



PRIME WAREHOUSE AND YARD

*For Assignment*

**2839 & 2861 MOKUMOA ST**

HONOLULU, HI 96819



# Property OVERVIEW

Discover an exceptional opportunity to secure a large, versatile industrial property ideally located in the heart of Honolulu's industrial corridor. Situated on two adjacent parcels totaling 105,209 SF of land, the property features a combination of warehouse, covered, and open yard space—offering unparalleled flexibility for logistics, construction, distribution, or service-related operations.

- + **Expansive Land Area:** 105,209 sq. ft. across two contiguous parcels, offering sizable storage, parking, or potential laydown yard.
- + **Warehouse:** 19,500 sq. ft. high-clearance warehouse with large utility doors, perfect for distribution, storage, or light manufacturing needs.
- + **Open-Sided Warehouse:** Additional 7,000 sq. ft. covered warehouse, ideal for operations needing sheltered workspaces with excellent ventilation.
- + **Multiple Access Points:** Easy ingress and egress for trucks and deliveries, supporting efficient logistics.
- + **I-2 Zoning:** Intensive Industrial (I-2) zoning accommodates a broad range of industrial applications, including manufacturing, assembly, warehousing, and certain commercial uses.

<b>LOCATION</b>	Mapunapuna		
<b>ADDRESS</b>	2839 & 2861 Mokumoa St. Honolulu, HI 96819		
<b>TMK</b>	(1) 1-1-005-083: 084		
<b>ZONING</b>	I-2 Intensive Industrial		
<b>TERM</b>	6+ Years		
<b>TOTAL FLOORS</b>	2		
<b>AVAILABLE SPACE</b>	Warehouse A (19,500 SF) Open Sided Warehouse (7,000 SF) Land 2.41 Acres		
<b>DATE AVAILABLE</b>	4/1/26		
<b>RENT SCHEDULE</b>	2/1/26	1/31/27	\$83,349.42
	2/1/27	1/31/28	\$85,849.90
	2/1/28	1/31/29	\$88,425.40
	2/1/29	1/31/30	\$91,078.16
	2/1/30	1/31/31	\$93,810.50
	2/1/31	1/31/32	\$96,624.82
	2/1/32	1/31/33	\$99,523.56
<b>ASSIGNMENT PREMIUM</b>	\$300,000		
<b>OPERATING EXPENSES</b>	RPT - \$195,432.68 (2025)		

# Competitive ADVANTAGES



- + **Central Location:** Proximity to Honolulu International Airport, Honolulu Harbor, and downtown Honolulu ensures convenient access to key transport hubs.
- + **Versatile Site:** Flexible site layout to accommodate fleet storage, heavy equipment, or container laydown.
- + **Competitive Terms:** Opportunity for significant cost savings compared to new construction or urban infill projects

## ABOUT I-2 INTENSIVE INDUSTRIAL ZONING

The I-2 Intensive Industrial district in Honolulu is set aside for a full range of industrial uses to support the city's robust logistical and manufacturing activities. Permitted uses include, but are not limited to:

- + Warehousing and storage
- + Distribution and logistics
- + Manufacturing and assembly
- + Certain types of commercial and supporting retail activities

I-2 zoning ensures long-term flexibility for evolving business requirements and supports high-intensity operations that drive success in Hawaii's competitive commercial landscape.



