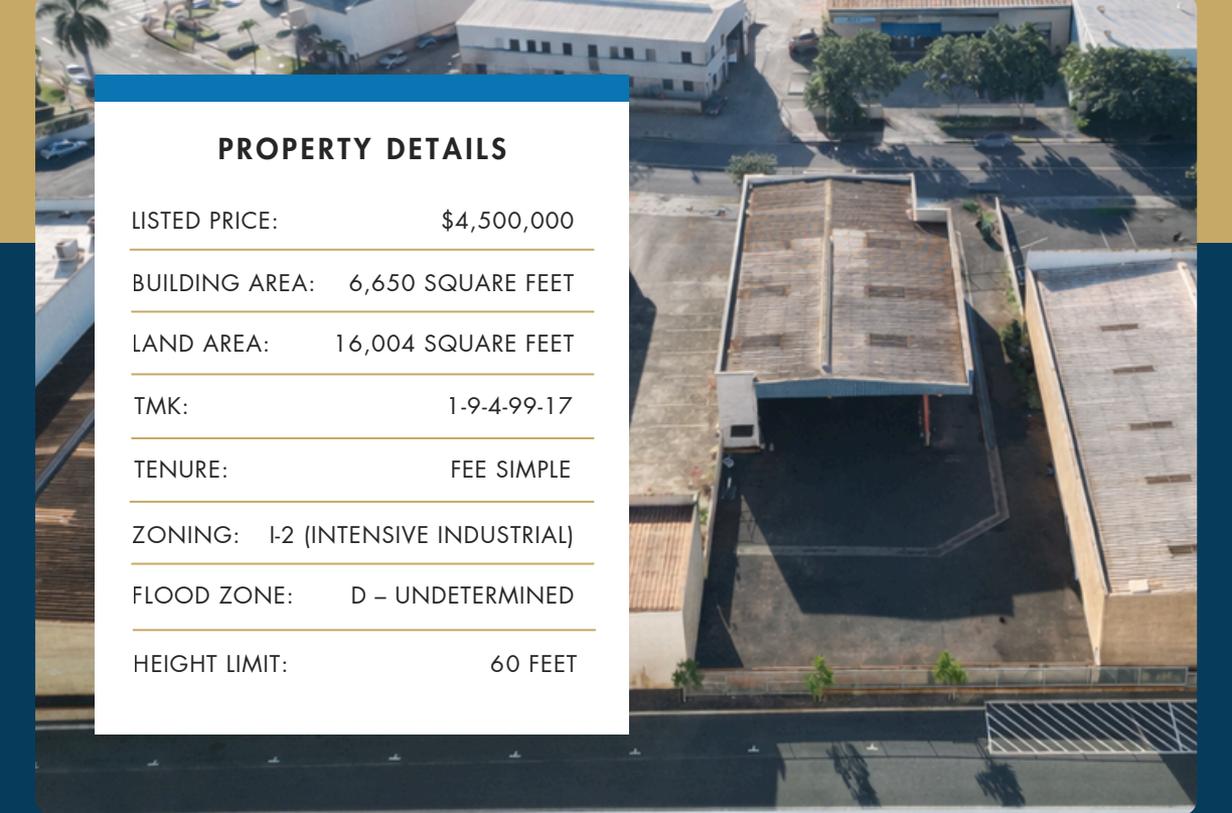




FOR SALE

PRIME FREE-STANDING WHSE/OFFICE WITH YARD IN WAIPIO

📍 94-469 UKEE STREET, WAIPAHU, HAWAII 96797



PROPERTY DETAILS

LISTED PRICE: \$4,500,000

BUILDING AREA: 6,650 SQUARE FEET

LAND AREA: 16,004 SQUARE FEET

TMK: 1-9-4-99-17

TENURE: FEE SIMPLE

ZONING: I-2 (INTENSIVE INDUSTRIAL)

FLOOD ZONE: D – UNDETERMINED

HEIGHT LIMIT: 60 FEET

A rare opportunity to acquire a free-standing warehouse/office building with paved yard in the heart of Waipio Gentry Business Park—one of Oahu’s most sought-after industrial submarkets. This versatile facility offers turnkey office space, separate men’s and women’s restrooms, and a high-cube warehouse designed to support efficient operations. A full concrete mezzanine provides valuable expansion potential for additional office or functional area.

The property is fully fire-sprinklered and features a secured paved yard ideal for vehicle parking, equipment storage, and outdoor operations—an increasingly scarce amenity in today’s industrial market.

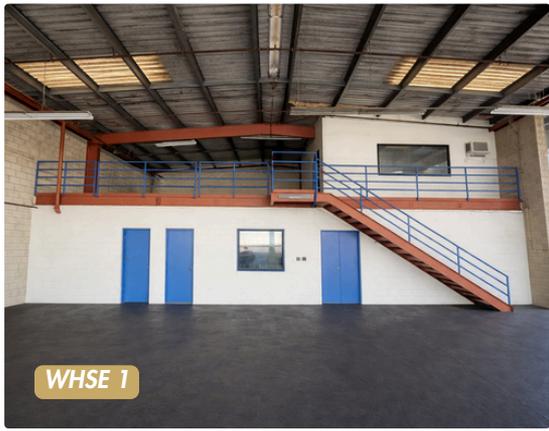
Strategically positioned with immediate access to both the H-1 and H-2 freeways, the site delivers exceptional connectivity across the island. The surrounding trade area is anchored by major industrial and distribution users including Costco Wholesale, The Tony Group, RNDC Distribution, Hawaii Transfer, and OfficeMax, reinforcing the strength and stability of this location. This is a premier owner-user or investor acquisition offering flexibility, functionality, and long-term value in a supply-constrained industrial market.



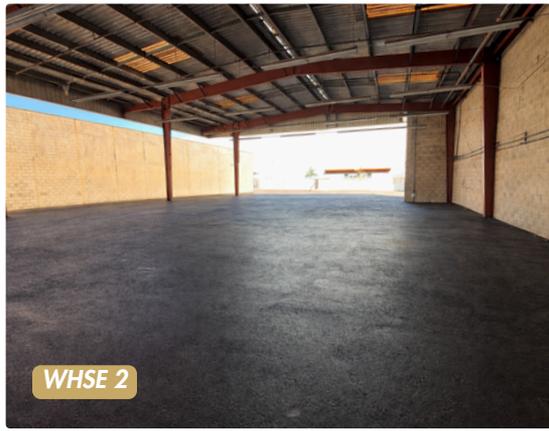
OFFICE 1



OFFICE 2



WHSE 1



WHSE 2



THE VILLAGES
AT WAIPIO

KA UKA BLVD

ZIPPY'S WAIPIO

94-469 UKEE STREET



PUBLIC STORAGE

PUAHI STREET

KURODA AUTO
BODY INC

UKE'E STREET

OAHU BOULDERING
GYM



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