

FOR  
SALE



# OWNER OPERATOR OPPORTUNITY

Fee Simple Warehouse & Yard | Waikiki, Hawaii

Colliers

## Alika Cosner (S) SIOR

Senior Vice President  
Lic# RS-69441  
808 292 4599  
alika.cosner@colliers.com

## Patrick McGranahan (S)

Senior Associate  
Lic# RS-83939  
808 754 8535  
patrick.mcgranahan@colliers.com

## Michael Gomes (S)

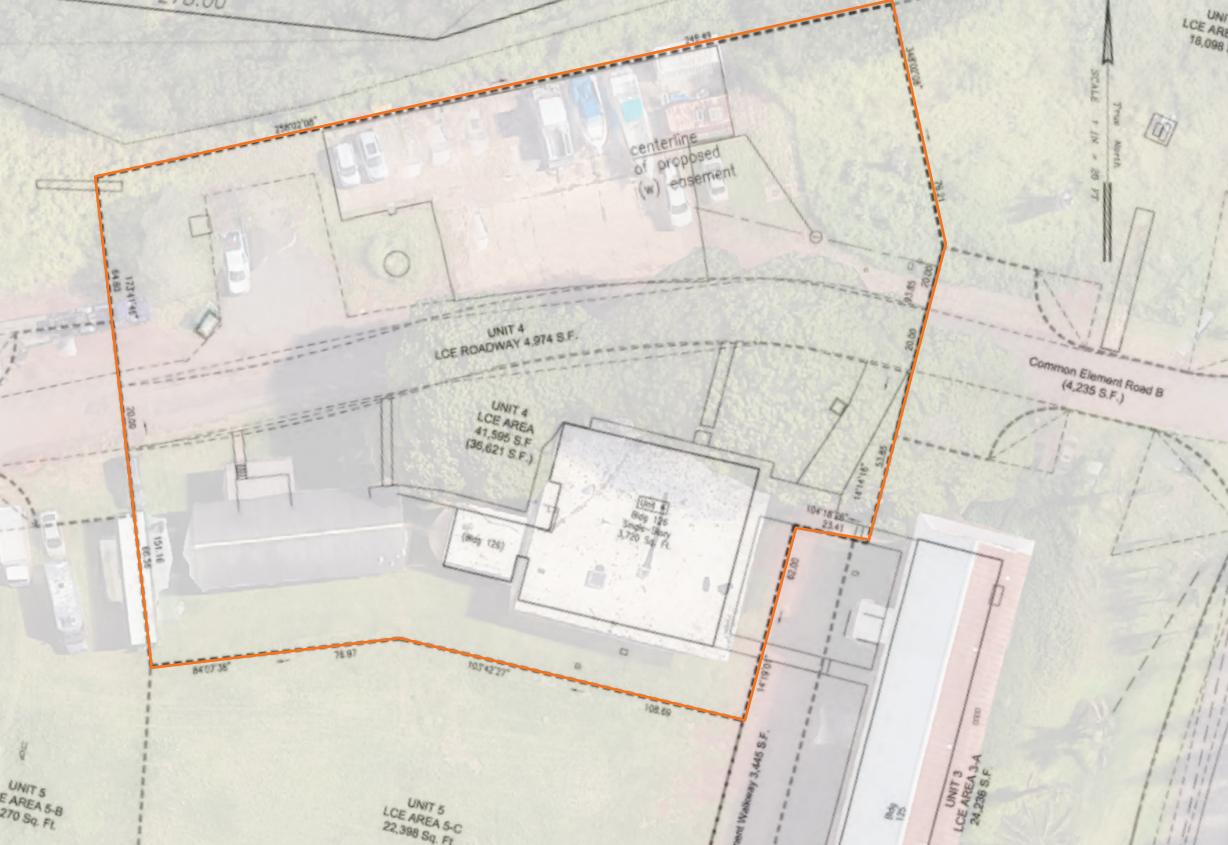
Senior Associate  
Lic# RS-82817  
808 285 9502  
michael.gomes@colliers.com

# EXECUTIVE SUMMARY

Located within Waikale Business Center, this 3,720 SF warehouse situated on 41,595 SF of land offers an exceptional opportunity for businesses needing a blend of functional interior space and expansive outdoor storage. With zoning that accommodates a wide range of storage and operational uses, the property is ideally suited for contractors, construction companies, logistics users, and businesses requiring centrally located yard space.

