

WAIPAHU INDUSTRIAL Warehouse For Lease

94-130 Leokane Street, Waipahu, Hawaii 96797

Tax Map Key (1) 9-4-49-42

Zoning: I-2 Heavy Industrial



Features

- Central Location in Waipahu
- Easy Access to Highways and Freeways
- Air Conditioned Offices
- Glass Entry Door with wheelchair access
- Passenger and Freight Elevators
- Electronic Roll-Up Doors
- Interior Loading Docks (2)
- Interior Parking with Electronic Gate Entry
- Ample Private Restrooms - Showers
- Three-Phase Electrical Power
- Fire Sprinklers
- Concrete Masonry Structure



Space Available – approximate measurements

Warehouse:

1 st Floor Warehouse-Office:	15,431 sq. ft.
2 nd Floor Warehouse-Work Area:	<u>18,495 sq. ft.</u>
Total Warehouse	33,926 sq. ft.

Office (air conditioned):

3 rd Floor Office Space:	14,940 sq. ft.
4 th Floor Office Space:	<u>4,887 sq. ft.</u>
Total Office Space	19,827 sq. ft.

Total Square Footage

53,753 sq. ft.

Monthly Base Rental Rate (based on single tenant):

1 st Floor Warehouse:	\$0.50 per square foot
2 nd and 3 rd Floors:	\$0.45 per square foot
4 th Floor:	\$0.60 per square foot

with 3% annual increases.

Monthly 2012 Operating Expense:

Operating Expenses to be determined.

Term: 3 – 5 Years – longer term possible.

Parking: Basement parking for 46 single and tandem parking stalls at no charge.

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Information has been gathered from sources considered reliable, however, no warranties or representations are made as to the accuracy thereof. Information is subject to change or withdrawal without notice. Tenant, at their expense should have their professional advisors study and examine the property to ensure that the intended use of the property is allowable.

These advisors should include but not limited to architect, building contractor, environmental consultant, engineer, attorney, etc.

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