

FOR SALE

Halawa Business Park

99-1410 Koaha Place | Aiea, HI 96701



Property Summary

ASKING PRICE \$890,000

2023 BUDGETED NOI \$98,444.00

ADDRESS 99-1410 Koaha Place

Aiea, HI 96701

TAX MAP KEY (1) 9-9-77: 15

BUILDING SIZE 15,820 SF

LAND AREA 35,643 SF

OCCUPANCY 100%

OF UNITS 6

ROLL UP DOORS 7 Grade Level (12'-14' High)

PARKING Approx. 22 Stalls

YEAR BUILT 1989

HEIGHT LIMIT 60 Feet

ZONING I-2 - Intensive Industrial District

TENURE Leasehold

GROUND LESSOR The Queen Emma Foundation

CURRENT GROUND

RENT (1/1/22-12/31/31) \$260,075.00 (plus GET) per annum

GROUND LEASE EXPIRATION

12/31/2046



Investment Highlights

Fully-Leased Investment Property

22+ Foot High Cube Ceiling Heights

Stable Cash Flow from Quality Tenants

Restrooms included in all units

Air-Conditioned Office Mezzanines in majority of units

Gated Parking with approximately 22 stalls

Recently Completed Roof & Structural Repairs

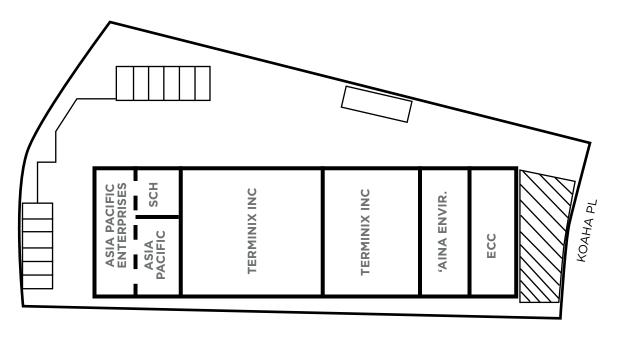
Prime Location in Halawa Valley

Easy Access to H-1, H-3 and H201 Freeways

Close Proximity to the Daniel K. Inouye International Airport and Honolulu Harbor



Site Plan



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Aerial / Location Map



Demographics

	1 Mile	3 Mile	5 Mile	
Population	8,738	101,441	228,023	
Median HH Income	\$88,141	\$82,358	\$79,430	
Median Home Value	\$795.751	\$663.810	\$694.456	



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