



**FOR
SALE**

OWNER OPERATOR OPPORTUNITY

Fee Simple Warehouse & Yard | Waikēle, Hawaii



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 Waikēle 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 Waikēle—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 Waikēle 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 Waikēle 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.

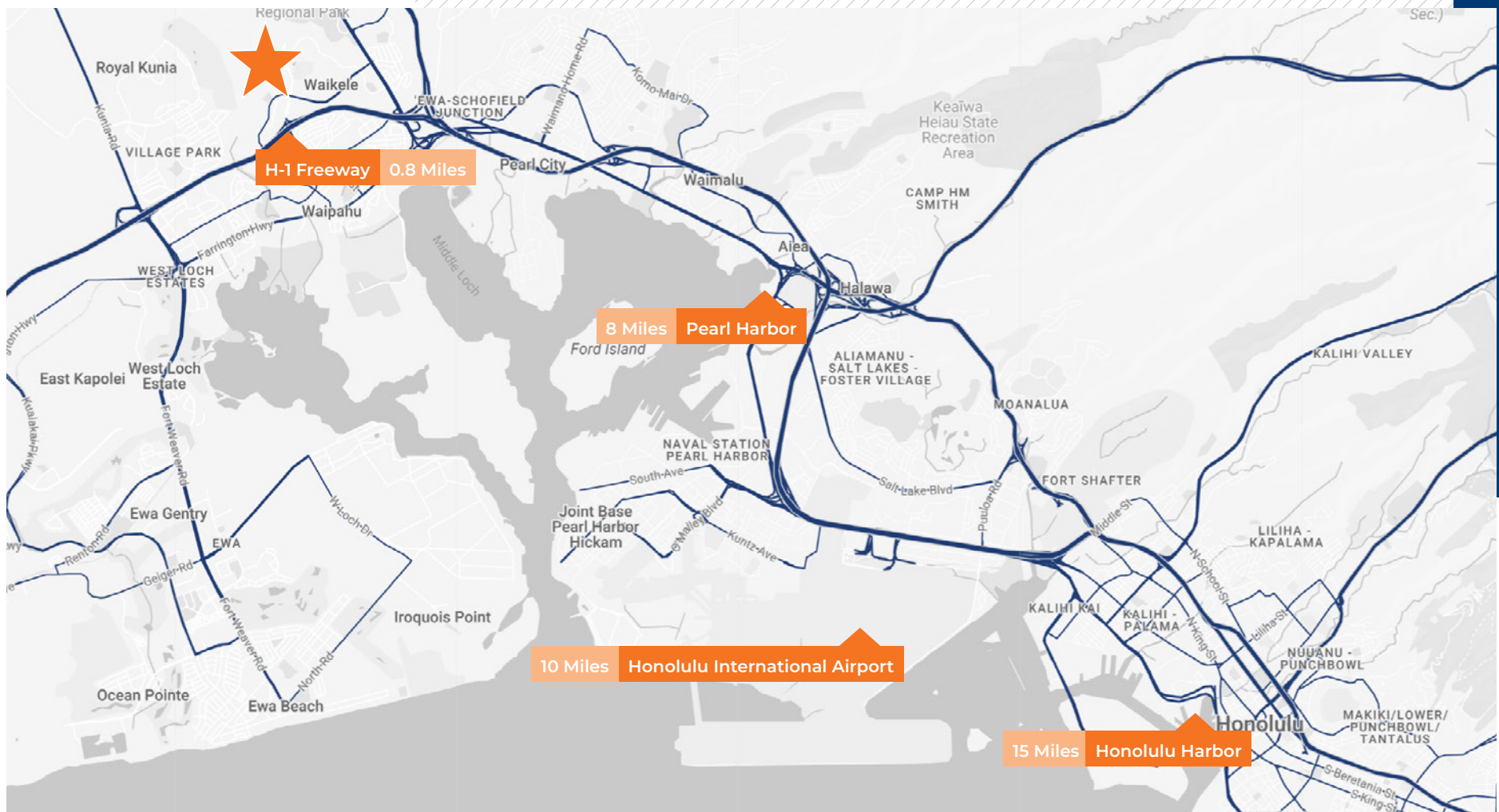
SCARCITY OF SUPPLY

- 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 Waikēle 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 O'ahu'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:

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

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