



INDUSTRIAL
GROUP HAWAII

FOR SALE



Freestanding Investment Opportunity

📍 287 MOKAUEA STREET, HONOLULU, HI 96819

TENANCY

GOYA'S AUTO REPAIR LLC	2,530 SF
ILIO PRODUCTS LLC	2,680 SF
TRADE PUBLISHING	8,034 SF

ALL LEASES EXPIRE IN 2029
(CALL BROKER FOR LEASE DETAILS)



ASKING PRICE:
\$5,500,000.00



BLDG SIZE: **13,244 SF**



LAND SIZE: **19,414 SF**

TMK: 1-1-2-5-56

TENURE: FEE SIMPLE

ZONING: I-2 (INTENSIVE INDUSTRIAL)

PARKING: 23 STRIPED PARKING STALLS

Rare opportunity to acquire a 19,414-square-foot corner lot in the heart of the urban core, ideally located at the intersection of Mokauea and Homerule Streets. This well-positioned asset is fully leased to three tenants at below-market rents, with all leases expiring December 31, 2029—offering a clear path to near-term upside, or owner/occupant.

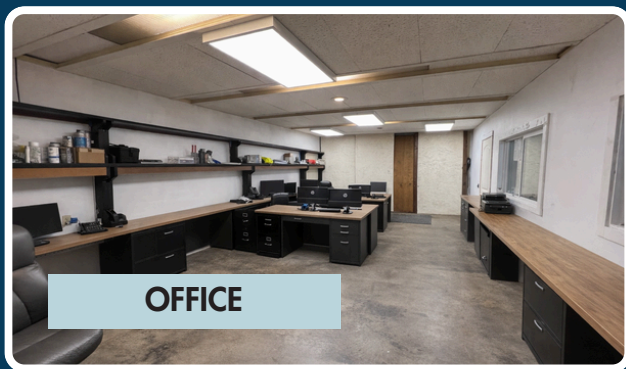
The property is comprised of three distinct tenant spaces:

- **Goya's Auto (2,530 SF)** – includes access to additional on-site parking
- **Trade Publishing (8,034 SF)** – turnkey, multi-level office with integrated warehouse and storage
- **Ilio Products (2,680 SF)** – warehouse space with private restroom, office, multiple roll-up doors, and exclusive access from Homerule Street

Surrounded by major industrial and commercial users, including Alicia's Market, Amazon Distribution, Y. Hata & Company, Koha Foods, Costco Wholesale, and Nico's at Pier 38, the property benefits from a highly functional and central location. Just minutes from the Downtown CBD, less than one mile to Honolulu Harbor, and approximately 10 minutes to Honolulu International Airport.



FRONT VIEW



OFFICE



WHSE



SECONDARY VIEW

Disclaimer: Images may include presentation enhancements (lighting adjustments, color correction, or removal of temporary items such as clutter or equipment) for marketing clarity. No modifications have been made to alter the physical condition or structural characteristics of the property.

ROSS APPLIANCE

287 MOKAUEA STREET



KALIHI STREET

HOMERULE STREET

PUUHALE
ELEMENTARY
SCHOOL





HOV LANE TO DOWNTOWN

REPUBLICAN STREET

MOKAUEA STREET

ALICIA'S MARKET

DEMOCRAT STREET

	HONOLULU HARBOR	1.0 MI
	COSTCO WHOLESALE (IWILEI)	2.0 MI
	HONOLULU INTERNATIONAL AIRPORT (HNL)	3.0 MI
	DOWNTOWN HONOLULU (CBD)	4.0 MI



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