

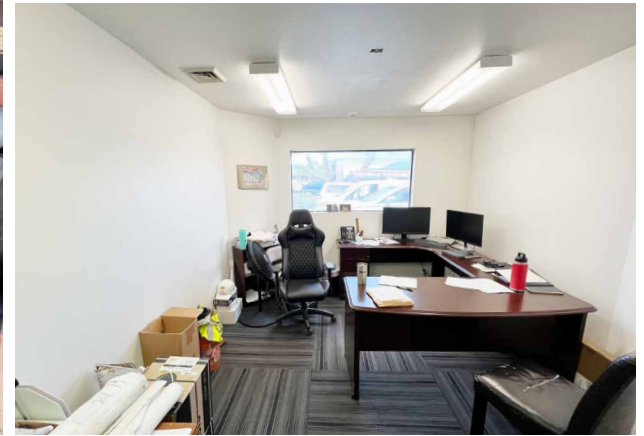
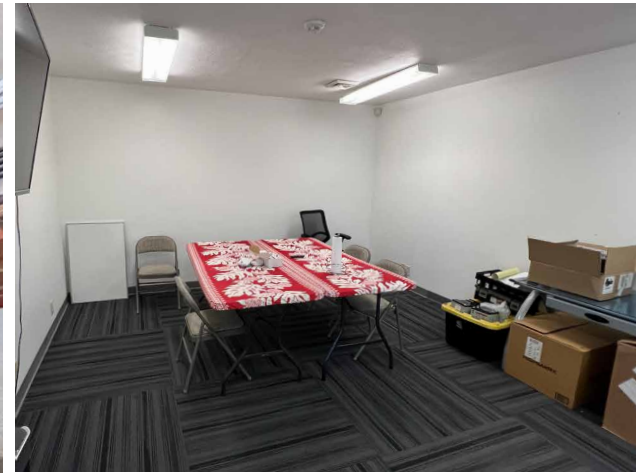
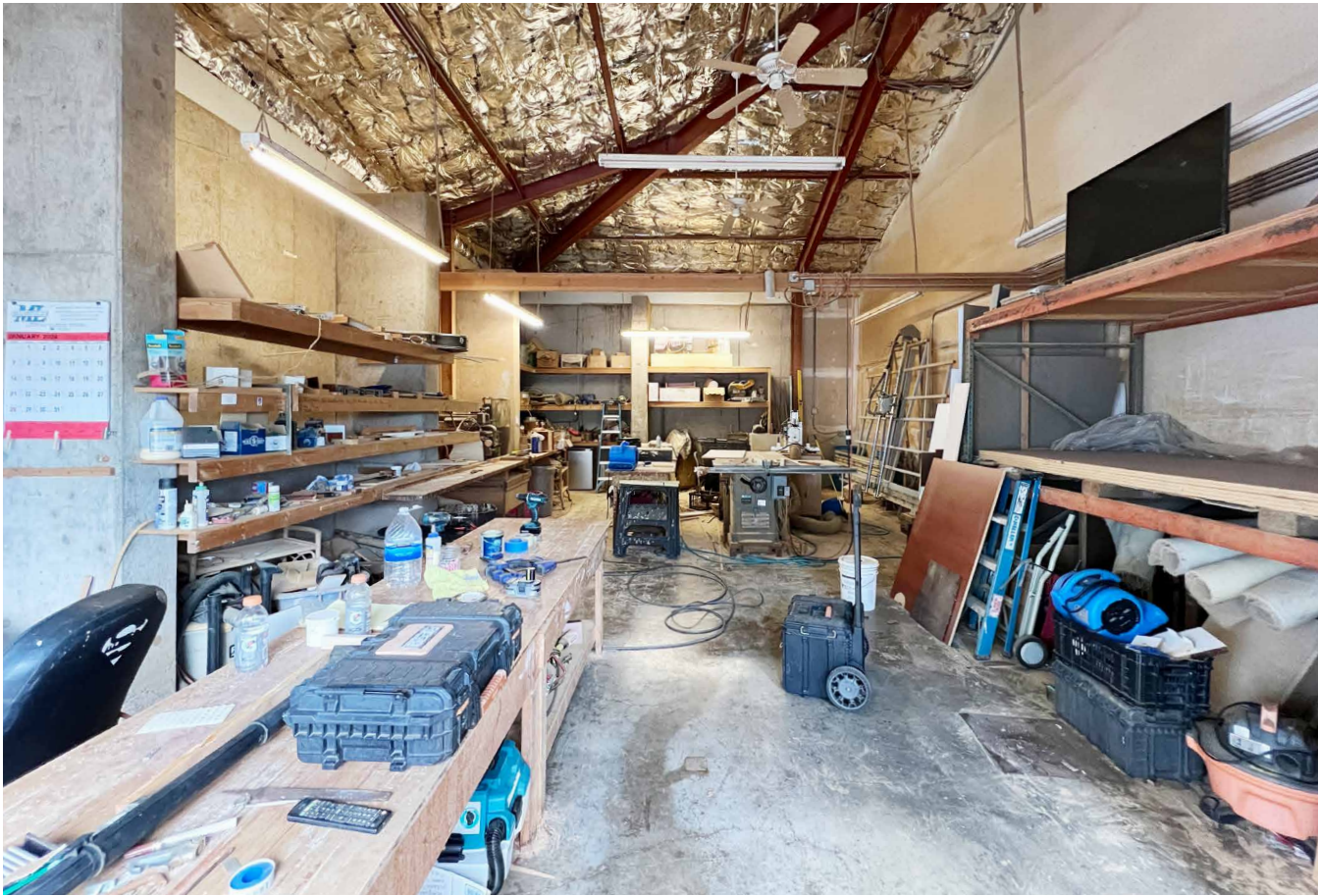


