



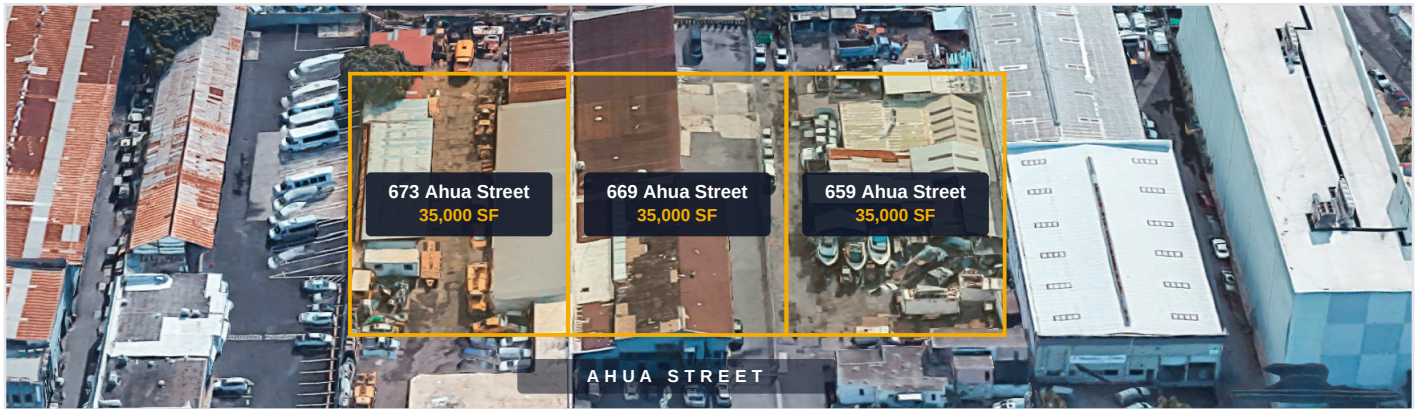
MAPUNAPUNA INDUSTRIAL OPPORTUNITY

Rare Long-Term Ground Lease Opportunity in Honolulu's Supply-Constrained Industrial Market

Large industrial ground lease opportunities in Honolulu's Mapunapuna Industrial District rarely become available.

659, 669 & 673 Ahua Street, Honolulu, Hawaii 96819

Mapunapuna Industrial District · Zoned I-2 Intensive Industrial



Parcel boundaries shown are approximate and for illustrative purposes only.

105,000 SF

TOTAL SITE AREA

3 Parcels

FLEXIBLE CONFIGURATIONS

I-2

INDUSTRIAL ZONING

10–30 Years

GROUND LEASE TERM

THE OFFERING

- Three adjacent industrial parcels available individually or combined
- Up to 105,000 SF available under long-term ground lease
- Rare opportunity to secure long-term control of industrial real estate
- Flexible lease structures designed for qualified industrial users
- Existing improvements removed with sites delivered cleared

SITE DELIVERY

Ownership will deliver each parcel as a cleared site, allowing tenants the flexibility to plan and develop improvements that best support their long-term operational requirements.

LEASE TERMS

- Term: 10–30 years
- Rental rate & annual increases: negotiated
- Operating expenses: NNN — tenant responsible for real property taxes and applicable operating expenses
- Lease structures based on tenant credit, lease term, and operational requirements

STRATEGIC LOCATION

- Established Mapunapuna industrial district
- Convenient access to Daniel K. Inouye International Airport
- Convenient access to Honolulu Harbor
- Immediate connectivity to H-1 Freeway and Nimitz Highway
- Central location serving Oahu's industrial core

IDEAL USERS

- Contractor yards & fleet parking
- Equipment & container storage
- Utility & infrastructure contractors
- Building material suppliers & industrial service providers

FOR LEASING INFORMATION

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