

## Property 360 Property View

1040 Sand Island Acc Road, Honolulu, HI 96819

Listing

[1-1-5-041-140-0000](#)**1040 Sand Island Acc Rd, Honolulu 96819**

MLS#: **202514650**  
 Status: **Active**  
 Lnd Tenure: **LH - Leasehold**  
 Listing Service: **Full Service**

Region: **Metro**  
 Nghbrhd: **SAND ISLAND**

Bldg Nm: **na**  
 Fee Options: **None**

LP: **\$3,000,000**  
 OLP: **\$3,000,000**

General Information

Prop Type: **Commercial/Industrial**  
 Bus Name:  
 Employees:  
 Bus Type: **Industrial, Office, Warehouse**  
 Prop Front: **Industrial, Main Street**  
 Easements: **Other**

DOM: **15**  
 CDOM: **15**  
 Year Built: **2003**  
 Land Sqft: **30,300**  
 Lot Acres: **.696**

Income/Expenses Information

Monthly Rent: **\$25,950**  
 Mth Inc Other: **0.00**

Site Information

Floor Number: **1**  
 Days Open:  
 Hours Open:  
 Comm Space: **Yes**  
 Owner Type:

Property Information

Total Sqft: **11,755**  
 Total Park: **20**  
 # Ttl Units: **2**  
 Year Est:

Ttl Ann Inc: **311,396.88**  
 Ann Op Exp: **\$273,972**  
 Net Ann Inc: **\$37,425**

Franchise Fee:

Additional Information

Stories: **1** Story Type: **One**  
 Zoning: **43 - I-3 Waterfront Industrial**  
 Flood Zone: **Zone X**  
 Int Sqft: **11,755** Oth Sqft: **0**  
 Prop Cond: **Excellent** Bldg Sqft:

Recent: **06/26/2025 : NEW**Listing/Agent/Office Information

Listing Date: **06/23/25** CA Date:  
 List Type: **Exclusive Rights**  
 S Indust Class:

Tmp Wth Date: Exp Date: **06/30/26**  
 Lnd Recorded: **Regular System**  
 Foreclos Number: Lock Box: **NONE**  
 Listing Svc: **Full Service**

Agent: **Jana M Walden (R)**  
 Ag Email: **jana.walden@gmail.com**  
 License #: **RB-23011**  
 Office: **JW REALTY**

Agent Mbr #: **45809** Agent Ph: **(808) 372-7172**  
 Corp Office Lic #: **RB-23011**  
 Office Mbr #: **JWRE** Office Ph: **(808) 372-7172**

Remarks

Documents: **Building Plans, Lease Documents, P&L, Title Search**  
 Show Inst: **Appointment Only, Call Listor**  
 Disclosures: **None**

Association/Condo InformationLease Information

Lse Exp Date: **06/30/57** Lse Rg Date: **06/30/47** Lse Until Year: **2057**  
 Fee Price: Fee Purchase:  
 Cur Mn Lse/Rnt: **12,750.24** Nxt St-Up Rent: **2,027** Lessor Name: **State of Hawaii DLNR**  
 2nd St-Up Rent: **2,032**

Features

Roof: **Aluminum/Steel** Flooring: **Concrete, Heavy Load**  
 Loading: **Container Dock, Loading Area** Construction: **Concrete Block, Metal Frame**  
 Cooling: **Individual** Sewer: **Connected**  
 Amenities: **Office**  
 Utilities: **Light Electricity, Small Water Meter**  
 Parking: **On Site**

Tax & Financial Information

TMK: **1-1-5-041-140-0000**  
 Taxes/Mnthly: **\$5,954** Tax Assess Imp: **\$1,196,400** Terms Acceptable: **Cash, Open, Other**  
 Tax Year: **2024** Tax Assess Lnd: **\$4,990,500** Buy Finance:  
 Tax Assess Tot: **\$6,186,900** Spc Sales Cond: **None**

Exp Info Source: **Accountant**
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