

HILO INDUSTRIAL OPPORTUNITY

458 Kekuaaoa Street
FOR LEASE | Lease Rate: TBD



Strategically Located Industrial Property in Hilo, Hawaii

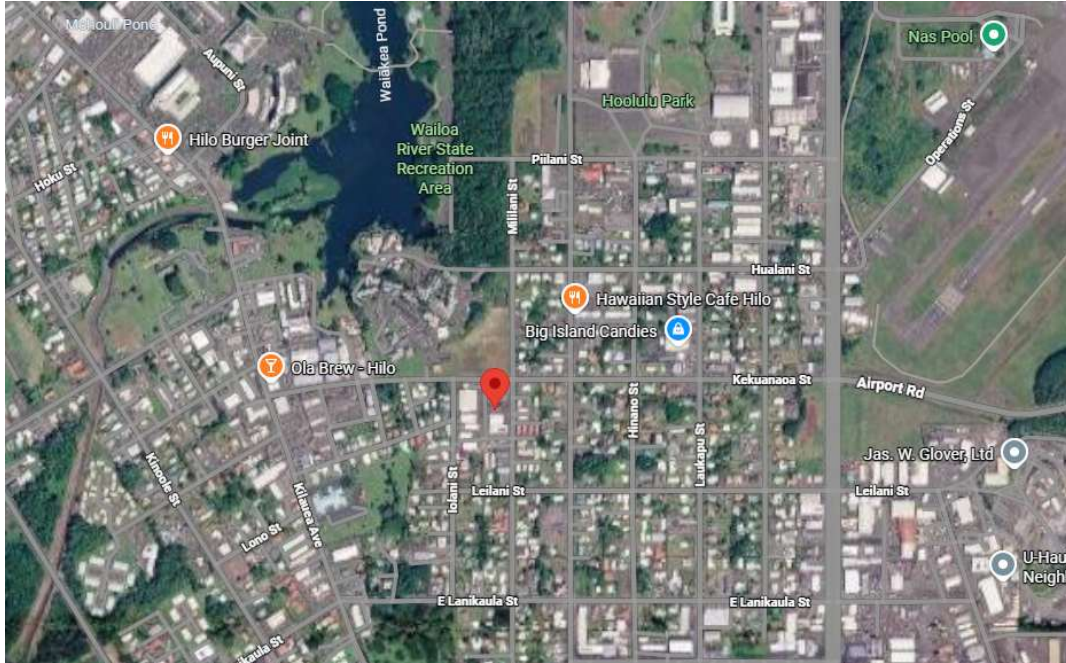
Executive Summary

Rare opportunity to lease approximately 35,914 square feet of ML-20 industrial-zoned land within Hilo's established industrial corridor. The property offers excellent visibility and frontage along Kekuaaoa Street, providing a strategic location for contractors, utility companies, equipment operators, material suppliers, fleet operators, and other industrial users seeking yard space, equipment staging, outdoor storage, or operational support facilities.

The property is offered in its current 'as-is' condition. The site includes an existing approximately 6,384-square-foot building; however, the improvements are considered to have limited utility and may require demolition in the future. Prospective tenants should

evaluate the property primarily on the value and utility of the site and independently determine the suitability of the existing improvements for their intended use.

