

HILO INDUSTRIAL OPPORTUNITY

430 Kekuaanaoa Street & 831 Iolani Street

Available Individually or Together

FOR LEASE | Lease Rate: TBD

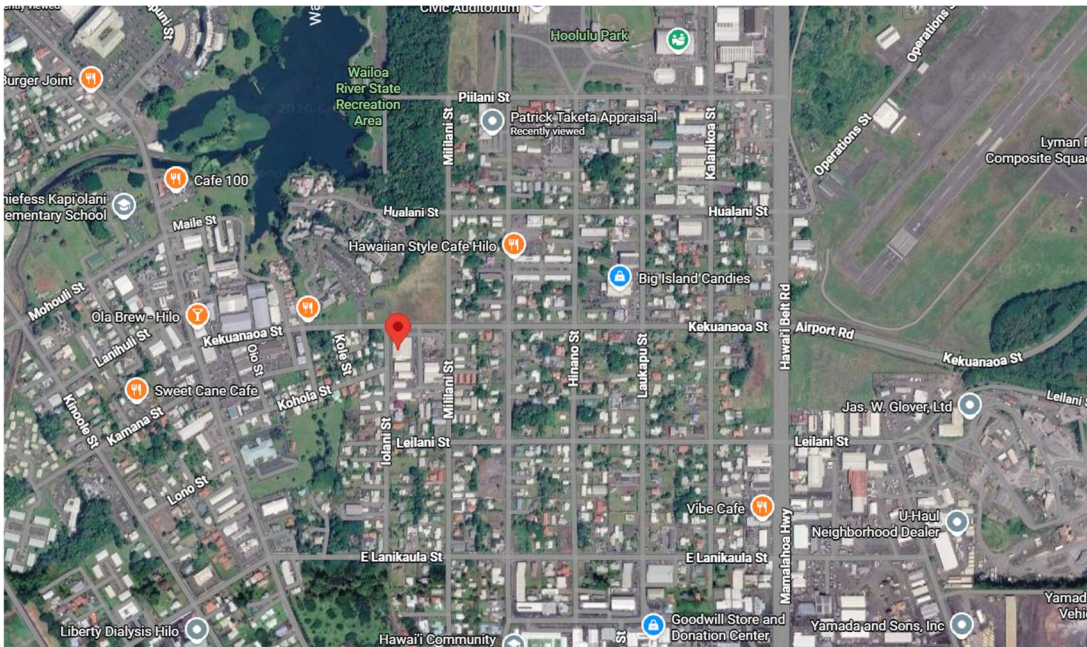


Strategically Located Industrial Properties in Hilo, Hawaii

Executive Summary

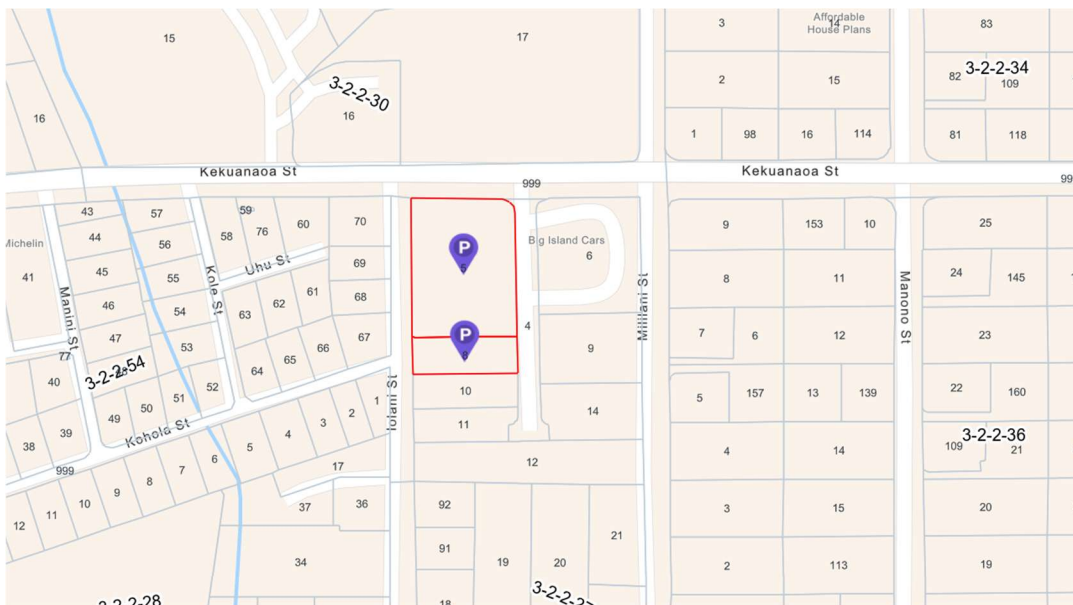
Rare opportunity to lease industrial facilities within Hilo's established industrial corridor. Available individually or together, the properties provide flexible solutions for warehouse, distribution, contractor, fleet, service commercial and industrial operations. Located within ML-20 zoning, the properties benefit from convenient access to Hilo International Airport, Kanoelehua Avenue, downtown Hilo, and other major transportations routes serving East Hawai'i.

