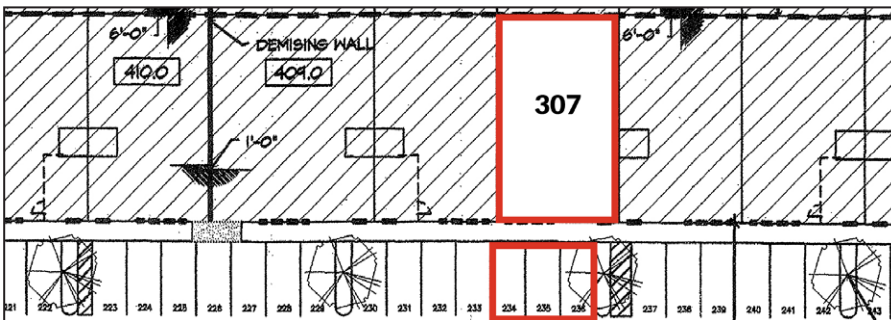


WAIPIO BUSINESS CENTER

94-1388 Moaniani Street, Unit 307
 Waipahu, HI 96797

PROPERTY DESCRIPTION

Waipio Business Center is a Class A fee simple industrial condominium project well-known for its quality. Its exceptional location near the Tony Group Autoplex is easily accessible off the H-2 freeway and only 15 minutes from Honolulu International Airport. The offering is a great opportunity to own a fee simple high-cube warehouse unit in very good, clean, and upgraded condition.



The information contained herein has been obtained from sources believed to be reliable. While we know of no reason to doubt its accuracy, we make no guarantee, warranty or representation as to its accuracy or completeness. It is the responsibility of you and your advisors to independently verify the information and conduct a careful independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 2/6/25



PROPERTY AND UNIT HIGHLIGHTS

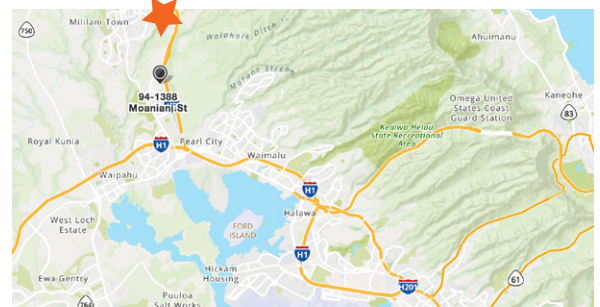
- TMK (1) 9-4-128-11: 067
- Bay size 1,500 square feet – 30'w x 50'd
- High Cube – 20'
- 3-phase power – 100 amps
- Fire suppression system
- 12' roll-up door
- Thermal roof insulation
- High-bay fluorescent lighting
- Concrete tilt-up walls
- Restroom with shower
- Air-conditioned office
- Storage room
- Metal frame/wood shelf racking
- Interior/exterior security camera system
- Three (3) assigned parking stalls – 234, 235, 236
- Common surface and recessed loading areas
- Zoning I-2 (Heavy Industrial)

SALE INFORMATION

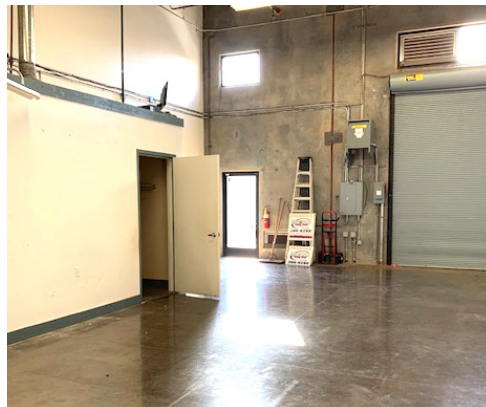
PRICE	\$725,000
PROPERTY TAX	\$0.36/SF/MO
CONDO MAINTENANCE	\$0.25/SF/MO
TENURE	Fee Simple

DISTANCE/MILES & TRAVEL TIME

MILILANI	3 miles/8 min
AIEA/PEARL CITY	7 miles/13 min
HNL AIRPORT	11 miles/16 min
KAPOLEI	11.8 miles/18 min
DOWNTOWN	14 miles/21 min
WINDWARD	17 miles/24 min



WAIPIO BUSINESS CENTER



OFFERED EXCLUSIVELY BY
STANDARD COMMERCIAL
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