



612 KALANIANA'OLE



HILO HARBOR INDUSTRIAL PROPERTY FOR SALE (FS)



OFFERING SUMMARY

JLL is pleased to present a historic industrial investment opportunity featuring a 47,000 square foot multi-building warehouse complex situated on 3.57 acres in a prime location in the Hilo Harbor Industrial district. This well-positioned asset is comprised of five individual warehouse buildings built between 2007 and 2015, ranging from 7,000 to 10,800 square feet on a generous 155,680 SF land parcel, offering significant operational flexibility and potential value-add opportunities. Located directly across from Hilo Harbor and less than 10 minutes from Hilo International Airport, this rare fee-simple offering provides investors with complete ownership control and maximum strategic positioning within Hawaii's critical logistics infrastructure. The property is fully leased to well-established tenants at competitive market rates with leases expiring within the next three years, providing an opportunity for investors to capture a mark to market and owner-users to occupy.



612 Kalanianaole Street, Hilo, Hawaii 96720
TMK | (3) 2-1-008-025



Land Area | 3.5739 Acres / 155,680 SF



Total Warehouse Space | 47,000 Sq. Ft (5 Buildings)



Built Between 2007 – 2015

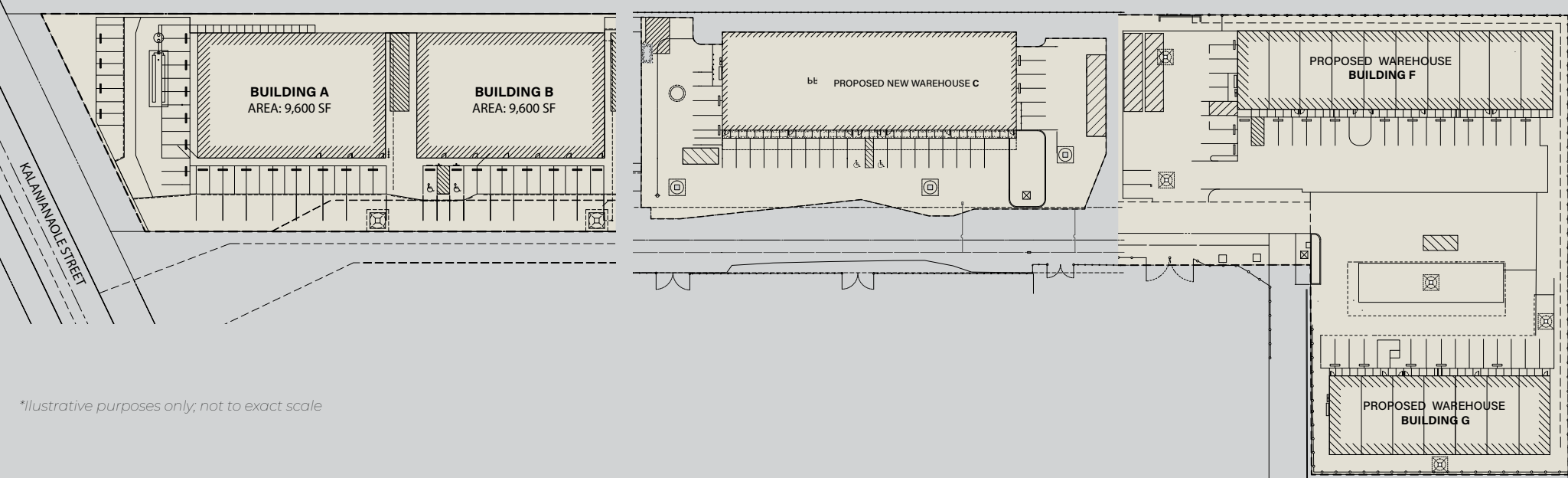


Zoned General Industrial District | MG-1A



Real Property Taxes (2025) | \$69,790.75

PROPERTY OVERVIEW



BUILDING	SF	YEAR BUILT	DRIVE INS	LOADING ZONES	PARKING STALLS
Building A	9,600 SF	2007	3	1	33
Building B	9,600 SF	2015	7	1	13
Building C	10,800 SF	2015	6	1	24
Building F	10,000 SF	2015	5	2	25
Building G	7,000 SF	2015	3	N/A	10



