



EXCLUSIVE OFFERING · CBI HAWAII

MAPUNAPUNA INDUSTRIAL OPPORTUNITY

Rare Long-Term Ground Lease Opportunity in Honolulu's
Supply-Constrained Industrial Market

659, 669 & 673 Ahua Street · Honolulu, HI 96819 · Zoned I-2 Industrial

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Rare Opportunity to Secure Long-Term Control

Honolulu's industrial market is among the most supply-constrained in the nation. Opportunities to control well-located industrial land — on flexible terms and at meaningful scale — are exceptionally rare. This offering provides qualified users the ability to secure long-term site control in the established Mapunapuna industrial district.

Long-Term Control

Ground lease terms of 10–30 years provide durable site control rarely available in Honolulu.

Supply-Constrained Market

Industrial land on Oahu is scarce, with persistent demand and virtually no new supply.

Flexible Configurations

Three adjacent parcels available individually or combined — 35,000 to 105,000 SF.

Strategic Location

Minutes to Honolulu Harbor, the international airport, H-1, and Nimitz Highway.

Property Overview

ADDRESS

659, 669 & 673 Ahua Street, Honolulu, HI 96819

DISTRICT

Mapunapuna Industrial

ZONING

I-2 Intensive Industrial

TOTAL SITE AREA

105,000 SF (three parcels of $\pm 35,000$ SF each)

AVAILABILITY

Parcels available individually or combined

DELIVERY CONDITION

Sites delivered cleared — existing improvements removed

LEASE TYPE

Long-term ground lease, 10–30 years



Parcel boundaries shown are approximate and for illustrative purposes only.



Flexible Parcel Configurations



Single Parcel

35,000 SF

Lease one parcel — right-sized
for focused yard operations.



Two Parcels

70,000 SF

Combine two adjacent parcels for
expanded capacity.



Entire Offering

105,000 SF

Control all three parcels for
maximum scale and flexibility.

Site Delivery & Lease Structure

Delivered Cleared

Existing buildings will be demolished and the parcels delivered as cleared sites. Ownership will deliver the property with existing improvements removed, providing tenants the flexibility to plan and construct site improvements that best support their long-term operational needs.

Lease Structure

- Term: 10–30 years
- Rental rate and annual increases: negotiated
- Operating expenses: NNN — tenant responsible for real property taxes and applicable operating expenses
- Structures tailored to tenant credit, lease term, and operational requirements

STRATEGIC LOCATION

Established Mapunapuna industrial district

Minutes to Honolulu Harbor

Minutes to Daniel K. Inouye International Airport

Immediate access to H-1 & Nimitz Highway



Ideal Users

The offering is well suited to established operators seeking secure, long-term control of functional industrial land.

Contractor Yards

Fleet Parking

Equipment Storage

Container Storage

Utility Contractors

**Infrastructure
Contractors**

**Building Material
Suppliers**

**Industrial Service
Providers**



NEXT STEPS

Contact Ka'ala Shea to discuss parcel availability and lease structures.

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