



Premier Industrial Owner-Operator Opportunity (Leasehold)

888 Kalanianaʻole Street
Hilo, HI 96720

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Accelerating success.

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Property Overview

Discover one of Hawaii's most compelling large-scale industrial leasehold opportunity in Hilo's established commercial corridor. This rare 3.71-acre property combines substantial built infrastructure with unmatched logistical advantages, delivering both immediate cash flow on an industrial leasehold opportunity with 40 years of known ground rent.

Massive Scale & Infrastructure:

- 161,433 square feet of prime industrial land (3.71 acres)
- 31,344 square feet of existing improvements
- Warehouse, office, and specialized support facilities
- Expansive secure yard for container operations and outdoor storage



Property & Pricing Details

TMK:	(3) 2-1-10-33
Address:	888 Kalanianaʻole St, Hilo, HI 96720
Zoning:	MG-1A
Land Area:	3.71 Acres
Building Area:	31,344 SF
Flood Zone:	Zone X/AE
Occupancy:	100%
Asking Price:	\$8,900,000
Tenure:	Leasehold
Stabilized NOI:	\$511,682
Real Property Tax:	\$38,245.01 (2025)
Ground Lease Expiration:	November 9, 2065
Ground Rent:	Current to 11/9/2030: \$137,343.00 11/10/2030 to 11/9/2035: \$142,000.00 11/10/2035 to 11/9/2045: \$147,568.00 11/10/2045 to 11/9/2055: \$179,885.00 11/10/2055 to 11/9/2065: \$219,279.00
Ground Lease Extension:	State law allows for extensions for an additional lease term up to 40 years

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Investment Highlights

Unrivaled Connectivity: Positioned at the crossroads of Hawaii's transportation network, the property provides seamless access to both Hilo International Airport and Hilo Harbor—the Big Island's primary commercial gateway. This dual-access advantage creates exceptional value for logistics, distribution, and manufacturing operations requiring efficient inter-island and international cargo movement.

Flexible MG-1A Zoning: General Industrial zoning accommodates diverse commercial applications including:

- Logistics and distribution centers
- Manufacturing and assembly operations
- Storage and warehousing facilities
- Specialty industrial services

Immediate Income Stream: Established tenant base provides reliable cash flow from day one, with credited lessees ensuring payment security and operational continuity.

Operational Versatility: The combination of covered facilities and expansive yard space supports multiple revenue streams—from traditional leasing to specialized container laydown services commanding premium rates in Hawaii's constrained industrial market.

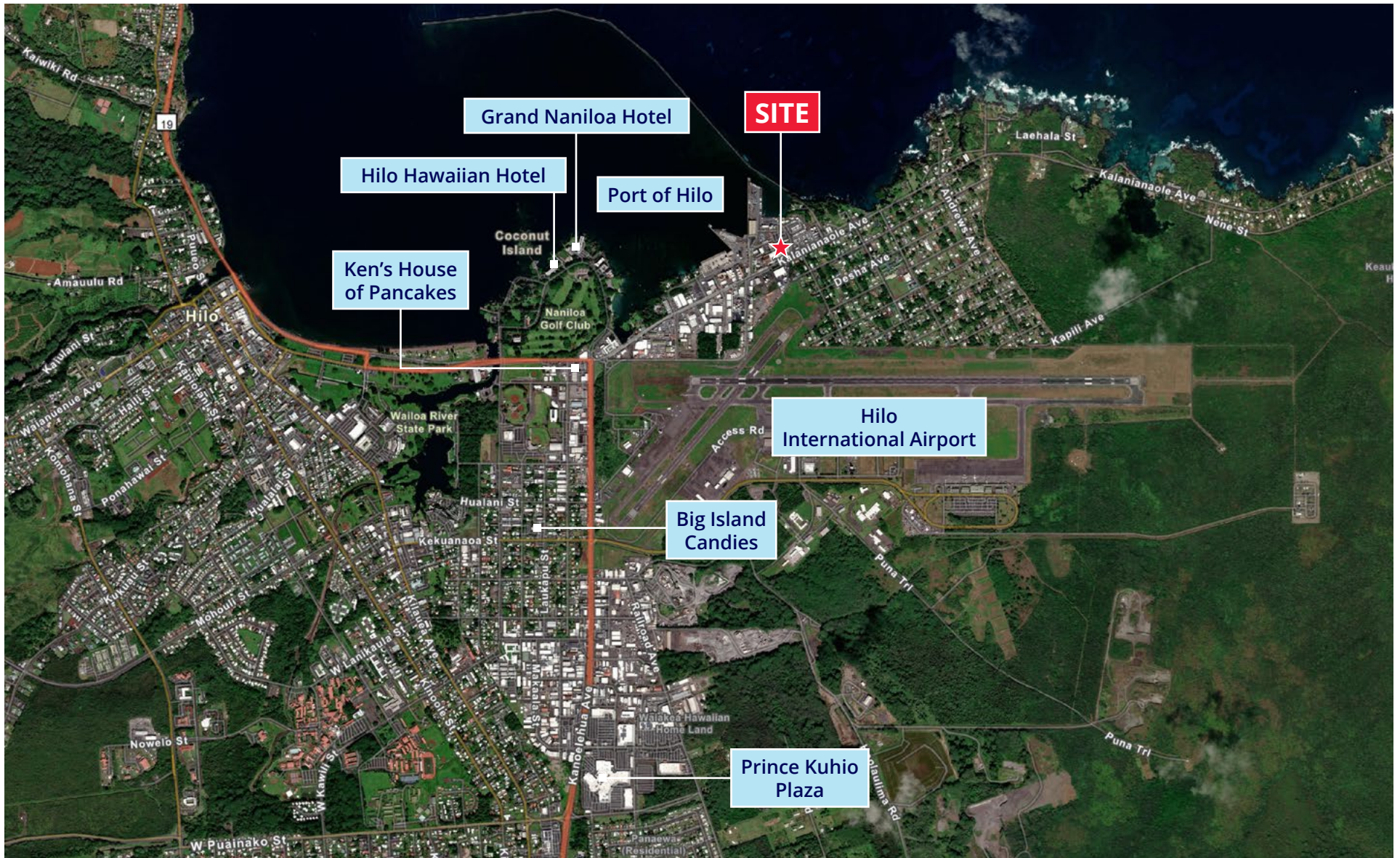
Market Position: Located in Hilo's primary industrial district with limited competing inventory, this property benefits from Hawaii's import-dependent economy and the Big Island's expanding population and tourism sectors.