The warehouse provides a versatile layout for equipment storage, materials handling, and light industrial operations, while the generous land area supports vehicle parking, container placement, and outdoor staging. Its strategic location in Waikale—minutes from H-1 and surrounded by major commercial activity—delivers outstanding connectivity to Honolulu, Pearl Harbor, West O'ahu, and the island's primary transportation corridors.

As part of the Waikale Business Center, tenants benefit from a professional commercial environment, excellent access, and proximity to O'ahu's central workforce base and major service markets. With industrial and storage land in extremely limited supply, this property presents both immediate operational value and long-term upside for users seeking a high-quality, centrally located facility.



[View  
Matterport  
Tour](#)

---

**Address** 94-990 Pakela Street | Waipahu, HI 96797

---

**TMK Number** 1-9-4-172-5-4

---

**Asking Price** \$2,600,000

---

**Tenure** Fee Simple

---

**Zoning** P2 - General Preservation

---

**Land Size** 41,595 SF

---

**Building Size** 3,720 SF

---

**Year Built** 1940

# STRATEGIC ADVANTAGES

## STRATEGIC ADVANTAGES: CENTRAL O'AHU LOCATION

- Located in Waikiki Business Center, the property offers rapid access to Honolulu, Pearl Harbor, West O'ahu, and major island markets—maximizing efficiency for contractors, service operators, and logistics users.

## EXPANSIVE LAND AREA

- With 41,595 SF of usable land, the site supports large-scale outdoor storage, fleet parking, container laydown, and equipment staging—an extremely rare benefit in today's constrained industrial market.

## HIGHLY FUNCTIONAL WAREHOUSE SPACE

- The 3,720 SF warehouse provides versatile operational space ideal for materials handling, shop work, inventory storage, and light industrial use, offering businesses a flexible and efficient base of operations.

## WORKFORCE ACCESSIBILITY

- Strategically positioned near O'ahu's central workforce base and major service markets, the property gives employers broad access to labor pools across Honolulu, Central O'ahu, and West O'ahu.

## LOGISTICS & CONNECTIVITY

- Minutes from the H-1 freeway and surrounded by established commercial activity, the location supports fast routing for deliveries, service calls, and inter-island distribution.