Regional Location



The properties are centrally located within the Hilo industrial corridor with convenient access to Airport Road, Kanoelehua Avenue, downtown Hilo, and surrounding industrial and commercial uses.

Multi-Site Leasing Opportunity



430 Kekuaanoa Street and 831 Iolani Street offer a unique opportunity to lease two industrial facilities located adjacent to one another in Hilo's established industrial corridor. The properties may be leased individually or together, allowing tenants to efficiently separate warehouse, storage, fleet, contractor yard, office, or distribution functions while maintaining convenient access between locations. Together, the properties provide approximately 54,814 square feet of site area and 20,830 square feet of warehouse and support improvements, making them well-suited for a variety of industrial, contractor, logistics, distribution, and service-commercial operations.

Combined Property Highlights

- Available Individually or Together
- Approx. 54,814 SF Combined Site Area
- Approx. 20,830 SF Combined Improvements
- Loading Dock Capability at 430 Kekuaanoa Street
- Warehouse and Storage Facilities
- Contractor Yard and Fleet Potential
- ML-20 Industrial Zoning
- Convenient Access to Airport Road and Kanoelehua Avenue
- Located Within Hilo's Established Industrial Corridor



430 Kekuanaoa Street



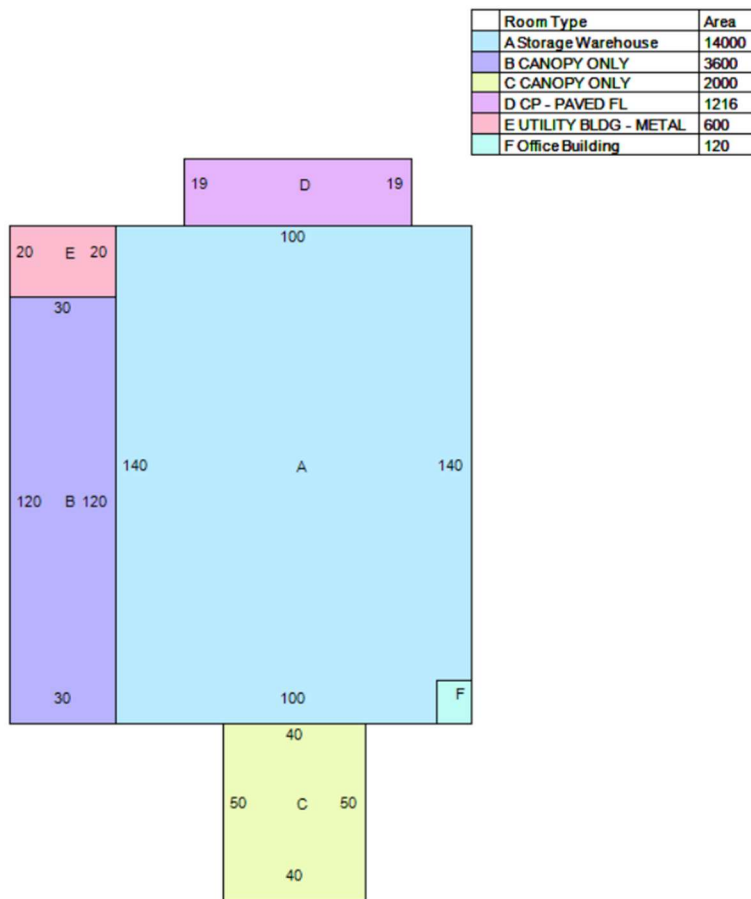
Approx. 43,114 square foot industrial site improved with an approximately 14,120 square foot warehouse facility. The property offers excellent frontage exposure, loading capability, covered work and storage areas, and functional industrial improvements suitable for a variety of warehouse, contractor, distribution, and service commercial users.



Highlights:

- Existing Loading Dock
- Covered Loading Areas
- Existing Canopy Structures
- Contractor Yard Potential
- High Visibility Industrial Corridor Location
- Available Individually or Together
- Offered in As-Is Condition

Building Sketch:



831 Iolani Street



Approx. 11,700 square foot industrial site improved with an approximately 6,710 square foot warehouse facility. The property has benefited from a replacement roof and electrical updates completed in 2017, supporting continued industrial functionality and contractor-oriented uses.

Building Sketch:

