

Industrial Property | For Sale (Leasehold) or For Lease

99-870 Iwaena Street

Aiea, HI 96701

99-870 Iwaena Street
Aiea, Hawaii 96701
www.cbre.com/hawaii



Contact Us

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The Offering

99-870 Iwaena Street | Aiea, HI 96701

Property Overview

CBRE, Inc. is delighted to present an exceptional opportunity to acquire leasehold or lease an industrial space located at 99-870 Iwaena Road in the renowned Halawa Industrial Complex of Aiea, Oahu. This property boasts convenient street access just off of Iwaena, and its strategic location adjacent to both the H2 and H3 Freeways ensures excellent commute times. It takes less than 15 minutes to reach Daniel K. Inouye International Airport and downtown, making this warehouse space incredibly accessible. With its 2 warehouse spaces and a mezzanine office space, this property is perfectly suited for owner occupants who also wish to capitalize on the option of renting out a part of the premises. This remarkable opportunity offers a winning combination of prime location, versatile space, and tremendous potential for investors and businesses alike. The ground lease terminates December 31, 2034, and is fixed through December 31, 2029.

\$700K

Sale Price

20,053

SF Land

15,123

SF Building

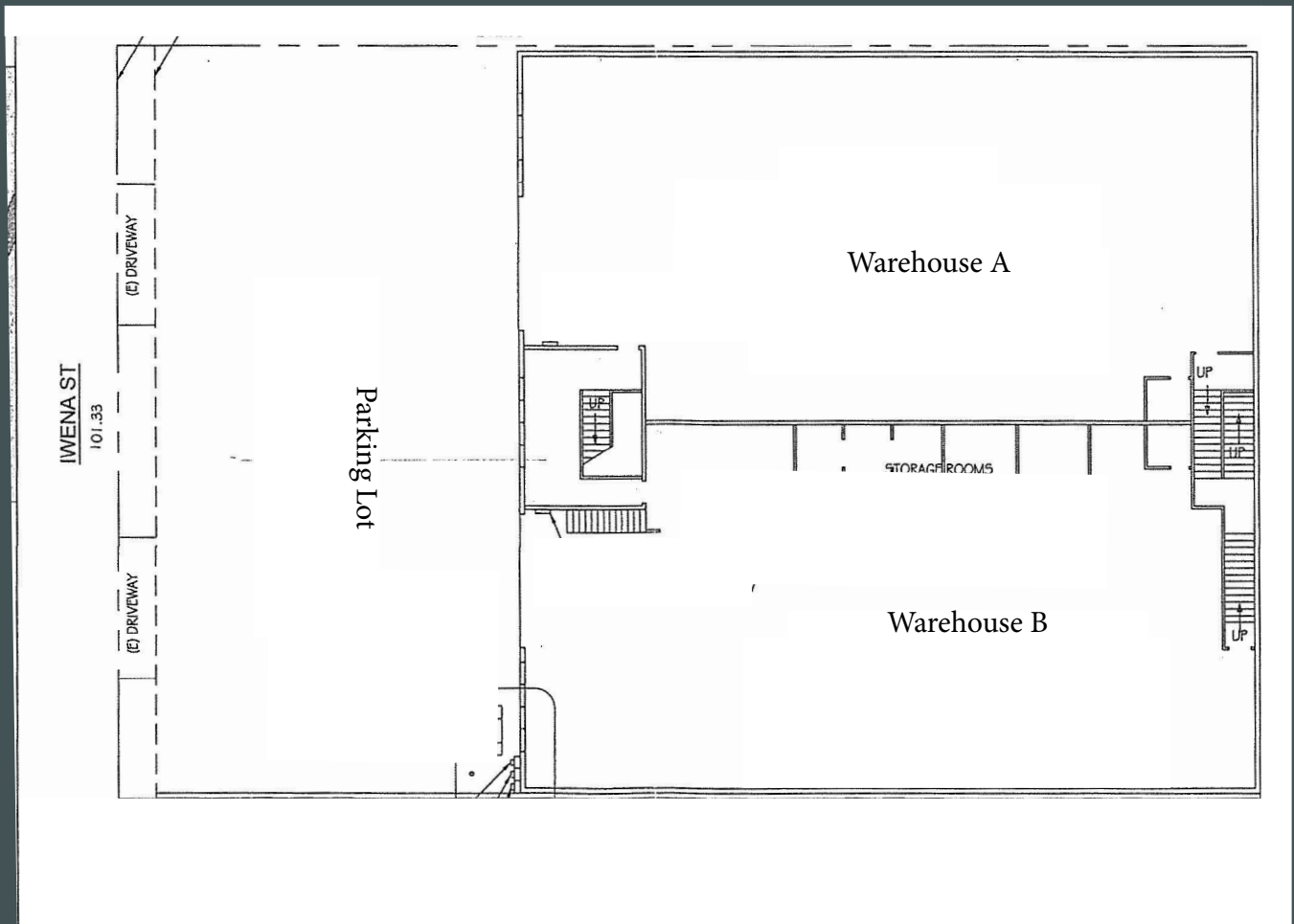


Property Details

Property Address	99-870 Iwaena Street Aiea, HI 96701
TMK	(1) 9-9-72-7
Sale Price	\$700,000
Gross Rent/SF/Mo.	\$2.25 Gross Rent/SF/Mo. + 3% annual increases
Building Size	15,123 SF*
Land Size	20,053 SF
Year Built	1989
Opportunity	Industrial Single Tenant Sale/Lease
Zoning	4-Industrial

	Warehouse A	Warehouse B
Ground Floor	5,123 SF*	5,000 SF*
Mezzanine Office	5,000 SF*	X
Clear Height	21 ft clear height for ground floor 11 ft clear height for office	32 ft clear height

*All measurements & information are approximate.