# FOR SALE | FREESTANDING BUILDING IN WAILUKU

1781 WILI PA LOOP · WAILUKU, HAWAII 96793



INDUSTRIAL  
GROUP HAWAII



## PROPERTY DESCRIPTION

Excellent investment opportunity consisting of single tenant net lease to credit tenant. Tenant occupies the entire building with lease extending through December 31, 2032. This tenant is credit with long-standing operations in Hawaii and has been a staple in the community for many years.

The building consists of a three spaces; 2 warehouse bays and 1 corporate office. The corporate office consists of multiple window-lined offices, conference room, multiple restrooms and second floor office and storage.

Both warehouses include private restrooms, roll-up door and personal door and fully paved concrete parking lot.

The building is located in Millyard Industrial Park in Wailuku, Maui. Kahului Airport is a short 5.7 miles and 15 minute drive and Kahului Harbor is a short 2.1 miles and 7 minute drive. Nearby attractions include Sam Sato's Restaurant, Tamura's Market and Tasty Crust Restaurant to name a few. Don't miss out on this excellent investment opportunity with long term steady cash flow.



#### PROPERTY DETAILS

ASKING PRICE: \$1,350,000

TMK 2-3-4-20-30

ZONING M-1 (LIGHT INDUSTRIAL)

LAND AREA 11,945 SF

BLDG AREA 5,800 SF

#### LEASE INFORMATION

TENANT Alert Holdings Group, Inc.

