

**FOR
LEASE**



46-174 KAHUHIPA ST
Warehouse Spaces Available in Kaneohe



SNAPSHOTS

Building Type: Warehouse

Available Spaces:

- 2nd Floor:**
Unit P: 3,286 SF
- 1st Floor:**
Unit J-A: 1,504 SF
- 1st Floor:**
Unit J-B: 2,008 SF

Zoning: I-2

Base Rent: \$0.35 per SF/mo (2nd Floor)
\$0.85 per SF/mo (1st Floor)

CAM: \$0.91 per SF/mo

PROPERTY HIGHLIGHTS

- Lush Tropical Area
- Central East Side Location
- Lots of Natural Light
- Free Customer Parking
- Reserved Parking for \$100/stall monthly

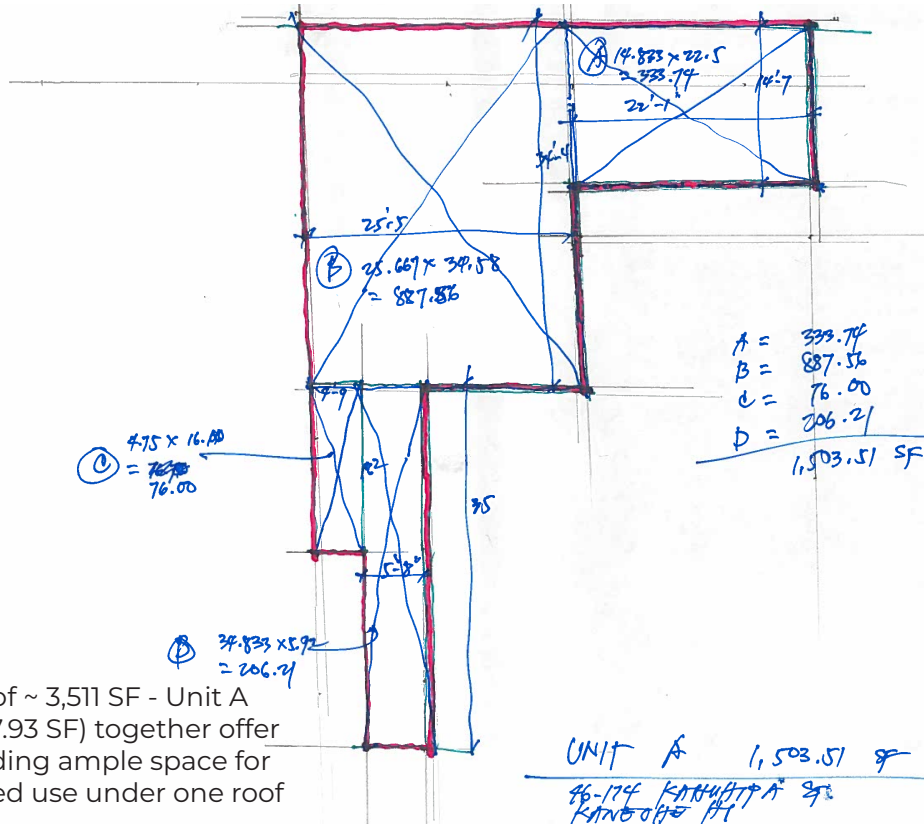
This warehouse/showroom building with parking spaces for customers, excellent street visibility on busy Kahuhipa st. across from Windward Dodge and City Mill.



