

WAREHOUSE AVAILABLE FOR LEASE

IWILEI BUSINESS CENTER | 501 SUMNER ST, HONOLULU, HI 96817



digitally enhanced image

BEALL CORP
RETAIL REAL ESTATE

TRADE AREA & DEMOGRAPHICS



PROPERTY HIGHLIGHTS

Available for lease: approximately 9,514 SF of warehouse space within the Iwilei Business Center, ideally situated in Honolulu's urban core. The space features a roll-up door and high ceilings.

The property offers attended parking — a rare amenity in this market — and is located minutes from the top-grossing Costco in the country, with easy access to Nimitz Highway and the surrounding industrial corridor. Well-suited for single-tenant users requiring large, contiguous space.

SPACE DETAILS:

Unit 6K-2	~9,514 SF (ground floor)
Availability	Immediately
Base Rent	\$1.50/SF
OPEX	\$0.56/SF
Term	Negotiable
Interior Clear Height	14'
Roll-up Door Clearance	10'

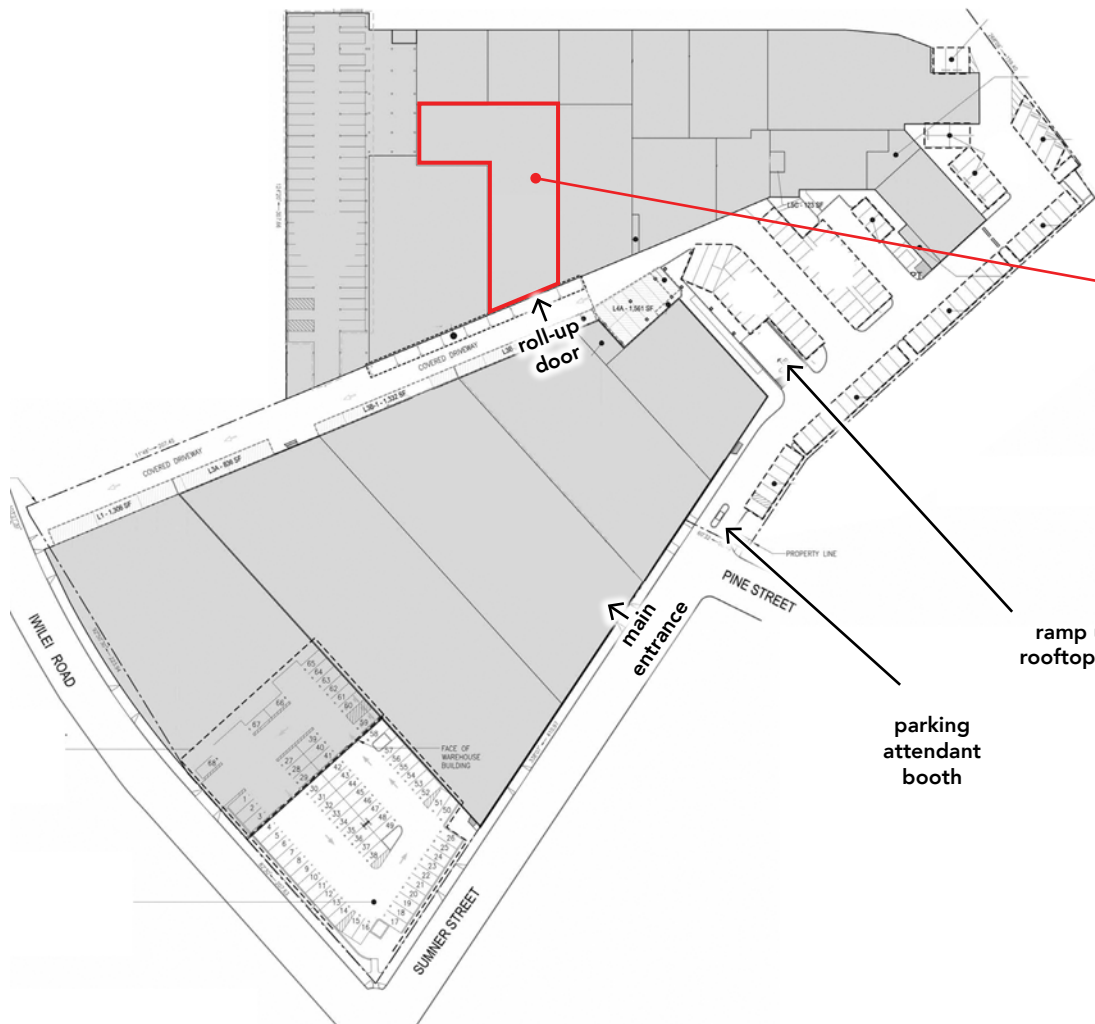
Reserved and unreserved parking stalls available at prevailing market rates.



GALLERY - UNIT 6K-2: 9,514 SF WAREHOUSE SPACE



PROPERTY SITE PLAN & WAREHOUSE FLOOR PLAN



**Unit 6K-2
~9,514 SF
Warehouse Space
(ground floor)**

interior clear height
14'

134'

roll-up door
clearance
10'

50'

*drawings not to scale



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