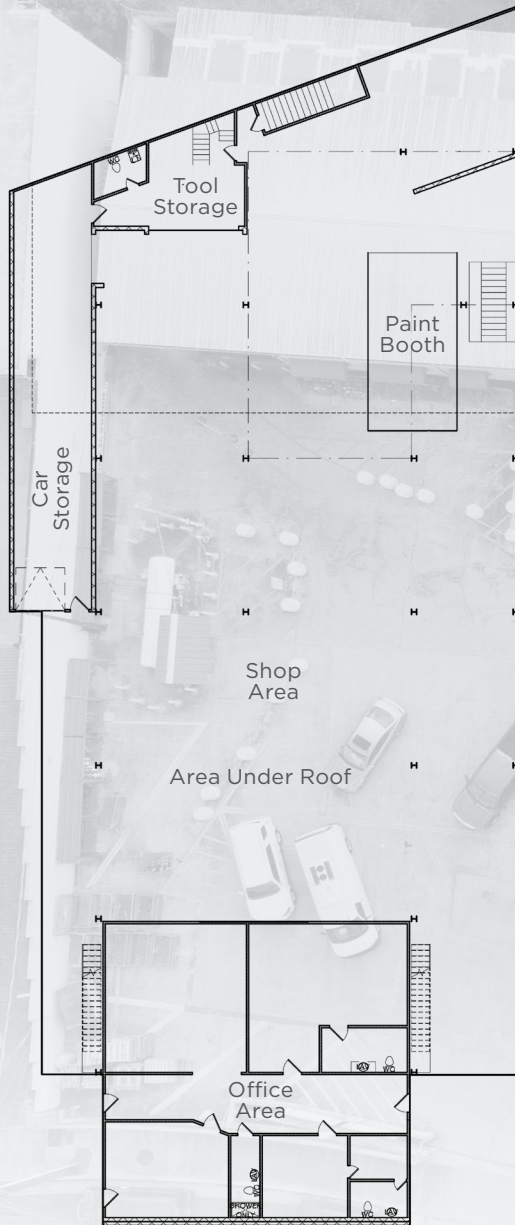
Situated within a ½-mile radius of the newly-opened Skyline, Farrington/Leoku rail station, the property falls within the transit-influenced zone (TIZ) precinct to help integrate land use and transportation planning around the rail stations through opportunities for new development.

CONVENIENT LOCATION

Located with the Waipahu Industrial Park, near the H-1 Freeway and major thoroughfares, Farrington Highway and Fort Weaver Road.