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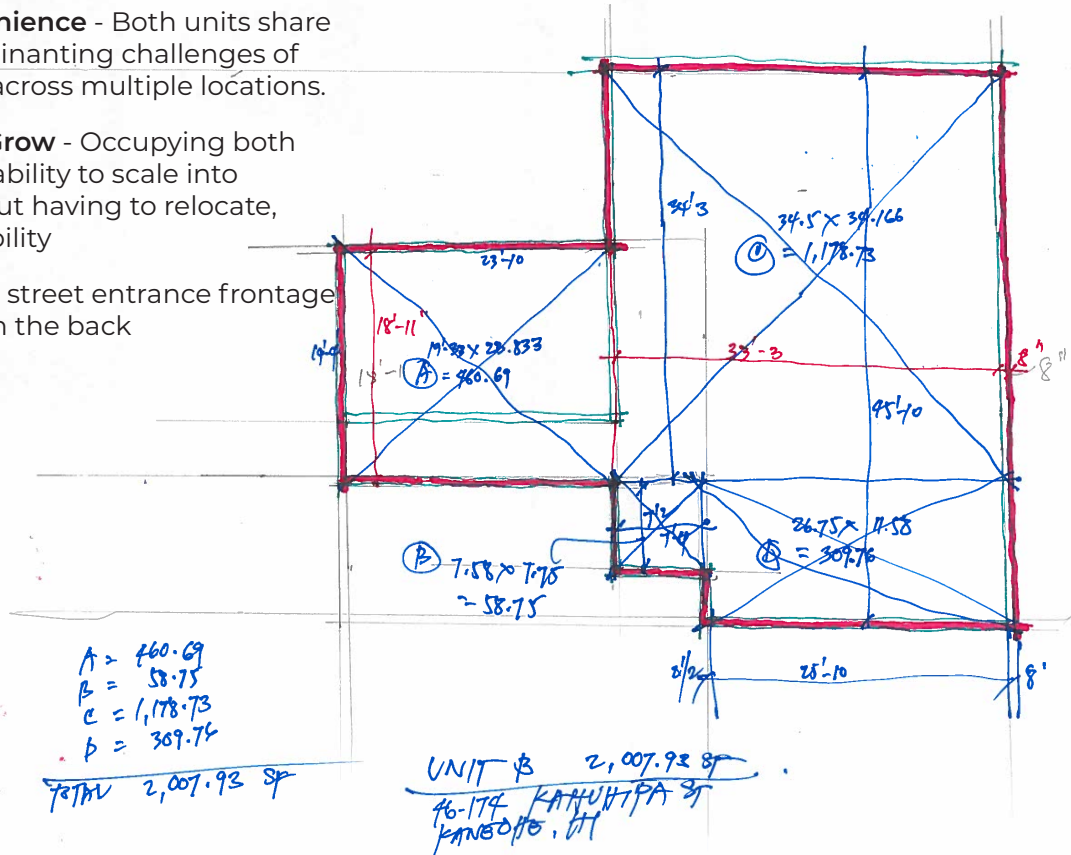
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UNIT J-A & J-B

- **Combined Square Footage** of ~ 3,511 SF - Unit A (1,503.31 SF) and Unit B (2,007.93 SF) together offer a substantial footprint, providing ample space for operations, storage, or a mixed use under one roof
- **Same-Property Convenience** - Both units share the same address, eliminating challenges of managing operations across multiple locations.
- **Flexibility & Room to Grow** - Occupying both units gives tenant the ability to scale into additional space without having to relocate, offering long-term stability
- **2 entrances** - One with street entrance frontage and second entrance in the back