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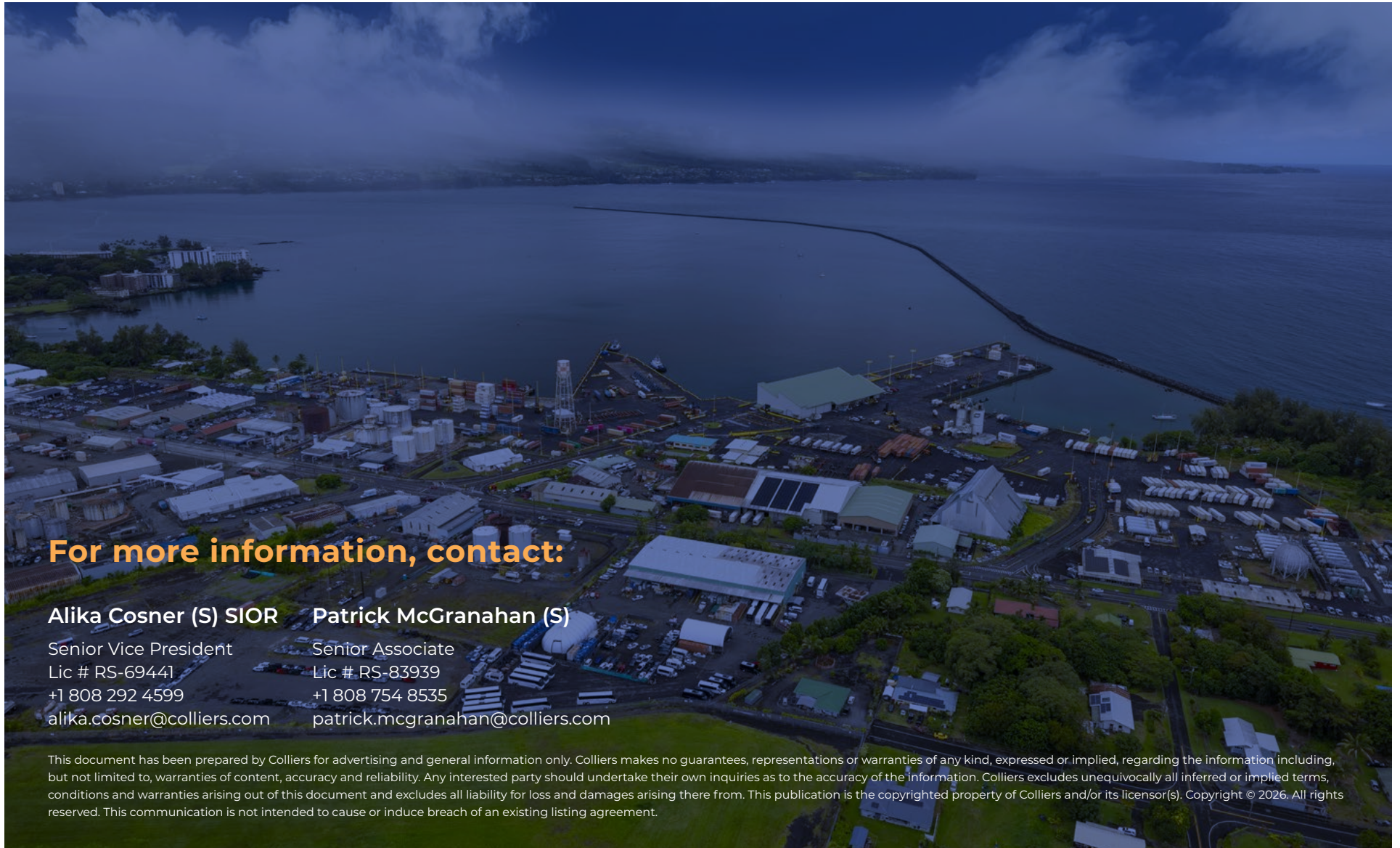
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For more information, contact:

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