

Industrial Property | For Sale (Leasehold) or For Lease

99-870 Iwaena Street

Aiea, HI 96701

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Aiea, Hawaii 96701
www.cbre.com/hawaii



The Offering

Property Overview

CBRE, Inc. is delighted to present an exceptional opportunity to acquire or lease an industrial space located at 99-870 Iwaena Road in the renowned Halawa Industrial Complex of Aiea, Oahu. This property boasts convenient street access just off of Iwaena, and its strategic location adjacent to both the H2 and H3 Freeways ensures excellent commute times. It takes less than 15 minutes to reach Daniel K. Inouye International Airport and downtown, making this warehouse space incredibly accessible. With its 2 warehouse spaces and a mezzanine office space, this property is perfectly suited for owner occupants who also wish to capitalize on the option of renting out a part of the premises. This remarkable opportunity offers a winning combination of prime location, versatile space, and tremendous potential for investors and businesses alike.

\$700K

Sale Price

20,053

SF Land

15,123

SF Building



Property Details

Property Address	99-870 Iwaena Street Aiea, HI 96701
TMK	(1) 9-9-72-7
Sale Price	\$700,000
Rent/SF/Mo.	\$2.00/SF/Mo. + 3% annual increases
Building Size	15,123 SF*
Land Size	20,053 SF
Year Built	1989
Opportunity	Industrial Single Tenant Sale/Lease
Zoning	4-Industrial
Flood Zone:	X

	Warehouse A	Warehouse B
Ground Floor	5,000 SF*	5,123 SF*
Mezzanine Office	5,000 SF*	X
Clear Height	21 ft clear height for ground floor 11 ft clear height for office	32 ft clear heights

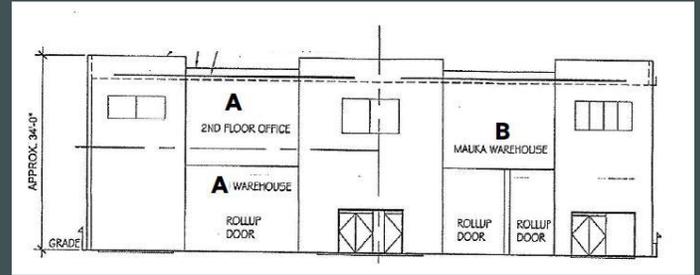
**All measurements & information are approximate.*



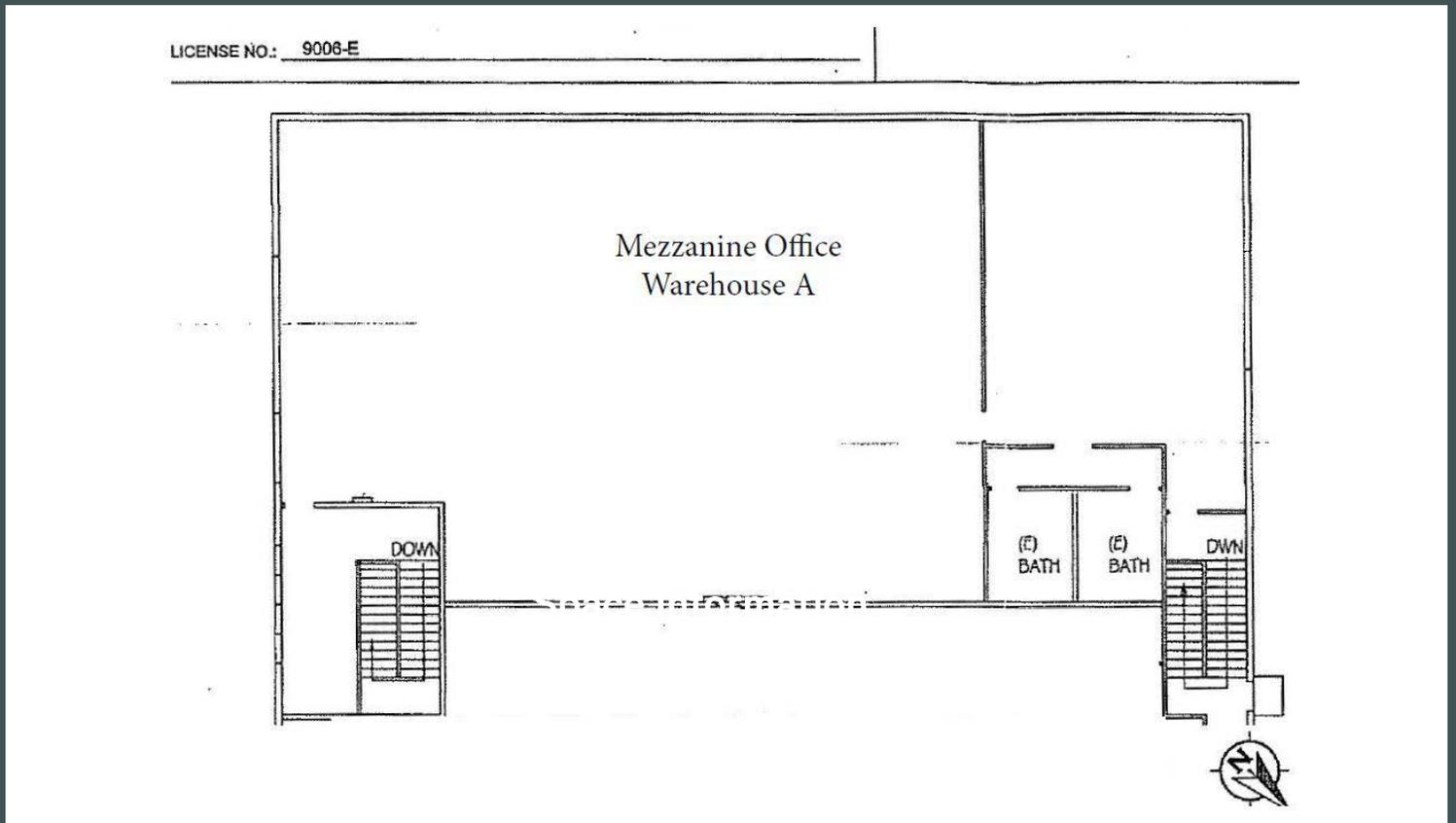
Property Details

Space Information

- Parking: 18 Stalls
- 3 Roll up Doors
- Mezzanine Office
- Two Warehouse Spaces
- Photovoltaic System (302 Panels, Installed 2017) - Produces 96KW



Front View



2nd Floor Mezzanine Office

Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Mile Radius
Population (2025) ~ Projected (2030)	9,618 ~ 9,423	54,421 ~ 54,329	59,417 ~ 59,497	78,836 ~ 79,237
Households (2025) ~ Growth Rate (2025 - 2030)	3,121 -0.47%	16,151 -0.08%	17,644 -0.03%	24,423 0.04%
Average Household Income (2025)	\$93,237	\$113,019	\$115,633	\$116,586
Businesses (2025) ~ Employees (2025)	519 ~ 3,962	2,907 ~ 33,641	3,079 ~ 35,462	3,751 ~ 40,251

Property Photos



Warehouse A Ground Floor



Warehouse A Mezzanine Office



Warehouse B Ground Floor



Contact Us

Jie Ming Xie (S)

Vice President

+1 808 541 5154

jie.xie@cbre.com

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