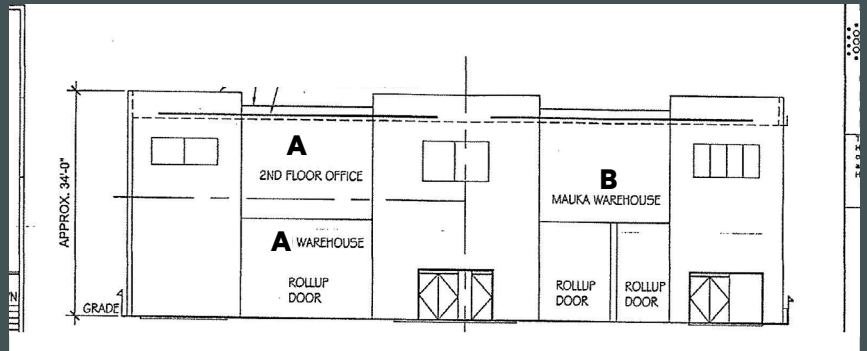


Birdseye View

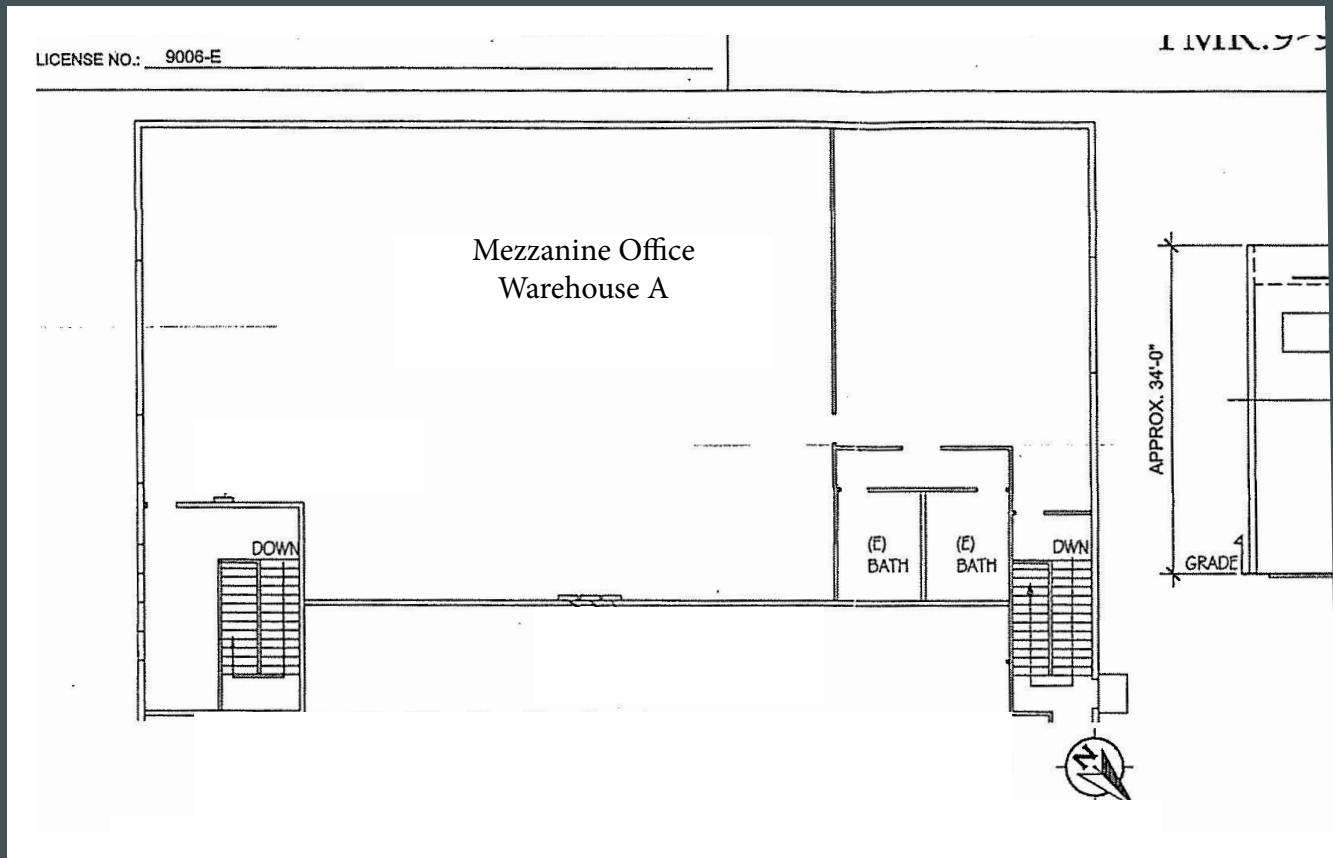
Property Details

Space Information

- Parking: 18 Stalls
- 3 Roll up Doors
- Mezzanine Office
- Two Warehouse Spaces
- Photovoltaic System (302 Panels, Installed 2017) - Produces 96 kW



Frontview



2nd Floor Mezzanine Office

Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Mile Radius
Population (2023)	9,618	54,421	59,417	78,836
~ Projected (2028)	~ 9,423	~ 54,329	~ 59,497	~ 79,237
Households (2023)	3,121	16,151	17,644	24,423
~ Growth Rate (2023 - 2028)	-0.47%	-0.08%	-0.03%	0.04%
Average Household Income (2023)	\$93,237	\$113,019	\$115,633	\$116,586
Businesses (2023)	519	2,907	3,079	3,751
~ Employees (2023)	~ 3,962	~ 33,641	~ 35,462	~ 40,251

Property Photos



Warehouse A Ground Floor



Warehouse A Mezzanine Office



Warehouse B Ground Floor



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