

Halawa Valley Warehouse w/ Office, Mezzanine & Climate Control

99-1450 Koaha Place, Space "C"

ADDRESS 99-1450 Koaha Place, Space C, Aiea, HI 96701
TMK (1) - 9 - 9 - 077 : 10 (portion)
ZONING I-2 Industrial
LEASE TERM 5 years with increases as shown below. Available Now.

	SIZE		BASE RENT
Warehouse	6,441 sf	yr. 1 & 2	65¢ psf/mo. NNN
		yr. 3	75¢ psf/mo. NNN
		yr. 4	85¢ psf/mo. NNN
		yr. 5	95¢ psf/mo. NNN
Steel Mezzanine	5,403 sf		20¢ psf/mo. GROSS

NNN Calculated on 6,441sf footprint and estimated to be 41¢ /mo. based on 2008 budget. Includes Real Property Tax

DESCRIPTION Steel Frame/Metal/CMU Block building on concrete floor. High Cube space with insulated ceiling, full field fluorescent lighting and freight elevator accessed steel floor mezzanine. Entire space is climate controlled for temperature and humidity. Restroom. Ground floor warehouse includes 3 offices @ 480, 465 & 400 sf)

PARKING 6 marked stalls. Small container loading OK!

FEATURES

- End Unit! On quiet Cul-de-Sac
- Metal & Concrete building.
- A/C Office Space and Private Restroom
- Just off H3 & Moanalua Frwy up Halawa Villy Rd.
- Three Phase Power
- Loading and Turnaround Fronting Space
- Insulated Roof, 12' Rollup Door, Quiet Grounds
- Long known ground rent on property

FEATURES

- Easy Access and 6 parking stalls
- Air Conditioned & Humidity Controlled
- Electric Opener on Rollup Door
- Fenced in Parking Lot
- First Class Improvements and Offices
- Containers OK for 1 day load/unload
- Steel Floor Mezzanine Storage
- 1500 lb Cargo Lift to Mezzanine Level

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For additional Information
regarding this
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Exhibit "A"

99-1450 Koaha Place, Space C, Halawa Business Park

