

HILO IRONWORKS PHASE 1 SUBLEASE

1280 KAMEHAMEHA AVE
HILO, HI 96720



BASE RENT: \$1.00/SF/MO
WAREHOUSE: 30,000 SF

Exceptional Leasing Opportunity

- **SIZE & FLEXIBILITY:** 30,000 SF of WAREHOUSE space may be divided to create an ecosystem of businesses
- **PRIME LOCATION:** Adjacent to a major thoroughfare = HIGH VISIBILITY & ACCESSIBILITY
- **OWNER INVESTMENT:** Property owners offer TI Contributions to customize the space
- **PROPERTY ENHANCEMENTS:** Owners plan to replace damaged roof, abate rust and address any deferred maintenance issues
- **ZONING:** Industrial-Commercial Mixed (MCX)



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Posted 10/23/2023. Please note: the information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.