

# 2613 WAIWAI LOOP

HONOLULU, HI 96819



- Chilled and Freezer Warehouse Space
- Dock High Loading

# Property Summary



<b>ASKING PRICE</b>	\$8,450,000
<b>ADDRESS</b>	2613 Waiwai Loop Honolulu, HI 96819
<b>TAX MAP KEY</b>	(1) 1-1-16: 16
<b>TENURE</b>	Fee Simple
<b>BUILDING SIZE</b>	18,153 SF
<b>LAND AREA</b>	22,500 SF
<b>YEAR BUILT</b>	1967; Renovated 2009
<b>HEIGHT LIMIT</b>	160 FT
<b>ZONING</b>	I-2, Intensive Industrial District



Actual building size and configuration may differ from Department of Planning & Permitting records. Reviewer and reviewer's consultants are responsible for verifying all zoning and municipal requirements and development standards.

# Investment Highlights

## Rare Cold Storage Facility

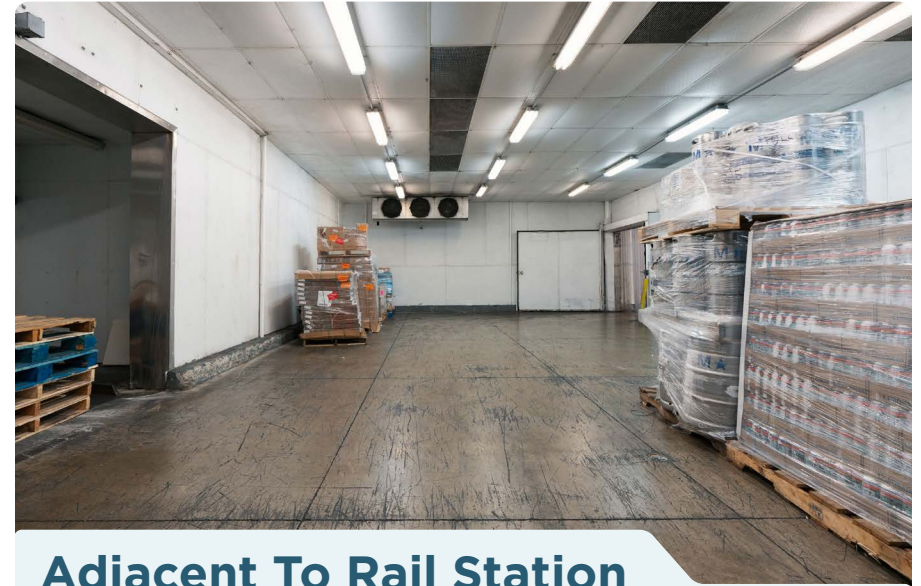
The building is equipped with highly desirable cold/freezer storage throughout and ceiling heights up to 20-foot.

## Loading Docks

The property is improved with five (5) dock high loading bays with a temperature controlled receiving area.

## New Underground Electrical

The building is serviced with all new underground electrical to the building and 3-phase 600-amp power.



## Adjacent To Rail Station

The property is directly adjacent to the future Lagoon Drive Rail Station with a proposed plan to allow densities of 5.0 FAR and 160-foot height limits.

## Centrally Located

Located within the Lagoon Industrial Park, the site is near the Daniel Inouye International Airport and Honolulu Harbor, with easy access to Nimitz Highway, and the H-1 & H-201 Freeways.

## Recently Renovated Roof

The roof underwent renovation in 2020 and comes with a warranty lasting 20 years.

# Property Description

## Property Overview

2613 Waiwai Loop consists of an 18,153 square foot masonry industrial building which was constructed in 1967 and renovated in 2009. This property is designed as a refrigerated distribution warehouse with 5 loading docks and 3-phase, 600-amp power.