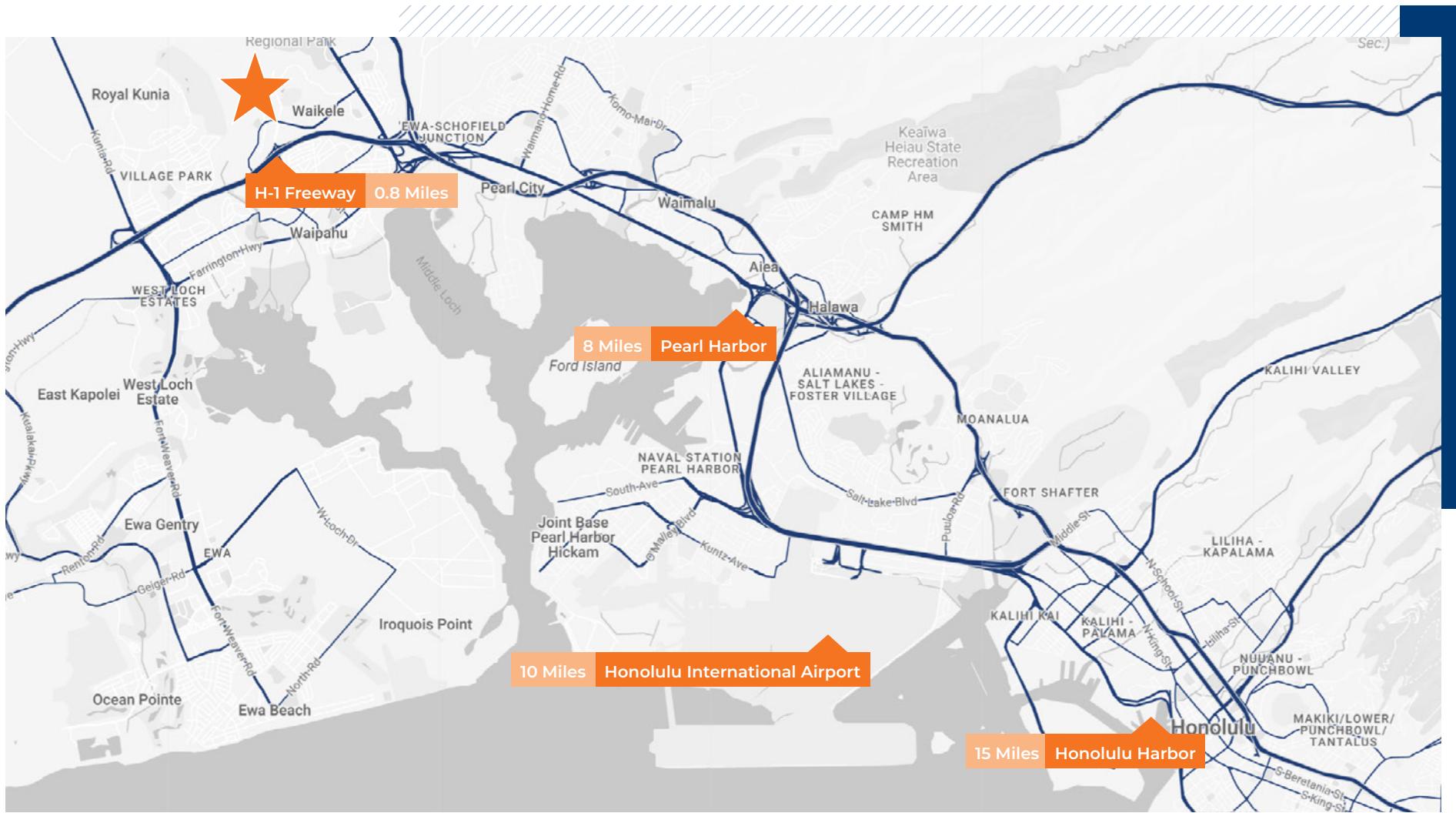
## SCARCITY OF SUPPLY

- Industrial and storage-ready land remains extremely limited on O'ahu, making large yard/warehouse combinations like this exceptionally difficult to find and highly sought after.

## PROFESSIONAL BUSINESS ENVIRONMENT

- As part of Waikiki Business Center, occupants benefit from a well-maintained commercial setting, strong neighboring users, and a reliable operating environment.





# THE WAIKELE ADVANTAGE

## TRANSPORTATION HUB

Direct highway access eliminates costly routing delays and maximizes operational efficiency across all island markets.

