



PRIME WAREHOUSE AND YARD

For Assignment

2839 & 2861 MOKUMOA ST

HONOLULU, HI 96819

Colliers

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.

LOCATION	Mapunapuna		
ADDRESS	2839 & 2861 Mokumoa St. Honolulu, HI 96819		
TMK	(1) 1-1-005-083: 084		
ZONING	I-2 Intensive Industrial		
TERM	6+ Years		
TOTAL FLOORS	2		
AVAILABLE SPACE	Warehouse A (19,500 SF)		
	Open Sided Warehouse (7,000 SF) Land 2.41 Acres		
DATE AVAILABLE	4/1/26		
RENT SCHEDULE	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
ASSIGNMENT PREMIUM	\$300,000		
OPERATING EXPRESS	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.



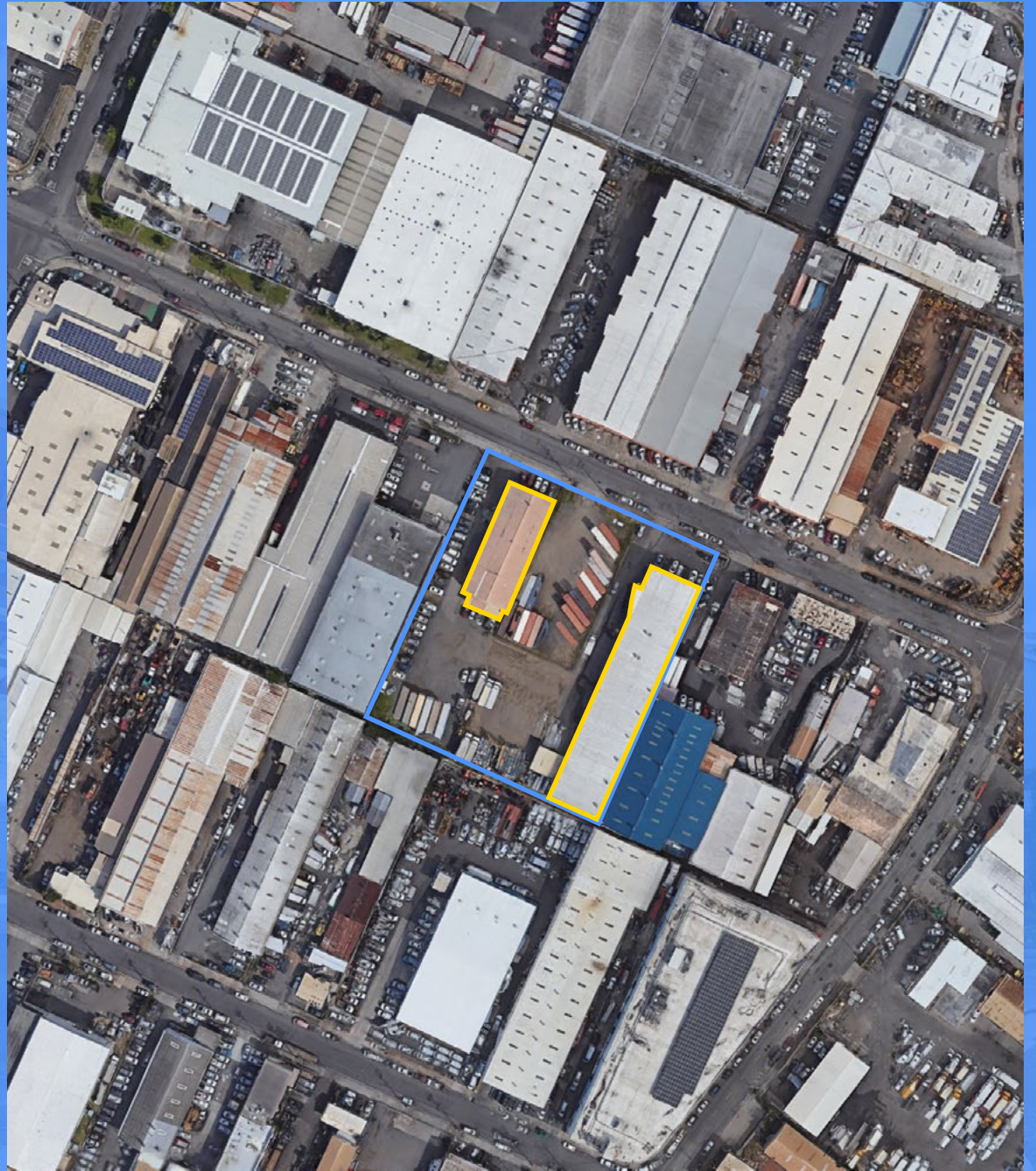


Property SITEPLAN

BUILDING

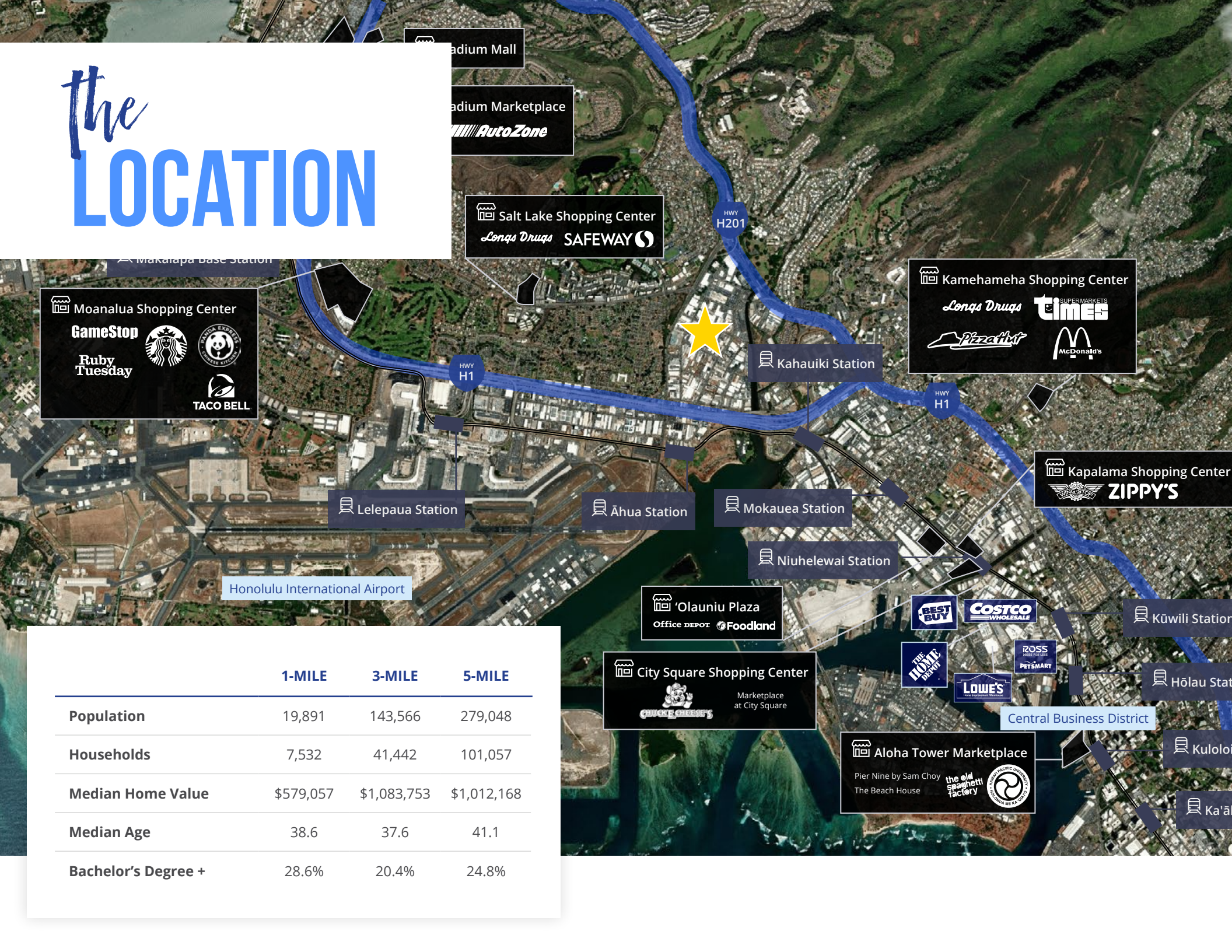
SQUARE FOOTAGE

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



	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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