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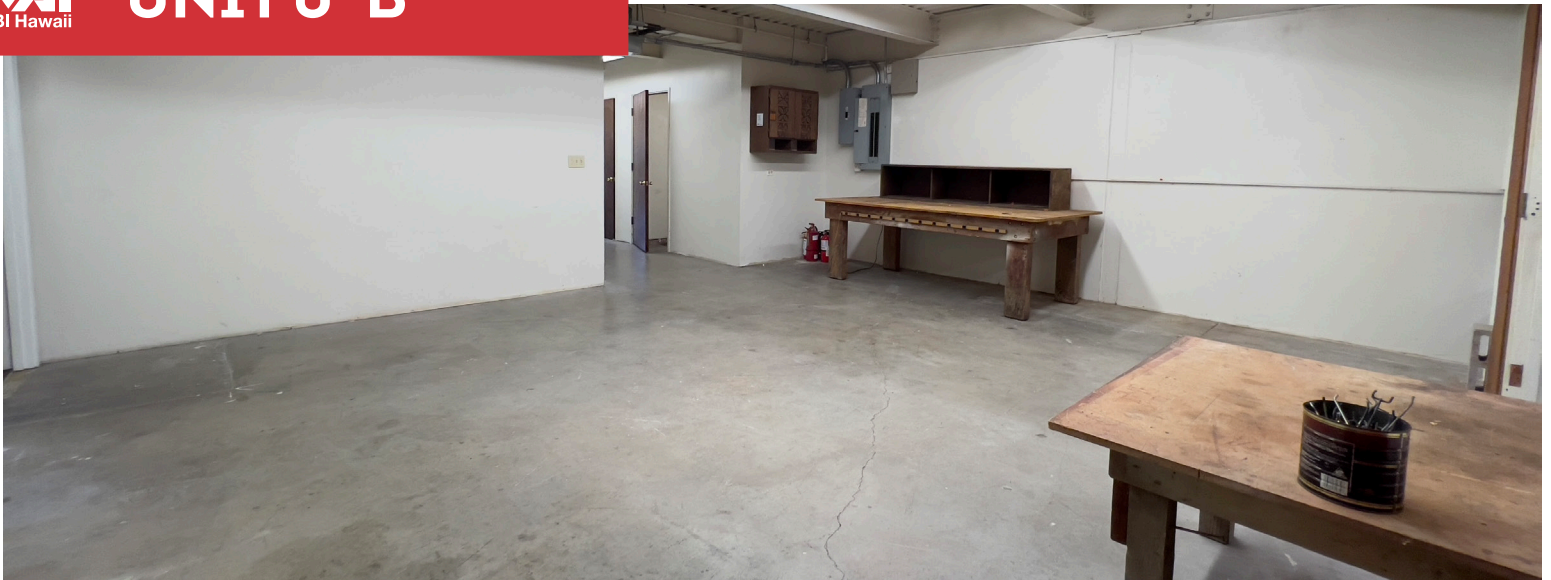