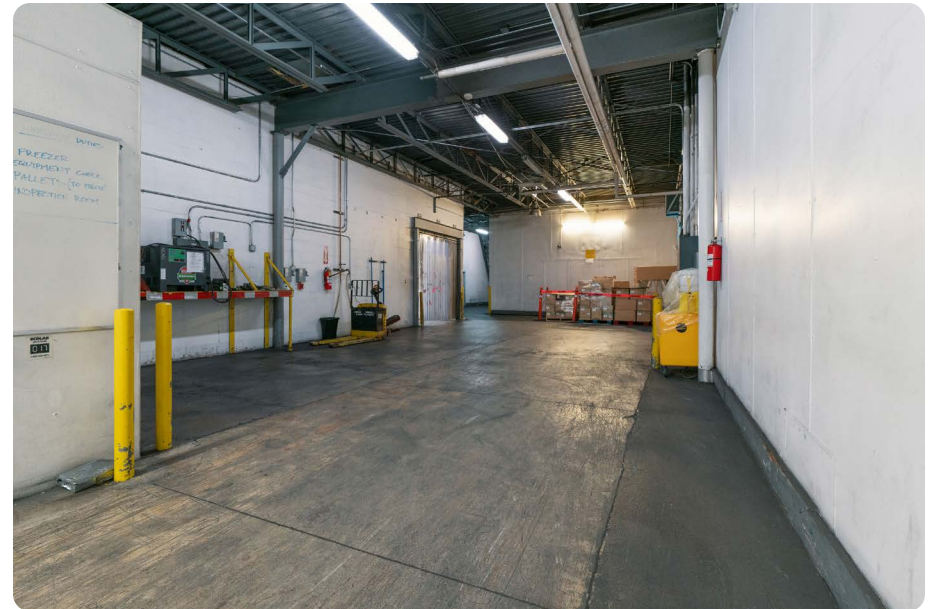
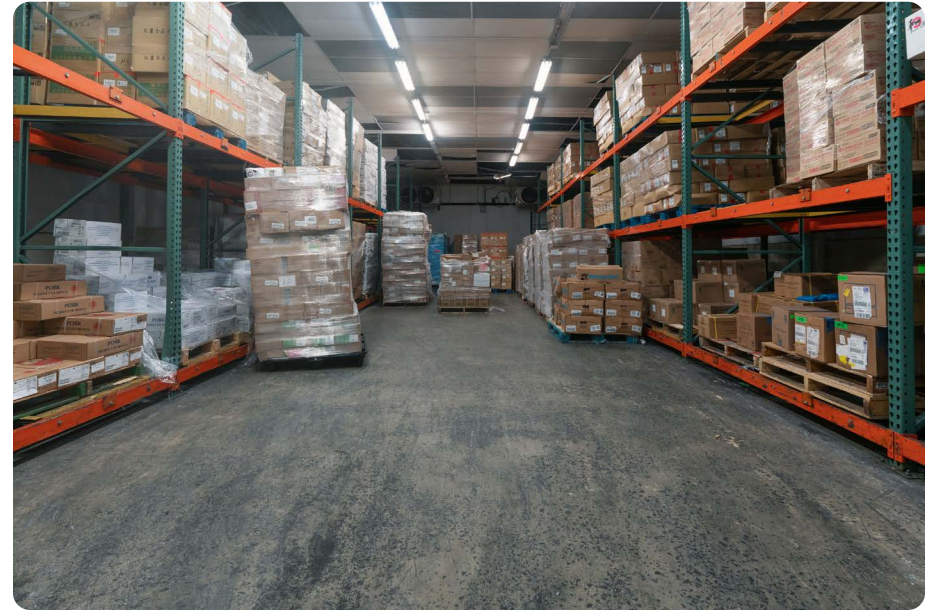
## Warehouse Facilities

The first floor, spanning 16,473 square feet, serves as a warehouse space and includes five (5) loading docks, a refrigerated receiving area, chill space, freezer storage, and a USDA inspection office. It also features insulated foundation, concrete floors, partition walls, and refrigeration/freezer equipment.

