

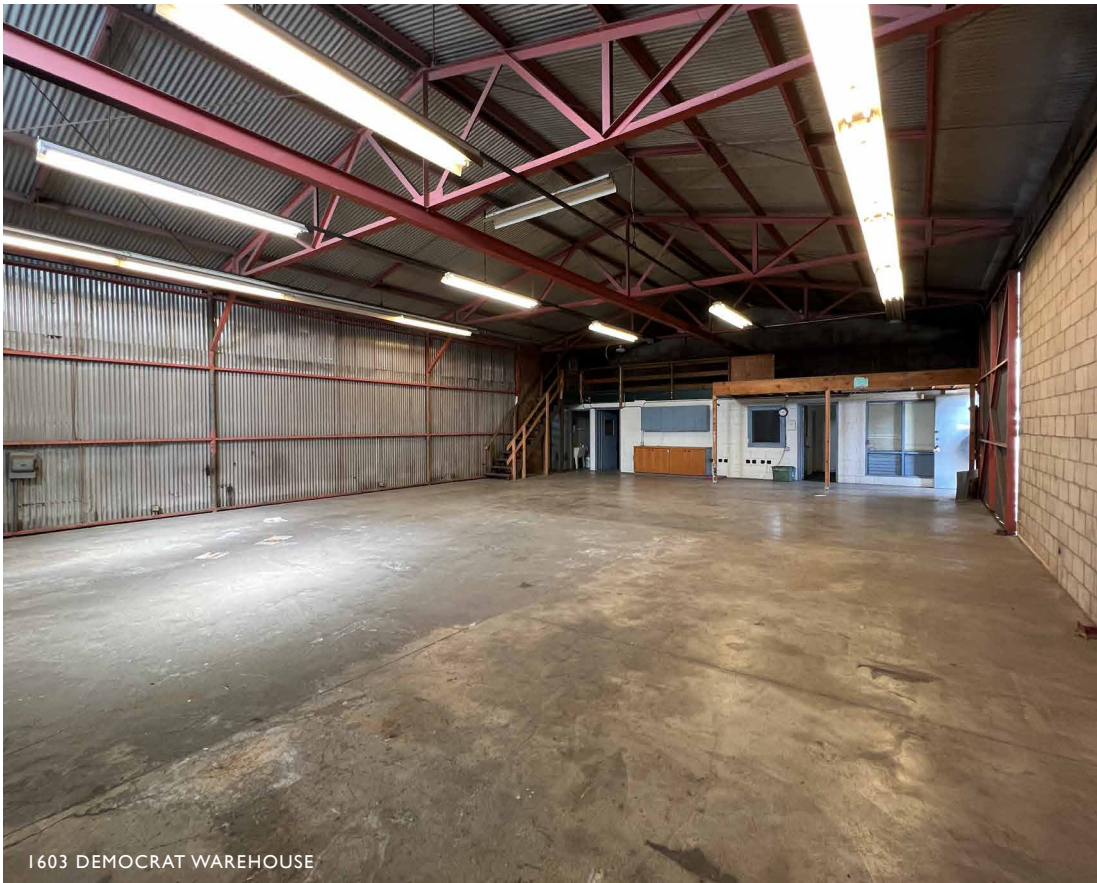


FOR SALE | KALIHI PROPERTY WITH 2 WAREHOUSES

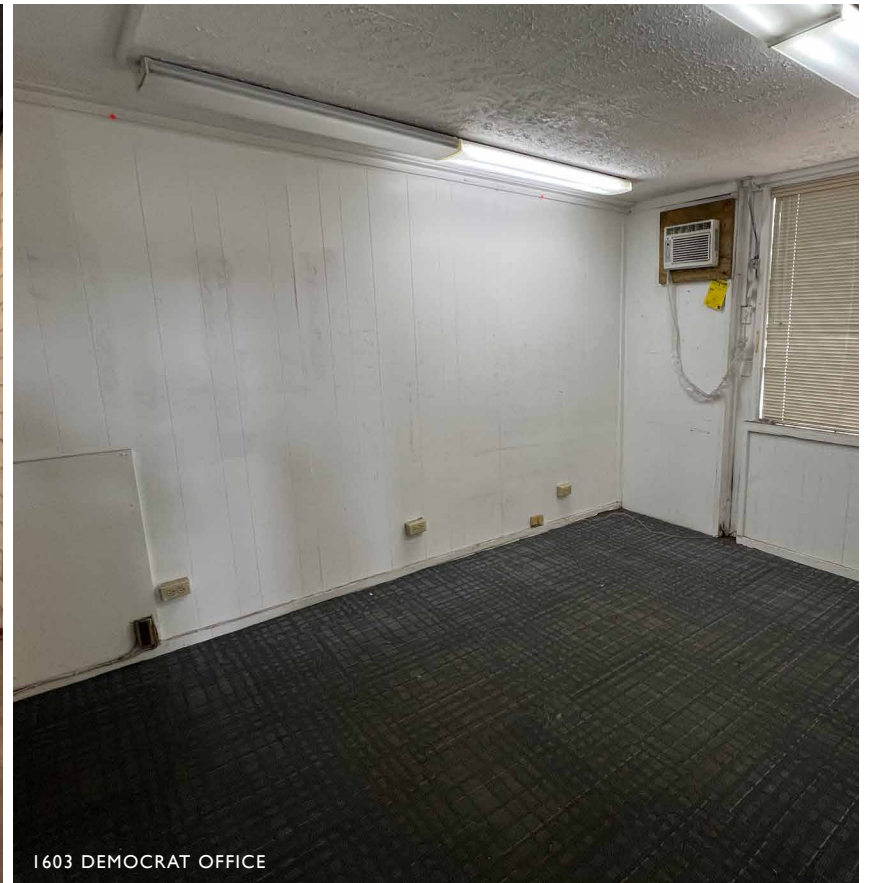
254 LIBBY ST. + 1603 DEMOCRAT ST. • HONOLULU, HI 96819



INDUSTRIAL
GROUP HAWAII



1603 DEMOCRAT WAREHOUSE



1603 DEMOCRAT OFFICE

PROPERTY DESCRIPTION

Conveniently located concrete building in the Heart of Kalihi available for purchase. The property includes 2 separate warehouses located on one lot. The 254 Libby Street warehouse includes a nicely appointed office space, restroom with shower and newly roofed warehouse space with its own electric meter. 1603 Democrat includes a small office, restroom with utility sink, mezzanine storage and high cube warehouse accessible by 2 large door

openings. Utilize one warehouse and rent the other or utilize both for your thriving business.

On the corner of Libby and Democrat Streets, directly across from Young Brothers with exceptional access to the Harbors, and just minutes from the Downtown CBD district, the Daniel K. Inouye International Airport and amenities like Nico's at Pier 38, you don't want to miss this opportunity.



PROPERTY DETAILS

ADDRESS 254 Libby St. +
1603 Democrat St.
Honolulu, HI 96819

ZONING I-2 (Heavy Industrial)