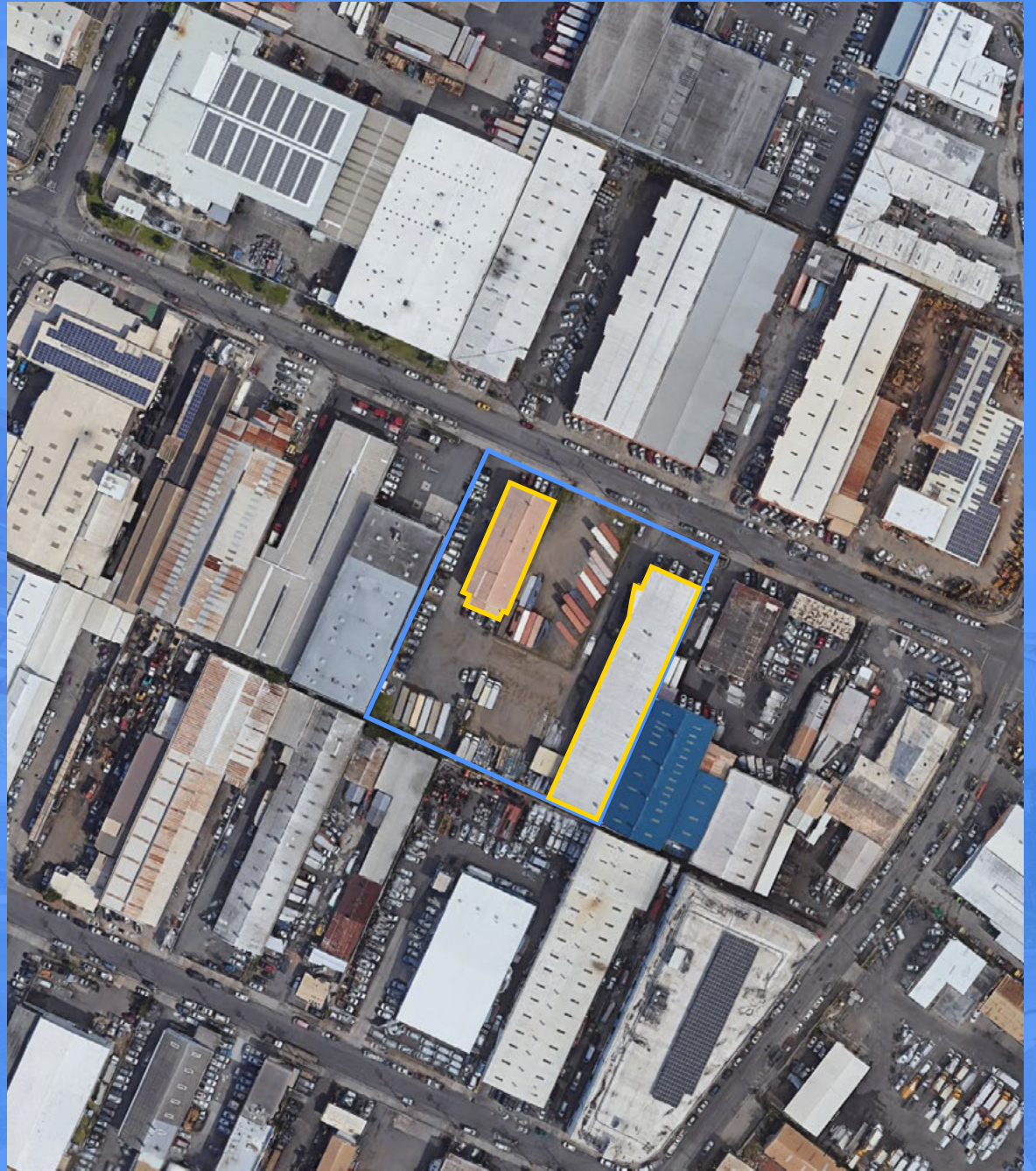


# Property SITEPLAN

## BUILDING

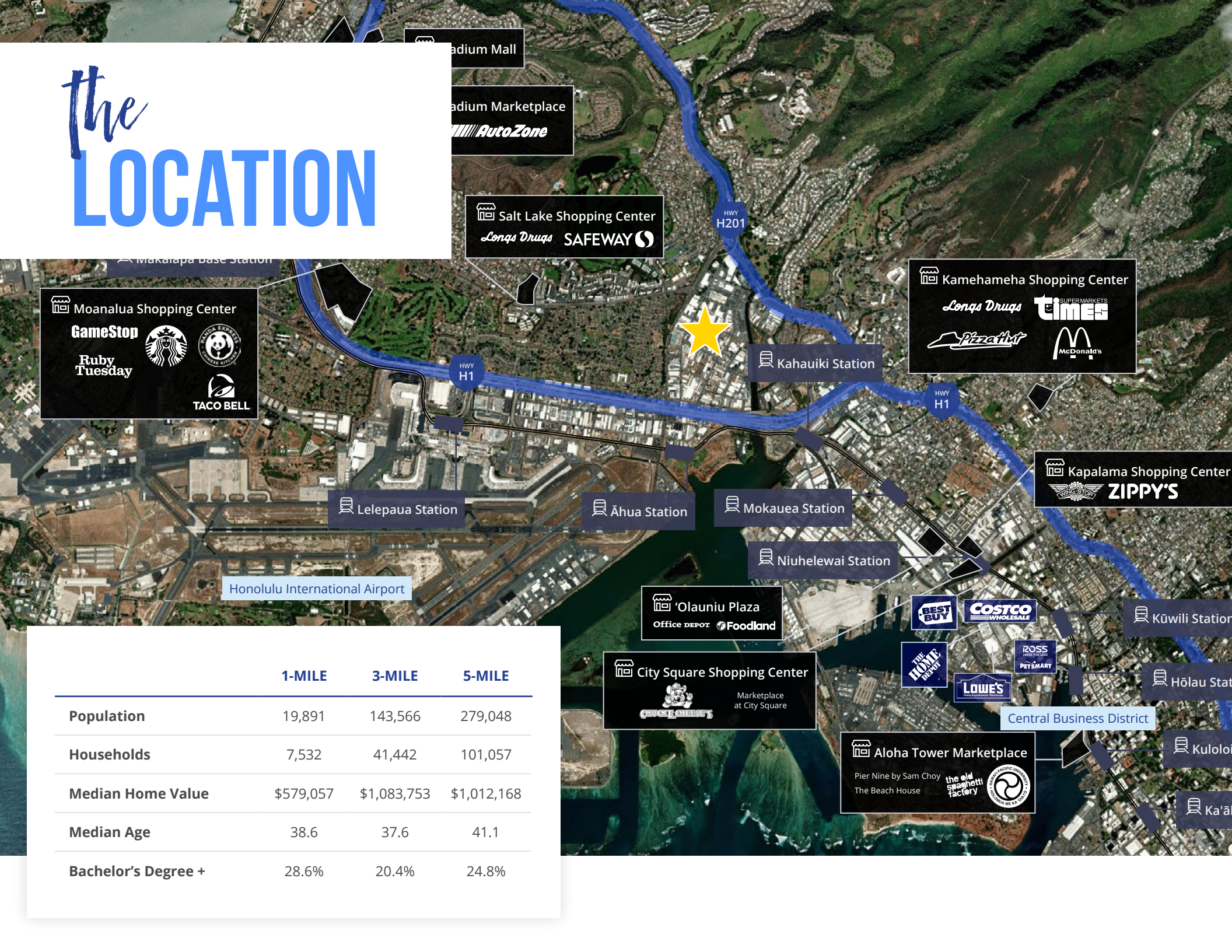
## SQUARE FOOTAGE

Warehouse	19,500
Open Sided	7,000
Warehouse	



Disclaimer: Space measurements and plans provided are for illustrative purposes only and may not align with public records; buyers are encouraged to verify details independently.

# the LOCATION



Moanalua Shopping Center

GameStop

Ruby Tuesday

Starbucks

Panda Express

TACO BELL

Salt Lake Shopping Center

Longs Drugs

SAFeway

Kamehameha Shopping Center

Longs Drugs

Pizzatit

McDonald's

Times Supermarkets

Kapalama Shopping Center

ZIPPY'S

'Olauniu Plaza

Office DEPOT

Foodland

City Square Shopping Center

Marketplace at City Square

Chucky Cheese

Aloha Tower Marketplace

Pier Nine by Sam Choy

The Beach House

the old spaghetti factory

THE HOME DEPOT

COSTCO WHOLESALE

BEST BUY

ROSS

PETSMART

LOWE'S

	1-MILE	3-MILE	5-MILE
Population	19,891	143,566	279,048
Households	7,532	41,442	101,057
Median Home Value	\$579,057	\$1,083,753	\$1,012,168
Median Age	38.6	37.6	41.1
Bachelor's Degree +	28.6%	20.4%	24.8%

PRIME INDUSTRIAL ASSIGNMENT

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## Contact us

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