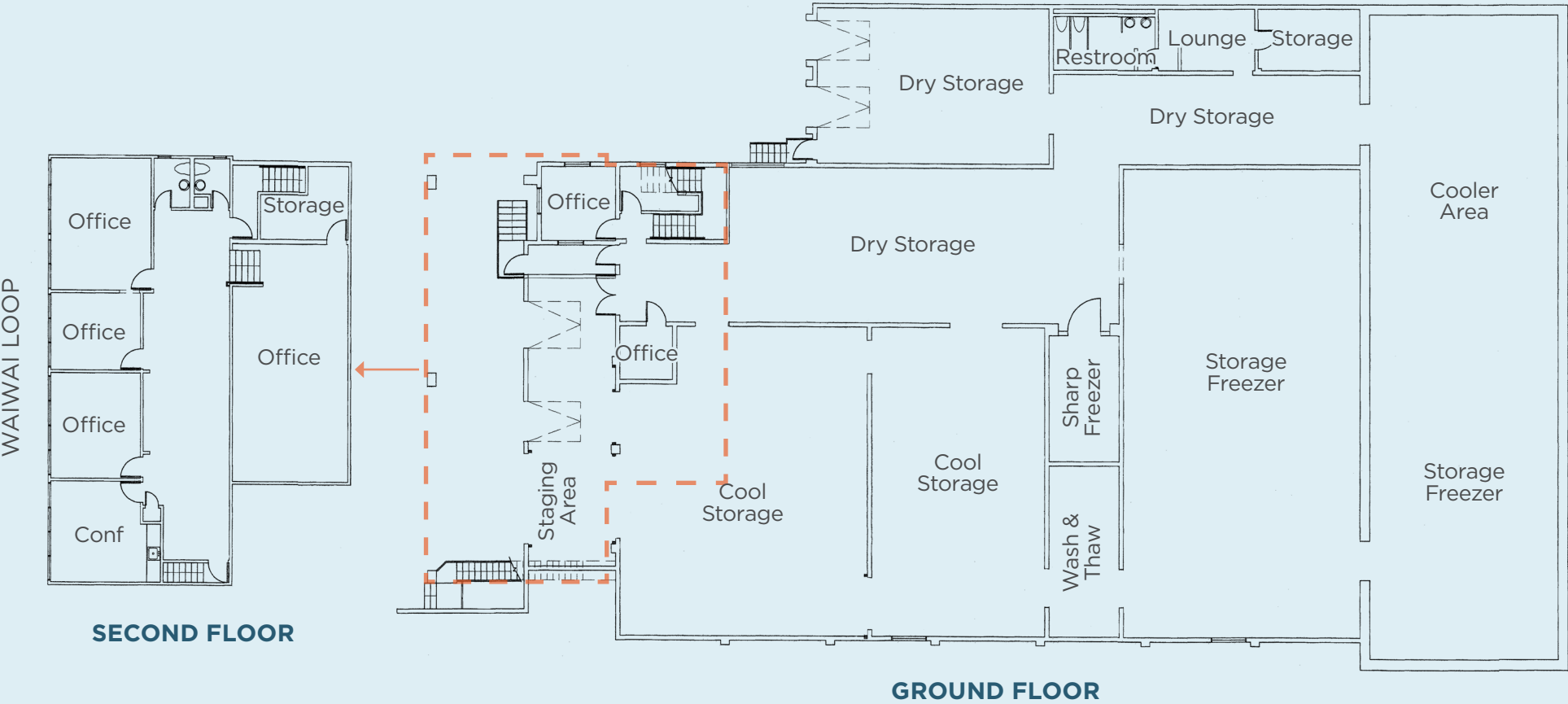
## Office Space Details

The second floor, covering 1,680 square feet is an office space with central air conditioning. It includes a general office area, private offices, kitchen, two (2) restrooms, and storage areas. Access is provided by an interior stairway.

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# Site Plan



Drawing Not To Scale



Daniel Inouye International Airport



DOWNTOWN HONOLULU/  
CENTRAL BUSINESS DISTRICT

Sand Island

Honolulu Harbor



Lagoon Drive (Ahuia) Rail Station



2613 WAIWAI LOOP

# Location

The property is situated in the Lagoon Industrial Park, conveniently located near the Daniel K. Inouye International Airport and Airport Industrial Park.

With its close proximity to Nimitz Highway and the H-1 Freeway, it offers easy access to urban Honolulu, just 2 miles from downtown.

Surrounding areas within a two-to-three mile radius encompasses various industrial subdivisions such as Iwilei, Kapalama, and Mapunapuna, featuring industrial land uses like manufacturing, wholesaling, warehousing, and retailing.





CONTACT US FOR MORE INFORMATION

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