1 Mile 3 Mile 5 Mile

	2025 POPULATION	1,764	20,426	43,823
	2030 POPULATION	1,841	21,067	45,134
	2025 AVG. HOUSEHOLD INCOME	\$76,015	\$60,297	\$78,276
	2030 HOUSEHOLDS	528	8,012	17,006
	2025 MEDIAN AGE	43.4	40.3	43.8






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HILO INDUSTRIAL OVERVIEW

Hilo's industrial market consists of approximately 3.9M square feet and is relatively modest compared to Honolulu or even Kailua-Kona on the west side of the Big Island. The industrial landscape in Hilo reflects its position as the main commercial hub for the eastern side of Hawaii Island and is concentrated around Kanoehua Street, Shipman Industrial Park, and the Hilo Harbor. Vacancy rates are historically low and have reached below 1% in the past few years.

Demand for industrial space is generated primarily by agricultural processing facilities (macadamia nuts, tropical fruits, coffee), construction industry support businesses, logistics and distribution operations, local manufacturing and artisan production spaces.

LEGEND

-  Hilo Harbor
-  Land Acquisition Parcels
-  612 Kalaniana'ole



Hilo Harbor Expansion

The first structure in Hilo Harbor was built in 1861, and its facilities have since grown and modernized to process around 1.4 million tons of bulk cargo annually. Private cargo shipping organizations Matson Navigation Company, Pasha Hawai'i Transport Lines and Young Brothers Limited are the harbor's primary users carrying and processing cargo. About 31.2 acres of the 46-acre harbor facility is used as cargo handling and container storage areas, which is spread throughout the facility.

The State of Hawaii is currently underway with a \$62 million expansion and modernization of Hilo Harbor, focused on acquiring land to improve the harbor entrance. The expansion aims to improve cargo handling capacity, accommodate larger vessels, enhance operational efficiency and alleviate congestion. The project involves acquiring approximately 9.38 acres of privately owned industrial land along Kalaniana'ole Street, which will require relocating existing businesses and thus effectively reducing the already strained industrial market inventory.

Strengths

Tourism: Hilo's proximity to Hawaii Volcanoes National Park and its lush, natural environment make it a popular destination for tourism, which fuels business for hotels, restaurants, and tour operators.

Research and Development: The University of Hawaii at Hilo is a major employer and economic contributor with strong focus on renewable energy (geothermal, solar, hydro) and marine biology.

Transportation Hub: Hilo Int'l Airport facilitates travel and trade, connecting the region to other parts of Hawaii and the mainland.

Affordability: According to Extra Space Storage*, Hilo is considered one of the more affordable places to live in Hawaii, which can be an attractive factor for residents and businesses.

Weaknesses

Infrastructure Limitations: Aging infrastructure in some industrial areas requires significant investment

Supply Chain: Higher costs and longer lead times for construction materials

Land Constraints: Limited suitable industrial land for expansion

Opportunities

Renewable Energy: Increasing investment in renewable energy projects across the Big Island, creating some demand for industrial space

E-commerce: Fast growing demand for last-mile distribution facilities, though at a smaller scale than more populated markets

Sustainability: Greater focus on sustainable building practices in new or renovated industrial properties

Agriculture remains a large part of Hilo's economy, with opportunities in diversified farming and local food production.

Threats

Natural Hazards: Volcanic activity, tsunami risk, and climate change considerations impact development decisions

Cost Pressures: High shipping costs, and increasing costs of construction materials and goods continue to impact industrial development

MARKET DYNAMICS



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612 KALANIANA'OLE HILO, HAWAI'I

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