

# FOR SALE OR FOR LEASE

## 874 Alua Street • Wailuku, HI 96793

Prime Wailuku Industrial Showroom + High-Bay Warehouse



Turn-key showroom and office with high-bay open warehouse in the heart of the Wailuku Industrial Park—minutes to Kahului Harbor and Airport. Flexible M-1 Light Industrial zoning. Abundant on-site and container-sized street parking.

### Investment Highlights

- Phase 3 Power
- High-Bay Open Warehouse
- Turn-Key Showroom + Office
- Solar (PV lease with discounted kWh rate)
- Container-sized street parking + on-site parking
- Lease all or part; office and/or warehouse, warehouse can be halved

	Sq Ft	Base Rent	CAM	Base	Base+Cam
<b>Showroom /Office</b>	2353	\$1.75	\$0.25	\$4,117.75	\$4,566.18
<b>Shell Space</b>	2353	\$1.75	\$0.25	\$4,117.75	\$4,566.18
<b>Industrial/ Warehouse</b>	5860	\$1.10	\$0.25	\$6,446.00	\$7,342.87
<b>All Spaces</b>	10,566			\$14,681.50	\$16,475.23

**SALE PRICE**  
**\$2,800,000**  
 Price Per SF \$295

**LEASE RATE**  
**\$1.10-1.75/SF Monthly (+CAM & GET)**

Parcel No. 2-3-4-044-031-0000

### Property Facts

<b>Lot Size</b>	0.31 AC (13,203 SF)
<b>Bldg Area</b>	10,566 SF
<b>Stories</b>	2
<b>Year Built</b>	1997
<b>Zoning</b>	M-1 Light Industrial
<b>Type</b>	Industrial / Warehouse
<b>Tenancy</b>	Single
<b>Amenities</b>	A/C • Solar



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## Photos & Plans



Information deemed reliable but not guaranteed. Buyer/Tenant to verify all details, zoning, and availability.



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