



FOR SALE

TWO-LEVEL INDUSTRIAL OFFICE CONDO IN WAIPAHU

94-440 MAIKOIKO STREET, UNIT 100
WAIPAHU, HI 96797

ASKING PRICE: \$1,200,000

FIRST FLOOR: 1,325 SF

SECOND FLOOR: 1,325 SF

LANAI AREA: 265 SF

TOTAL AREA: 2,915 SF



PROPERTY HIGHLIGHTS

TMK: 1-9-4-166-1

ZONING: I-1 Light Industrial

TENURE: Fee Simple

YEAR BUILT: 2010

PARKING: 3 Reserved Stalls

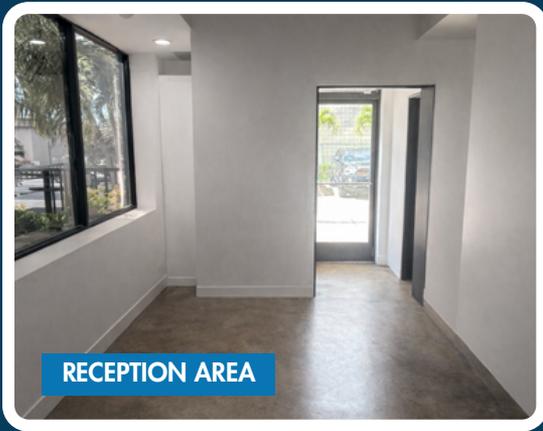
Rare opportunity to acquire a **fee simple industrial office condo** in **Mill Town, Waipahu**, ideal for an owner-user seeking a secure, well-improved production and office environment.

The **ground floor** features air-conditioned production space currently configured for jewelry manufacturing, including **built-in desks and furnishings**, a **vaulted security room**, a dedicated **cleaning area with multiple sinks** and a **restroom**. The layout is efficient for light manufacturing, assembly, or specialized production users.

The **second floor** consists of a **concrete mezzanine** suitable for additional production or storage and provides access to a **large outdoor lanai** with peek-a-boo ocean views. The upper level also includes a **full restroom with shower**, offering added convenience for employees.

Additional features include a **glass-entry pedestrian door** that can be easily converted to accommodate a roll-up door for larger access, and **three (3) reserved parking stalls**.

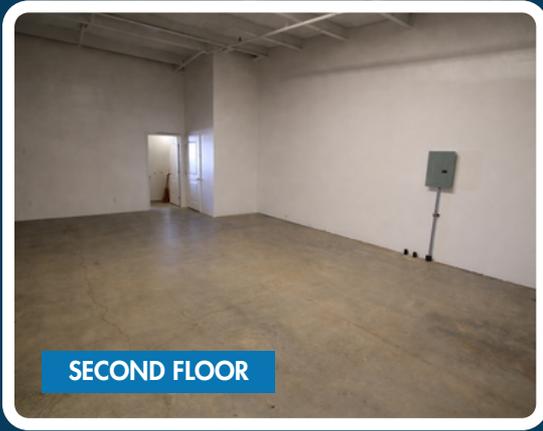
Well-suited for owner-users seeking a rare fee simple industrial office condo with flexible production space in a centrally located industrial park.



RECEPTION AREA



PRODUCTION AREA



SECOND FLOOR



SINK AREA



PARKING



AREA OVERLOOK

94-440 MAIKOIKO STREET



THEATRIX HAWAII

KAOKI STREET

GEOLABS, INC.

MOKUOLA STREET

WARABEYA USA INC.

KOKUA MEDICAL, LLC

MAIKOIKO STREET

AKOKI STREET

PAKAIEA STREET

MALAKEKE STREET

XTERMCO INC.

FRITO LAY

WAIPAHU STREET



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