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Walkthrough



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Industrial Efficiency Meets Office Functionality

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1316 Kaumualii Street Honolulu, HI 96817

Property Description

Colliers is pleased to present a rare opportunity to lease a versatile industrial space in the heart of Kapālama. Located on Kaumualii Street, this property offers excellent connectivity to Honolulu's major transportation corridors, including H-1 Freeway and Nimitz Highway.

This unique space offers businesses the advantage of seamlessly combining warehouse and office functions under one roof, creating operational efficiencies and cost savings. The well-appointed office portion can also serve as a customer-facing showroom, perfect for businesses that require both storage and an area to meet clients or display products.

Business Advantages

- **Operational Efficiency:** Streamline logistics and administration by having warehouse and office functions in one place.
- **Showroom Potential:** The office area can double as a showroom for product displays or customer consultations.
- **Cost Savings:** Eliminate the expense and hassle of maintaining separate warehouse and office locations.
- **Enhance Customer Service:** Serve customers directly on-site with easy access to inventory and product samples.

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For Lease

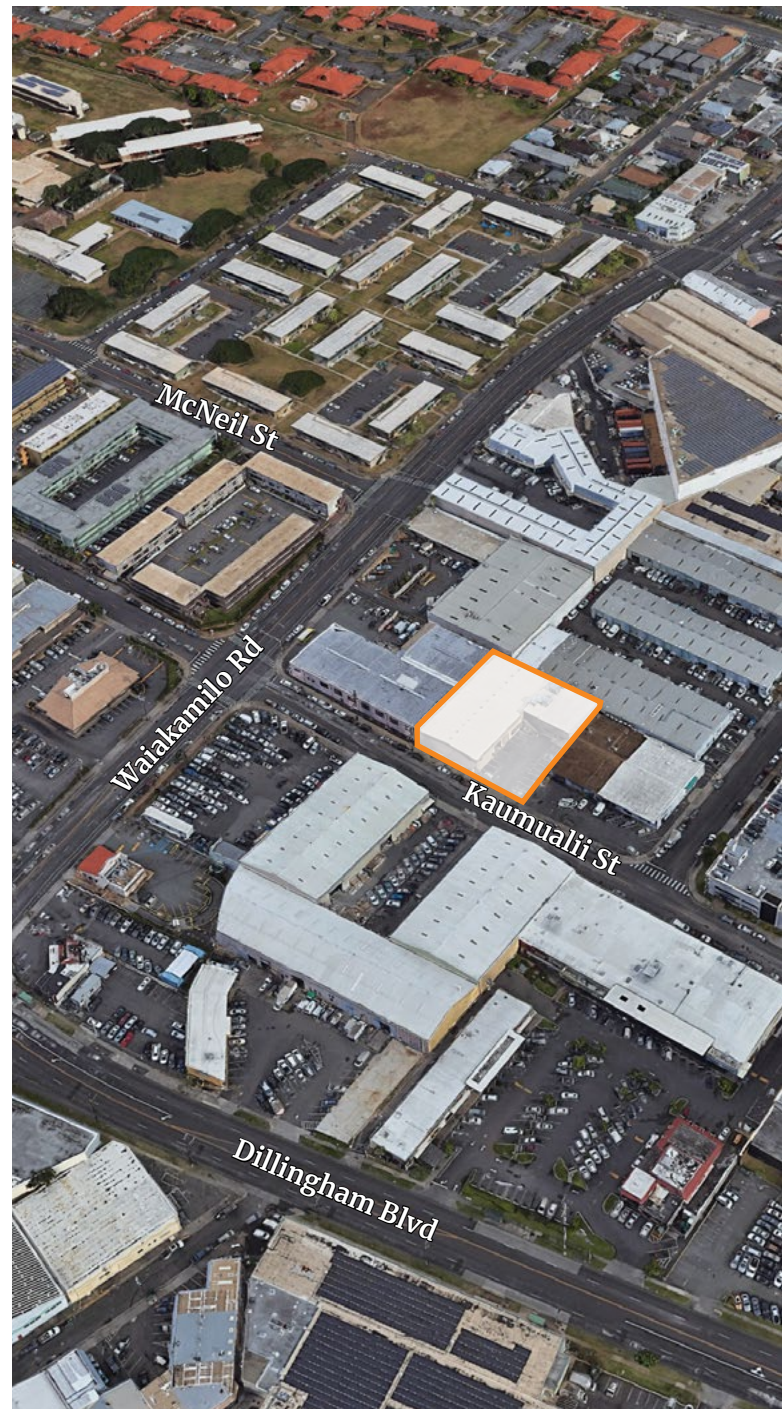
Property Information

Area	Kapālama
Address	1316 Kaumualii St, Honolulu, HI 96817
TMK	(1) 1-5-23-6
Zoning	IMX-1
Available Spaces	Suite 101* (2,302 SF) - Office Suite 2* (7,082 SF) - Warehouse <i>*Spaces to be leased together</i>
Base Rent	\$1.20 PSF/Mo.
Operating Expenses	\$0.79 PSF/Mo. (Blended rate)
Term	3 - 5 Years
Available Date	November 1, 2025