TERM Thru December 31, 2032

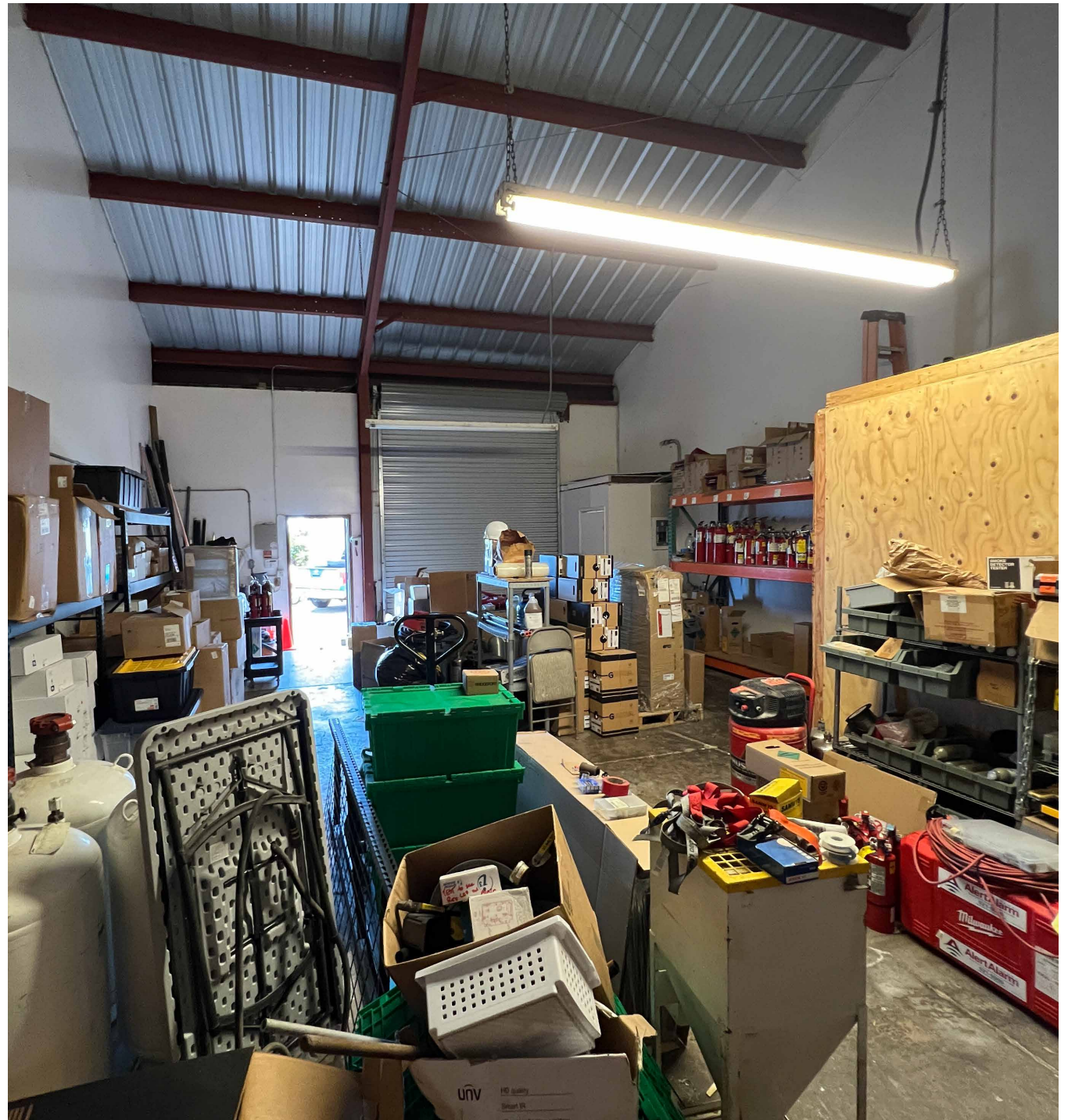
NOI \$70,296.00

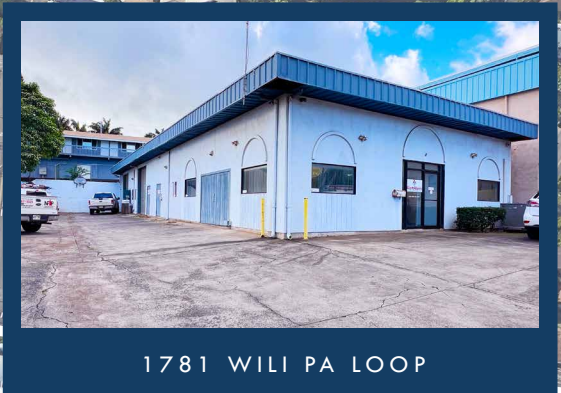
CAP RATE 5.21%

INCREASES 2% annually

OPTIONS 2 – 5-yr options at Mkt Rate

NET LEASE Zero landlord responsibilities





1781 WILI PA LOOP

TASTY CRUST

SAM SATOS

PACIFIC AUTO



**IGHI** INDUSTRIAL GROUP HAWAII

JAY K. ELICKER (B) CCIM, SIOR

Senior Vice President · RB 21204

808-218-8318 · jelicker@caahawaii.com

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