## GROWTH TRAJECTORY

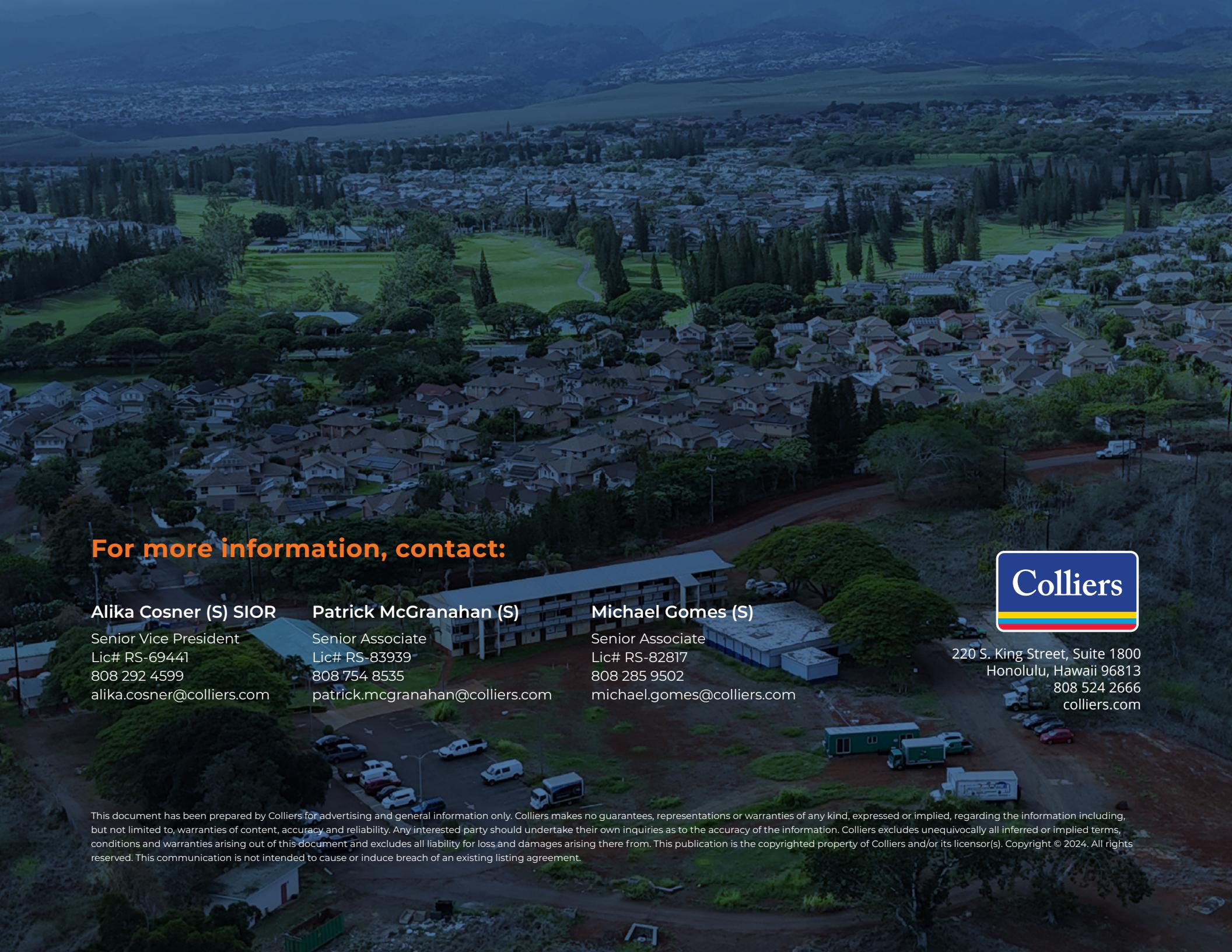
Positioned in one of Oahu's fastest-developing commercial corridor, benefiting from ongoing expansion and infrastructure investment.

## PROVEN SUBMARKET

Stable occupancy rates and consistent rent growth demonstrate the enduring appeal of this premier location.

## SCALABLE SOLUTIONS

Multiple lot sizes available to accommodate businesses from emerging contractors to established logistics operations.



## For more information, contact:

**Alika Cosner (S) SIOR**

Senior Vice President  
Lic# RS-69441  
808 292 4599  
alika.cosner@colliers.com

**Patrick McGranahan (S)**

Senior Associate  
Lic# RS-83939  
808 754 8535  
patrick.mcgranahan@colliers.com

**Michael Gomes (S)**

Senior Associate  
Lic# RS-82817  
808 285 9502  
michael.gomes@colliers.com

**Colliers**

220 S. King Street, Suite 1800  
Honolulu, Hawaii 96813  
808 524 2666  
colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.