Regional Location



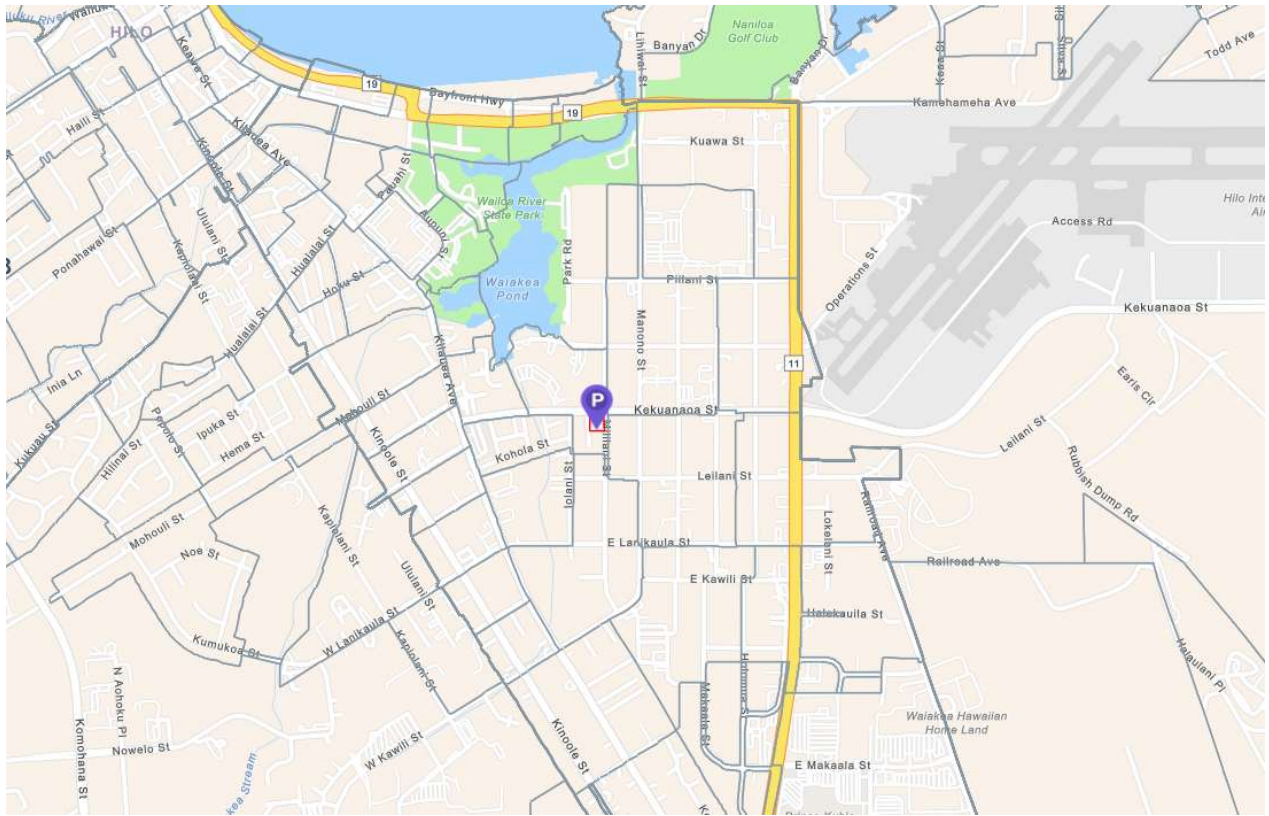
The property is centrally located within Hilo's industrial corridor with convenient access to Hilo International Airport, Airport Road, Kanoelehua Avenue, downtown Hilo, and surrounding industrial and commercial uses.



458 Kekuaaoa Street



Approximately 35,914 square foot ML-20 industrial site with an existing approximately 6,384 square foot building included in its current as-is condition. The property is best suited for users seeking industrial land for contractor yards, fleet operations, equipment staging, outdoor storage, and industrial support uses. The existing building is not represented as suitable for continued occupancy and may require demolition.



Highlights:

- Approx. 35,914 SF Site Area
- ML-20 Industrial Zoning
- Industrial Corridor Location
- Contractor Yard Potential
- High Visibility Industrial Corridor Location
- Available For Lease
- Offered in As-Is Condition

Important Information

The property is offered in its current "as-is" condition. The existing building is included without representation or warranty as to its condition or suitability for continued use. Prospective tenants are encouraged to conduct their own independent due diligence regarding the physical condition of the improvements, zoning, environmental matters, permitted uses, and overall suitability for their intended operations.

Contact Information

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