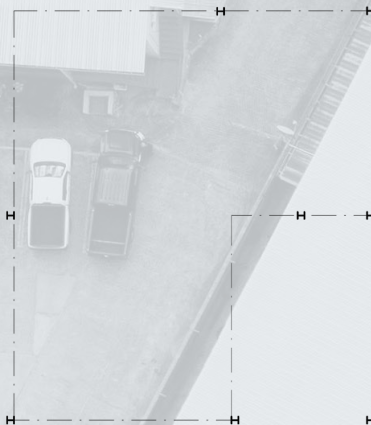


SITE PLAN

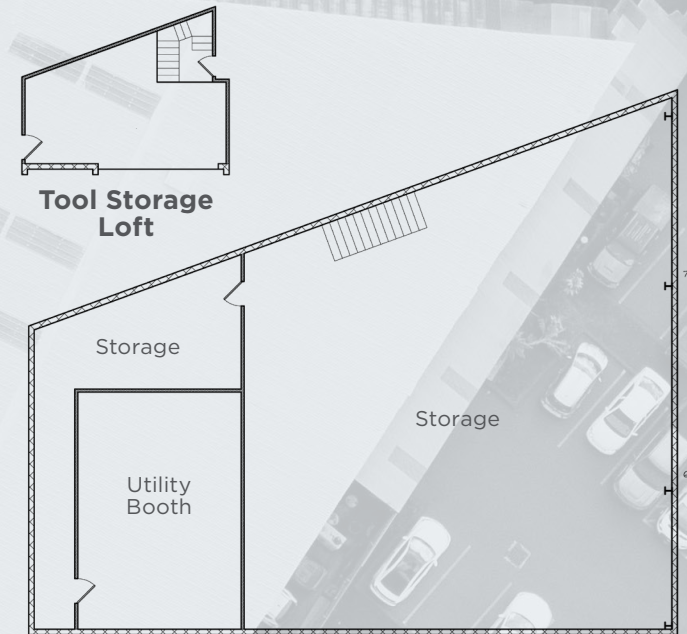


First Floor Area Plan

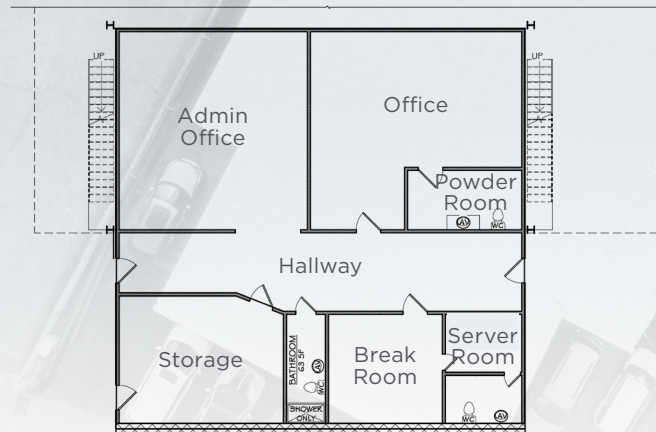
FLOOR AREA	EXISTING
Area under roof	14,016 SF
Mezzanine	2,477 SF
Basement	4,154 SF
Loft above paint booth	1,765 SF
Tool storage loft	331 SF
TOTAL	22,743 SF



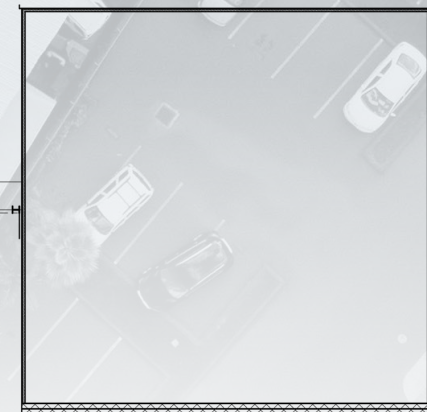
Loft Above Paint Booth



Basement Floor Plan



Office Floor Plan



Mezzanine Floor Plan

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LOCATION/MARKET OVERVIEW



Waipahu Town Center



Waipahu Shopping Plaza

Waipahu Intermediate School

Waialeke Center



Ho'AE'AE West Loch Station



Leokane St

Farrington Hwy

Fort Weaver Rd



LOCATION HIGHLIGHTS



WAIPAHU INDUSTRIAL PARK

Waipahu Industrial Park is situated in the city of Waipahu, which is on the southern shore of Oahu, west of Honolulu. It is a significant industrial and commercial area, home to various businesses and industries, including manufacturing, distribution, and service companies. It plays a crucial role in the island's economy. The industrial park's proximity to major transportation routes, including the H-1 Freeway and the Farrington Highway, makes it a strategic location for businesses requiring good transportation connectivity. Businesses in the Waipahu Industrial Park range from small locally-owned operations to larger corporations with warehouses, factories, and offices.

WAIPAHU TOWN

Waipahu is a historic town on Oahu, Hawaii, situated in the Ewa District. Waipahu has a rich history, with its roots in the sugarcane plantation industry. It was one of the major centers of sugar production in Hawaii during the late 19th and early 20th centuries. The town has a diverse and tight-knit community. It is known for its strong Filipino and Japanese cultural influences due to the many immigrants who worked on the sugar plantations. Waipahu offers a range of amenities, including schools, parks, shopping centers, and restaurants. Waipahu includes a mix of residential areas, with single-family homes, apartments, and condos. The town has seen growth in the housing market due to its proximity to Honolulu and its relatively more affordable housing options compared to urban Honolulu.





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