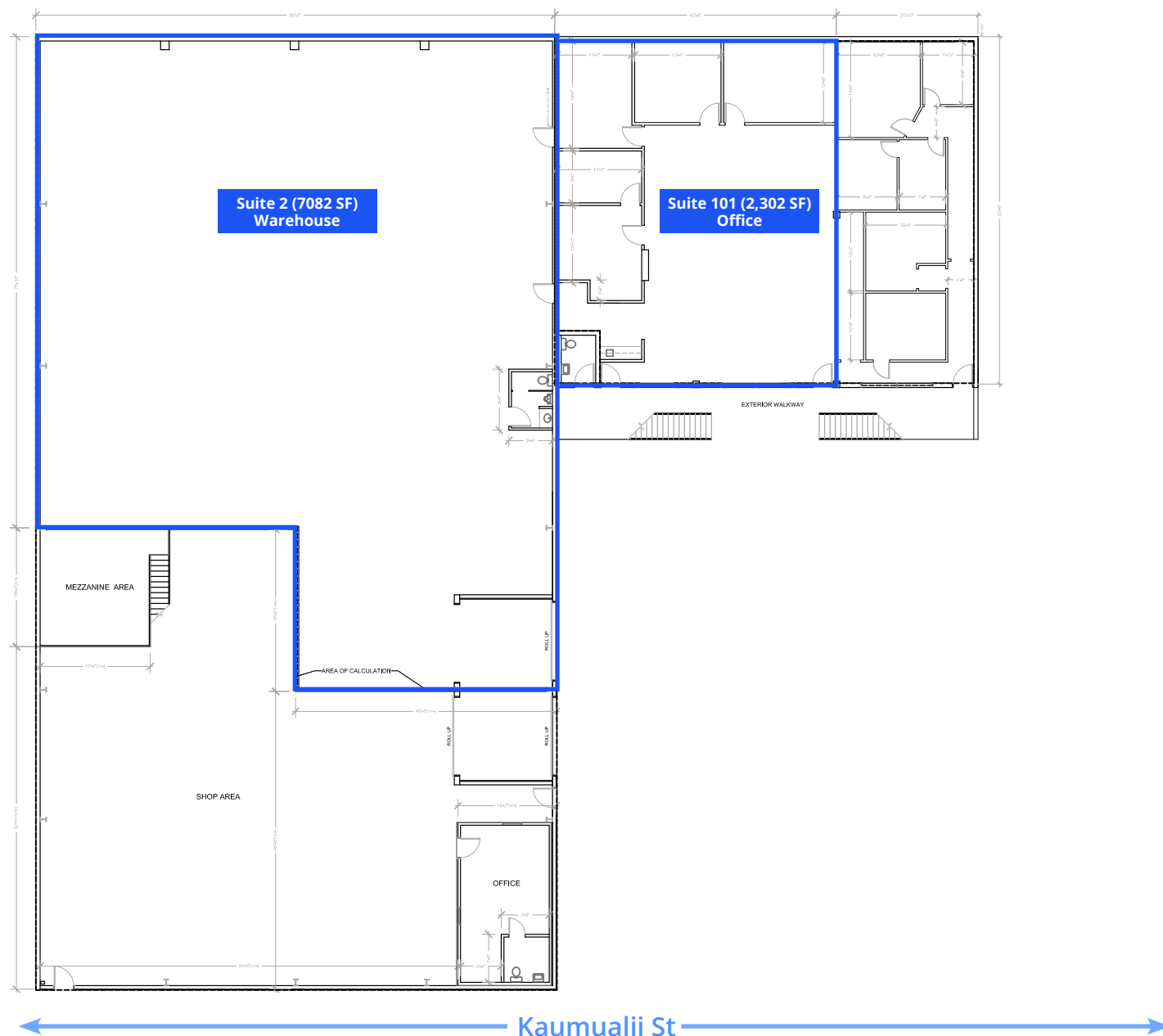
Features & Benefits

- Dedicated on-site parking - Four (4) reserved parking stalls
- Two private restrooms
- Flexible IMX-1 zoning allowing a variety of industrial and commercial uses
- Excellent access to H-1 Freeway, Nimitz Highway, Honolulu Harbor, the Airport, and Downtown Honolulu
- Convenient Kapālama location in a highly active commercial and industrial hub
- Ability to combine warehouse, office, and showroom functions in one location for operational efficiency and improved customer service



For Lease

Site Plan



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