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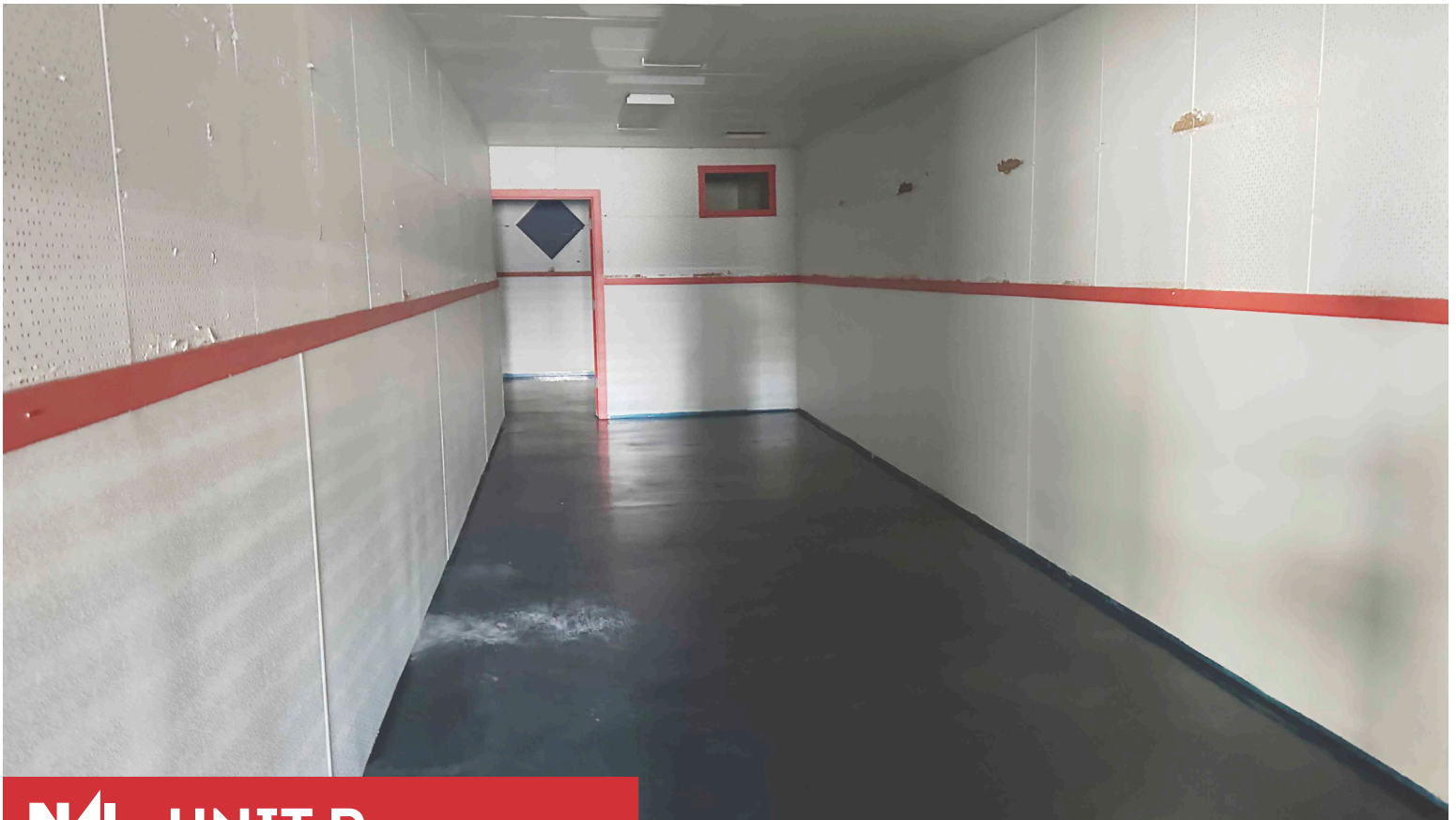
UNIT J-B



