



PEARL CITY INDUSTRIAL PARK

For Sale

96-1385 WAIHONA ST

PEARL CITY, HI 96782



3D Tour

Colliers

Property OVERVIEW

Colliers is excited to present a fully leased, multi-tenant industrial property in the heart of Pearl City Industrial Park, ideal for both investors and owner-occupants. Its central location in the Pearl City Industrial Park provides a strategic advantage, offering unparalleled access across Oahu, putting business within a 20-minute drive any direction.

With all tenants on short-term leases, this 100% occupied property offers investors an opportunity to renegotiate terms and secure a stable cash flow in a 1% vacancy market, while providing owner-occupants the flexibility to occupy the space in the near future. Thanks to its well-balanced mix of office and industrial tenants, and no heavy reliance on a single sector, this property is well-positioned to withstand fluctuations in an ever-changing economic environment.

As energy costs and operating expenses continue to rise, 96-1385 Waihona St stands out with its 312 panel, 6 inverter photovoltaic solar system, generating on average over 300 kWh of energy per day. This system helps reduce the owner's energy usage and lowers operating expenses, making the property an even more attractive leasing destination.



| | |
|----------------------|--|
| LOCATION | Pearl City Industrial Park |
| ADDRESS | 96-1385 Waihona St Pearl City, HI 96782 |
| TMK | 1-9-6-008-008 |
| ZONING | I-1 (Limited Industrial District) |
| LAND AREA | 63,017 SF |
| BUILDING SIZE | 33,170 SF |
| FLOOD ZONE | D |
| OCCUPANCY | 100% |
| PARKING | 47 stalls |

investment HIGHLIGHTS



| | |
|--------------------------|--------------------|
| ASKING PRICE | \$10,900,000 |
| TENURE | Fee Simple |
| STABILIZED NOI | \$510,164 |
| REAL PROPERTY TAX | \$71,256.60 (2024) |



STABLE CASH FLOW

Tenant mix of 8 different tenants adds stability and lowers risk



STRATEGIC LOCATION

Central location puts every market on Oahu within a 20 minute drive



RENT GROWTH

Current rents are 20% lower than current market rents, allowing for immediate rent growth on renewals



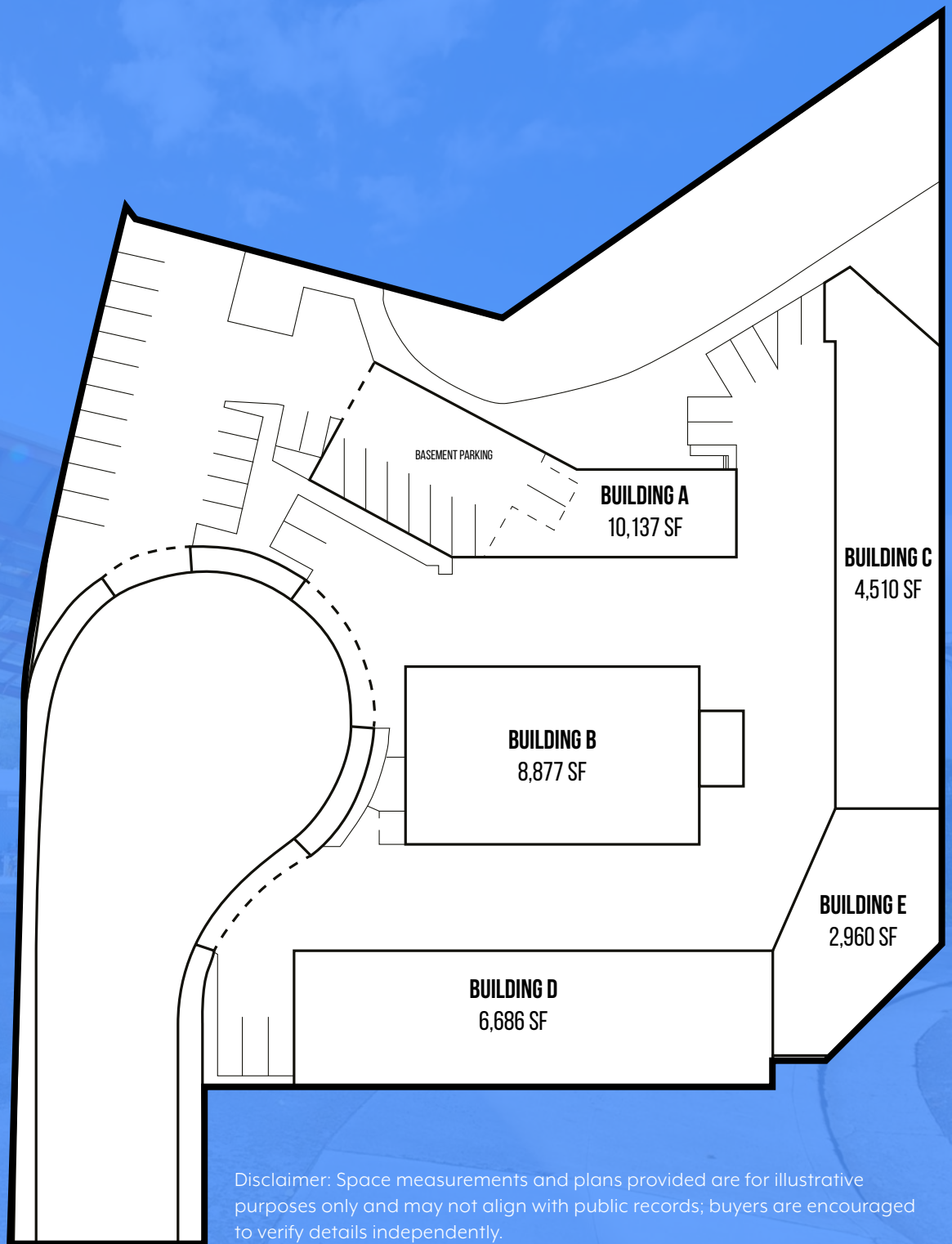
FAVORABLE LANDLORD MARKET CONDITION

Oahu's industrial market boasts a 1.21% vacancy, providing favorable landlord conditions



Property SITEPLAN

| BUILDING | SQUARE FOOTAGE |
|----------|----------------|
| A | 10,137 |
| B | 8,877 |
| C | 4,510 |
| D | 6,686 |
| E | 2,960 |



Disclaimer: Space measurements and plans provided are for illustrative purposes only and may not align with public records; buyers are encouraged to verify details independently.

the LOCATION



96-1385 WAIHONA ST

Pearl Highlands

Walmart *



Kamehameha Hwy

Pearl City Shopping Cen

| | 1-MILE | 3-MILE | 5-MILE |
|---------------------|-----------|-----------|-----------|
| Population | 12,412 | 95,802 | 198,200 |
| Households | 3,942 | 32,434 | 68,851 |
| Median Home Value | \$940,590 | \$862,927 | \$910,653 |
| Median Age | 47.1 | 48.6 | 49.4 |
| Bachelor's Degree + | 20.2% | 22.2% | 22.9% |

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Contact us

ALIKA COSNER (S) SIOR
Senior Vice President
Lic# RS-69441
alika.cosner@colliers.com

PATRICK MCGRANAHAN (S)
Senior Associate
Lic# RS-83939
patrick.mcgranahan@colliers.com

FARAH CABRERA (S) CCIM
Associate
Lic# RS-76284
farah.cabrera@colliers.com

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