



Multi-Tenant Industrial Investment Opportunity (Leasehold)

# 69 Railroad Avenue

Hilo, HI 96720

**Alika Cosner (S), SIOR**  
Senior Vice President  
Lic# RS-69441  
808 292 4599  
alika.cosner@colliers.com

**Patrick McGranahan (S)**  
Senior Associate  
Lic# RS-83939  
808 754 8535  
patrick.mcgranahan@colliers.com



Accelerating success.

# 69 Railroad Avenue, Hilo, HI 96720



## Multi-Tenant Investment Opportunity (Leasehold)

### Property Overview

Colliers is pleased to present to qualified investors an opportunity to purchase a multi-tenant industrial asset located in the Hilo submarket on the island of Hawaii. The assets include well established tenants in the community providing stability for investors. The asset is strategically located on Railroad Avenue which is one of the main arterial roads through Hilo's industrial district. Additionally, the property is situated just minutes from the Hilo International Airport and the Port of Hilo. This is an excellent opportunity to own a multi-tenant industrial investment opportunity that is 100% occupied with a stable cashflow in an extremely tight sub-1% vacancy market.

### Investment Highlights

**Stable Case Flow:** Diversity amongst the 12 tenants adds stability and risk mitigation.

**Rent Growth:** Project rents are 20% lower than current market rents allowing for immediate rent growth on renewals.

**Strategic Location:** Situated in the heart of Hilo's industrial market, minutes from Hilo International Airport and the Port of Hilo.

**Finance Options Available:** With 22-years of known rent term, financing options are available for investors.

**Favorable Landlord Market Conditions:** Hilo's industrial market boasts a 0.67% vacancy, providing limited options for tenants in the market.

### Property Specifications

TMK:	(3) 2-1-12-26
Address:	69 Railroad Avenue, Hilo, HI 96720
Zoning:	ML-1A
Land Area:	4.5 Acres
Building Area:	49,857 SF
Flood Zone:	Zone X
Occupancy:	100%

### Pricing Details

Asking Price:	\$5,000,000
Tenure:	Leasehold
Stabilized NOI:	\$490,482
CAP:	9.75%
Real Property Tax:	\$49,512.11
Ground Lease Expiration:	March 5, 2056
Ground Rent:	Current to 3/5/2026: \$127,384.40 3/6/2026 to 3/5/2036: \$155,000.00 3/6/2036 to 3/5/2046: \$195,000.00 3/6/2046 to 3/5/2056: TBD
Ground Lease Extension:	State law allows for extensions for an additional lease term up to 40 years.

# 69 Railroad Avenue, Hilo, HI 96720



Multi-Tenant Investment Opportunity (Leasehold)