TMK I-1-2-4-44

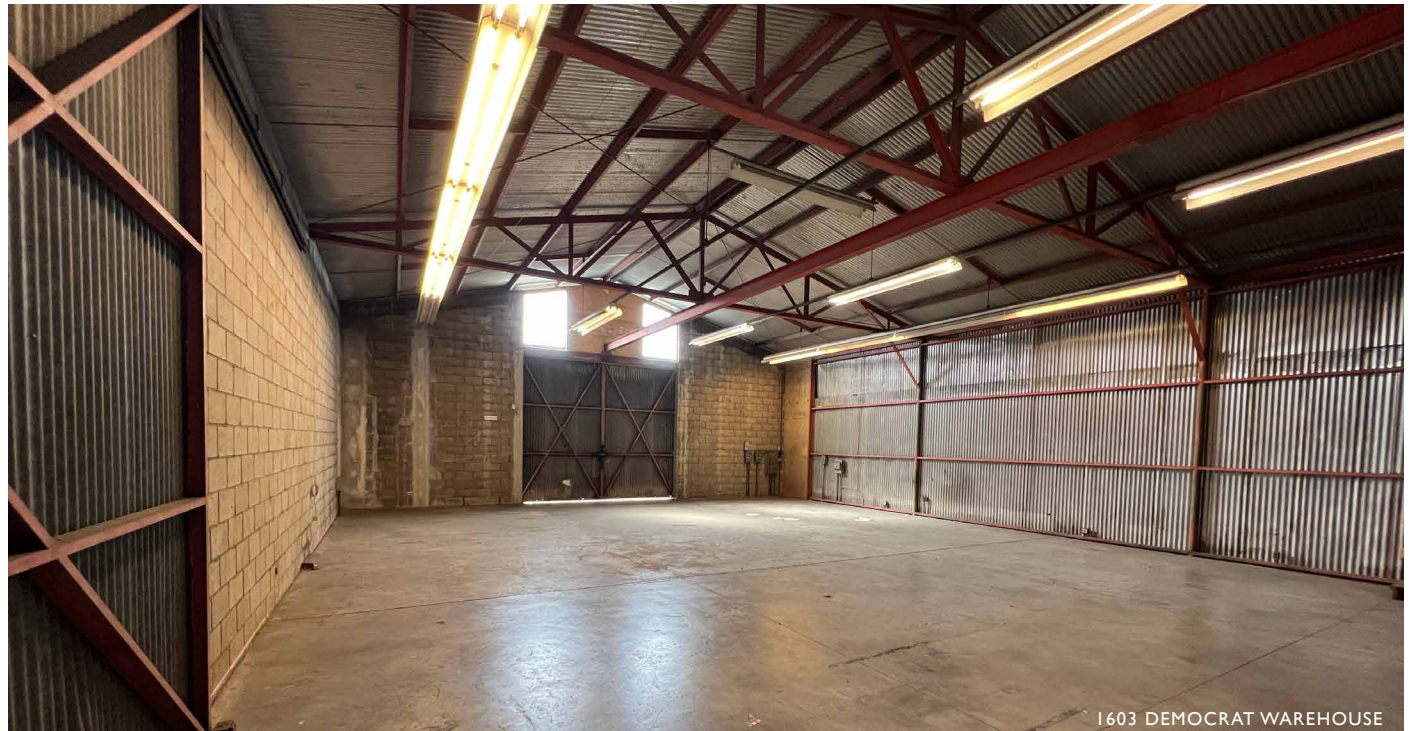
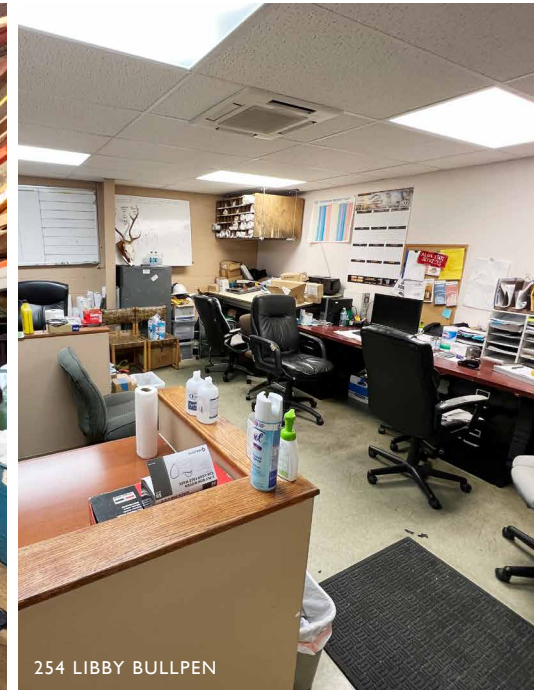
ASKING PRICE \$2,900,000

TENURE Fee Simple

FLOOD ZONE X (beyond 500 year flood plain)

HEIGHT LIMIT 60 feet

LAND AREA 8,031 square feet
BUILDING AREA 6,510 square feet





IGHI INDUSTRIAL
GROUP HAWAII

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