

# GREAT INVESTMENT OPPORTUNITY IN MILL TOWN CENTER | EAST WAIPAHAU

**HUGE PRICE  
REDUCTION**



94-494 AKOKI STREET

**18,201 SF**

~~\$2,475,000~~ (Fee Simple)

**\$2,195,000**



**CUSHMAN &  
WAKEFIELD**

ChaneyBrooks



## OPPORTUNITY

Cushman and Wakefield Chaney Brooks is pleased to present a prime development lot for sale. 94-494 Akoki is zoned I-1, limited industrial and can accommodate a variety of uses including certain industrial, retail and office uses.

Common uses in the I-1 zoning include warehouse, wholesale and distribution, eating establishments, financial institutions, veterinary establishments, contractor warehouse, food manufacturing, light processing and manufacturing and minor repair establishments.

94-494 Akoki is located in Mill Town Business Center - an light industrial park developed by Alexander and Baldwin in 2003. This parcel is conveniently located just three minutes from the H-1 freeway providing quick access to all major areas.





# INVESTMENT DETAILS

<b>PRICE</b>	<b>\$2,195,000</b> <del>\$2,475,000</del> (Fee Simple)
<b>ADDRESS</b>	94-494 Akoki Street, Waipahu, Hawaii 96797
<b>TMK</b>	(1) 9-4-166: 30
<b>ZONING</b>	I-1   Limited Industrial
<b>COMMON USES</b>	Warehouse, wholesale and distribution, eating establishments, financial institutions, veterinary establishments, contractor warehouse, food manufacturing, light processing and manufacturing and minor repair establishments
<b>LAND AREA</b>	18,201 SF
<b>UTILITIES</b>	<ul style="list-style-type: none"> <li>• Public utilities stubbed to property</li> <li>• HECO, Board of Water</li> </ul>
<b>GRADE</b>	Lot has been graded and ready for development
<b>FLOOD ZONE</b>	Zone D - Undetermined Flood Hazard
<b>FEATURES</b>	<ul style="list-style-type: none"> <li>• Located in a cul-de-sac</li> <li>• Large, level lot</li> <li>• Walkway to Manager's Drive and bus stops</li> <li>• Modern industrial park</li> </ul>



## OPPORTUNITY HIGHLIGHTS

### MULTIPLE USES ALLOWED

Some of the common uses in the Limited Industrial zone include warehouse, wholesale and distribution, eating establishments, financial institutions, veterinary establishments, contractor warehouse, food manufacturing, light processing and manufacturing and minor repair establishments.

### OWNER-USER OPPORTUNITY

As rail and new developments in town push tenants out, users are wisely looking to invest in a property of their own to avoid being subject to this “forced displacement.”

This design-build offering presents business owners with the opportunity to create the perfect building for their own use while building up equity for future retirement and along the way, capitalizing on tax advantages offered only to property owners.



### NEAR FREEWAY ENTRANCE

This property is located just 3 minutes from the H-1 freeway entrance.

### READY-TO-BUILD

As a part of Mill Town, this parcel has been leveled, stubbed for utilities and is ready to build.

### MILL TOWN BUSINESS CENTER

Mill Town is a 37-acre industrial subdivision developed by Alexander and Baldwin in 1999 located just 15 minutes to the airport.





# MILL TOWN CENTER







For More Information,  
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