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UNIT P

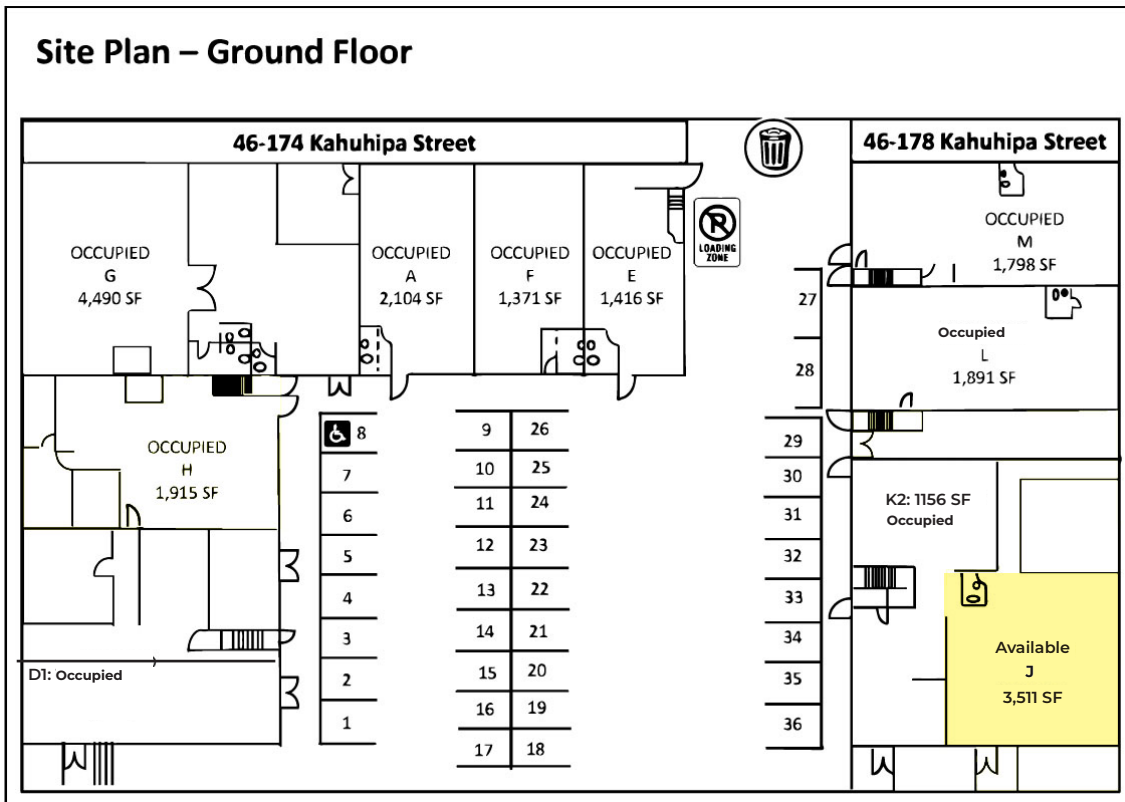


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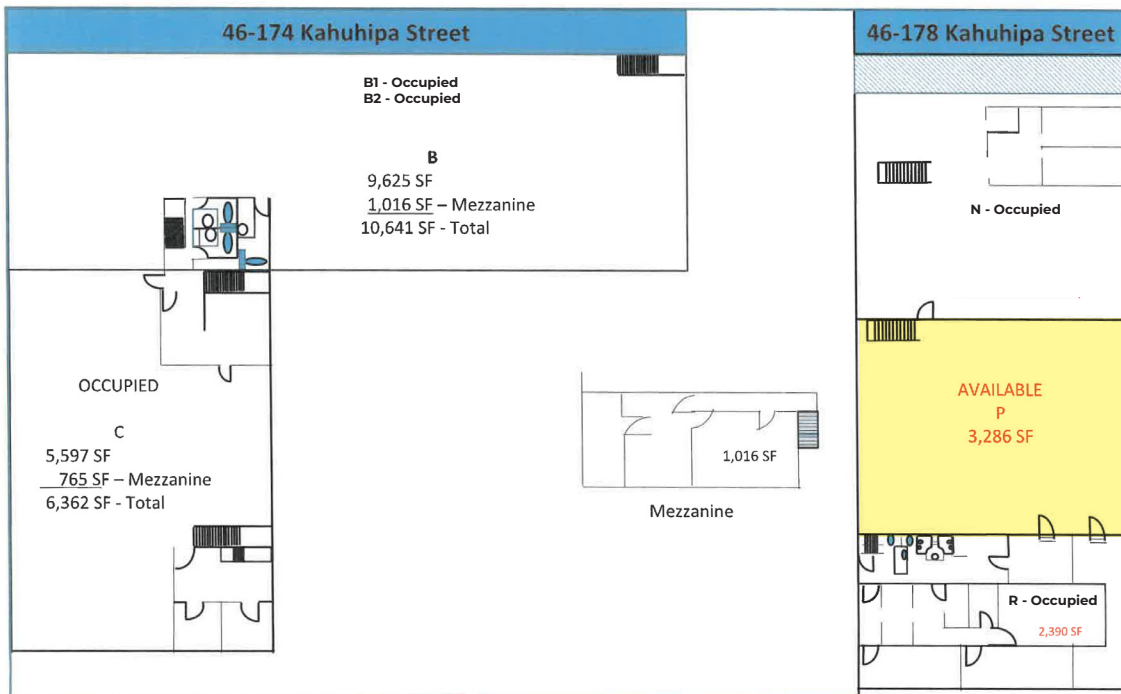
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Site Plan – Ground Floor



Site Plan – Second Floor



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