



## SUB-LEASE OPPORTUNITY

# PRIME INDUSTRIAL OPPORTUNITY IN HALAWA BUSINESS PARK

📍 99-870 IWAENA STREET, AIEA, HI 96701



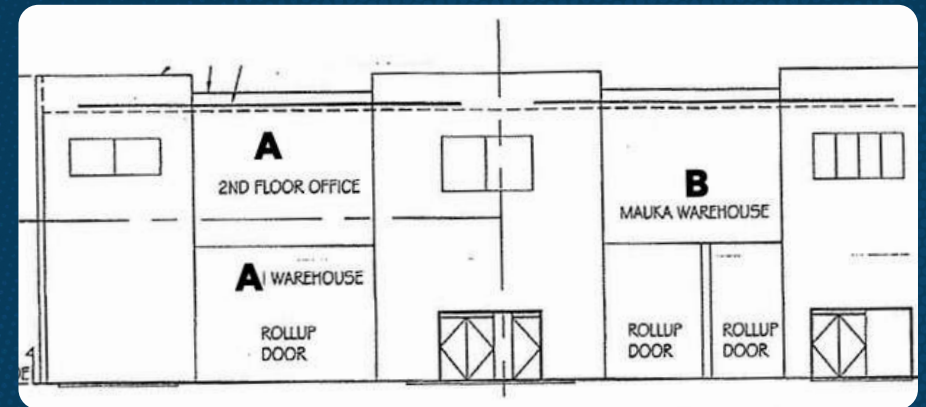
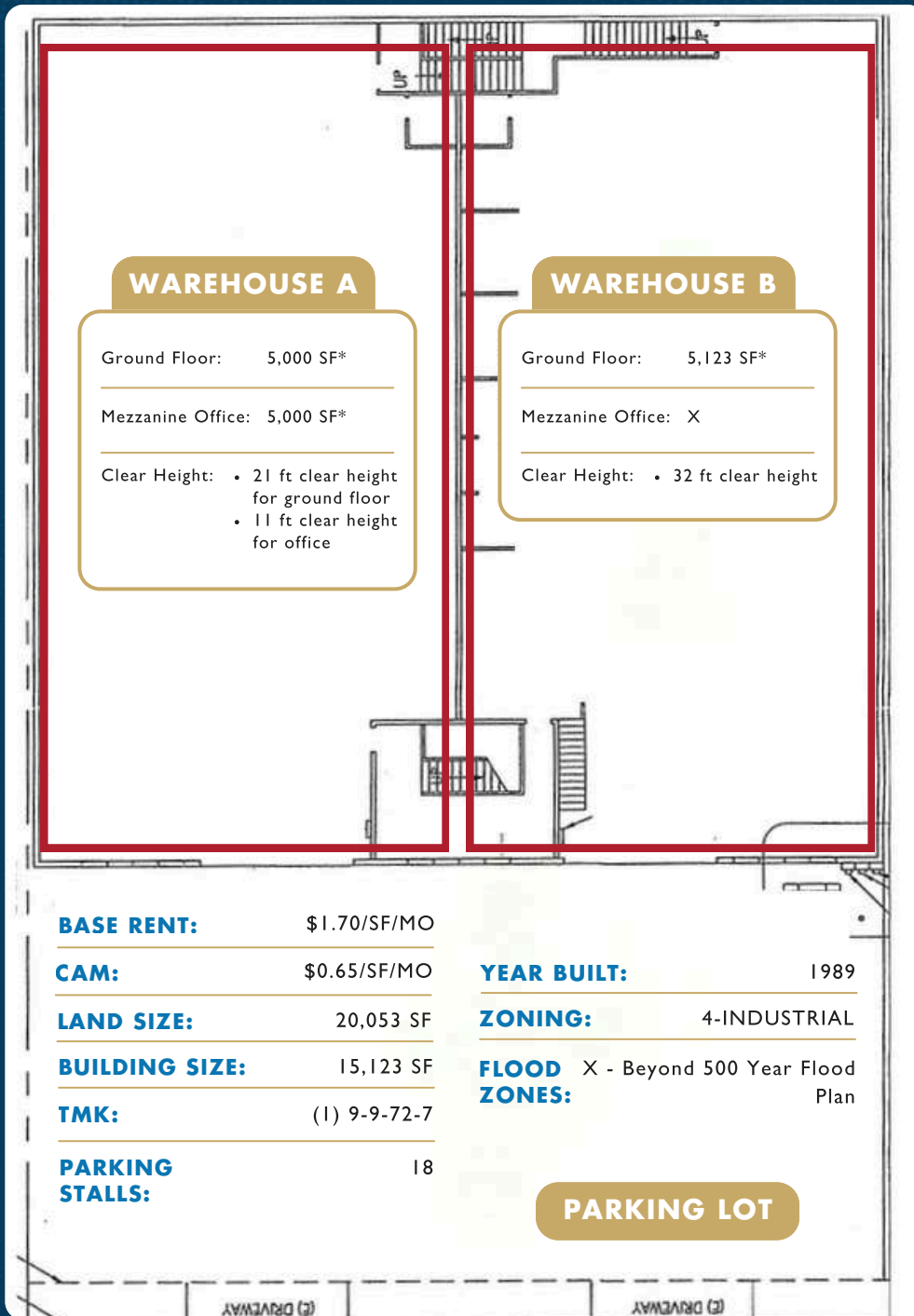
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The space features two warehouse areas, three roll-up doors, and 18 parking stalls, allowing for efficient day-to-day operations and flexible occupancy configurations. Warehouse A includes a second-floor mezzanine office. The property also includes a photovoltaic system with 302 panels installed in 2017, producing approximately 96 kW, helping support operational efficiency.

This warehouse property offers convenient street access just off Iwaena, with a strategic location adjacent to both the H-2 and H-3 Freeways, providing excellent connectivity throughout O’ahu. Located less than 15 minutes from Daniel K. Inouye International Airport and downtown Honolulu, the property offers exceptional accessibility for distribution, logistics, and industrial users.

This sublease opportunity presents functional industrial space in a highly accessible Central O’ahu location ideal for a variety of warehouse, distribution, and business uses.

**WAREHOUSE A**



**WHSE A**



**RESTROOM**



**KITCHENETTE**



**OFFICE 1**



**OFFICE 2**



**MEZZANINE OFFICE**

**WAREHOUSE B**



**WHSE B**



**RESTROOM**



99-870 IWAENA STREET



HĀLAWĀ TENNIS COURT

HĀLAWĀ DISTRICT BASEBALL FIELD

ULUNE ST

IWA'AWA ST

PUBLIC STORAGE

ANHEUSER-BUSCH SALES OF HAWAII

SANITATION BRANCH

HALAWA VALLEY ST

TRACEY'S BREAKFAST

MOANALUA FWY

JOHN A. BURNS FWY