



FOR SALE
94-144 LEOOLE STREET
WAIPAHU, HAWAII 96797

PROPERTY DESCRIPTION

Opportunity to purchase a 55,000 square foot warehouse with loading docks on over two acres. This leasehold property has a near 40-year ground lease with a known ground rent schedule. Building has one national credit tenant with built-out offices and individual loading docks who just signed a new 5-year lease with annual increases and one distribution tenant who just signed a 7-year lease with annual increases. Perfect for an investor.

- › Large warehouse with yard space
- › Loading docks
- › Known ground rent for nearly 40 years
- › Significant upside with current under-market rents
- › Year 1 - 6.6% CAP
- › Proforma unleveraged IRR of 9.6% using 7% yearly ownership expense (leases are NNN)

LOCATION DESCRIPTION

Located just off Farrington Highway in the Waipahu Industrial Area, only two blocks from the future West Loch Rail Station.

PROPERTY HIGHLIGHTS

Area:	Waipahu
TMK:	1-9-4-48-38 and 39
Zoning:	I-2
Total Building Size:	55,000 SF
Tenure:	Leasehold through 12/31/2056
Sale Price:	\$5,000,000

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