

1186
MIKOLE STREET

**OWNER-USER OPPORTUNITY WITH
EXPANSION POTENTIAL**



For Sale
Leasehold



// PROPERTY SUMMARY

ASKING PRICE

\$1,165,000

ADDRESS

1186 MIKOLE STREET
HONOLULU, HI 96819

TAX MAP KEY

(1) 1-5-41: 278

TENURE

LEASEHOLD

GROUND LESSOR

STATE OF HAWAII, DLNR

GROUND LEASE EXPIRATION

JUNE 30, 2047

CURRENT GROUND RENT

\$0.3527 PSF/MO OF LAND
THROUGH 6/30/2022,
WITH KNOWN RENT
THROUGH 2047

BUILDING SIZE*

3,321 SF

LAND AREA

11,003 SF

YEAR BUILT

2001

HEIGHT LIMIT

60 FEET

ZONING

I-2, INTENSIVE INDUSTRIAL
DISTRICT

*The building square footage used in marketing the Property for sale are estimates and differs from Department of Planning & Permitting records and are to the best of our knowledge. Such square footages shall not be construed in any way as representations or warranties of any kind. The information is provided for convenience purposes only and any prospective buyer should rely solely on their own due diligence investigations of the Property.

// PROPERTY DESCRIPTION

Located within the Sand Island Industrial Park, in Honolulu, Hawaii, the property consists of a warehouse, shed, private offices, and a large cement yard for parking vehicles or yard storage.

WAREHOUSE

The enclosed warehouse is approximately 1,271 square feet plus an approximate 600 square foot mezzanine. The warehouse is roughly 30 feet long, by 40 feet wide, and 16 to 19 feet high at the peak of the ceiling. The building has two (2) 15 feet by 15 feet roll up doors.

SHED

The 1,600 square foot shed has 14-foot ceiling heights. The shed is equipped with water and electricity.

PRIVATE OFFICES

There are two (2) private offices with a restroom. The office portion of the property is approximately 450 square feet.

SITE

The 11,003 SF site has a secure gated entry with a CMU wall along Mikole Street and a chain linked fence around the remaining perimeter of the property. The entire site has paved cement flooring which is ideal for parking vehicles. The property is serviced by 225-amp, 3 phase power, 208/120v.



// PHOTO GALLERY



1,271 SF OF WAREHOUSE PLUS 600 SF MEZZANINE



TWO 15 BY 15 FEET ROLL UP DOORS



1,600 SF SHED



RESTROOM



TWO PRIVATE OFFICES

// INVESTMENT HIGHLIGHTS



OWNER-USER OPPORTUNITY

Ideal for an owner-user to occupy the property.

EXPANSION POTENTIAL

The large site has room to construct additional warehouse space and obtain additional income.

GROUND LEASE EXTENSION

The ground lease term may be extended to allow for more known rent.

CONVENIENT LOCATION

Less than 5.5 miles to the Daniel K. Inouye International Airport and ½-mile to the Honolulu Harbor, the site has easy access to the H-1 and H-201 Freeways.



// 1186 MIKOLE STREET
Honolulu, HI 96819



// DISTANCES

Airport 5.5 Miles

Harbor 0.5 Miles

Downtown 5.1 Miles



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