Colliers

Accelerating success.

# 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.

# For Lease

## Property Information

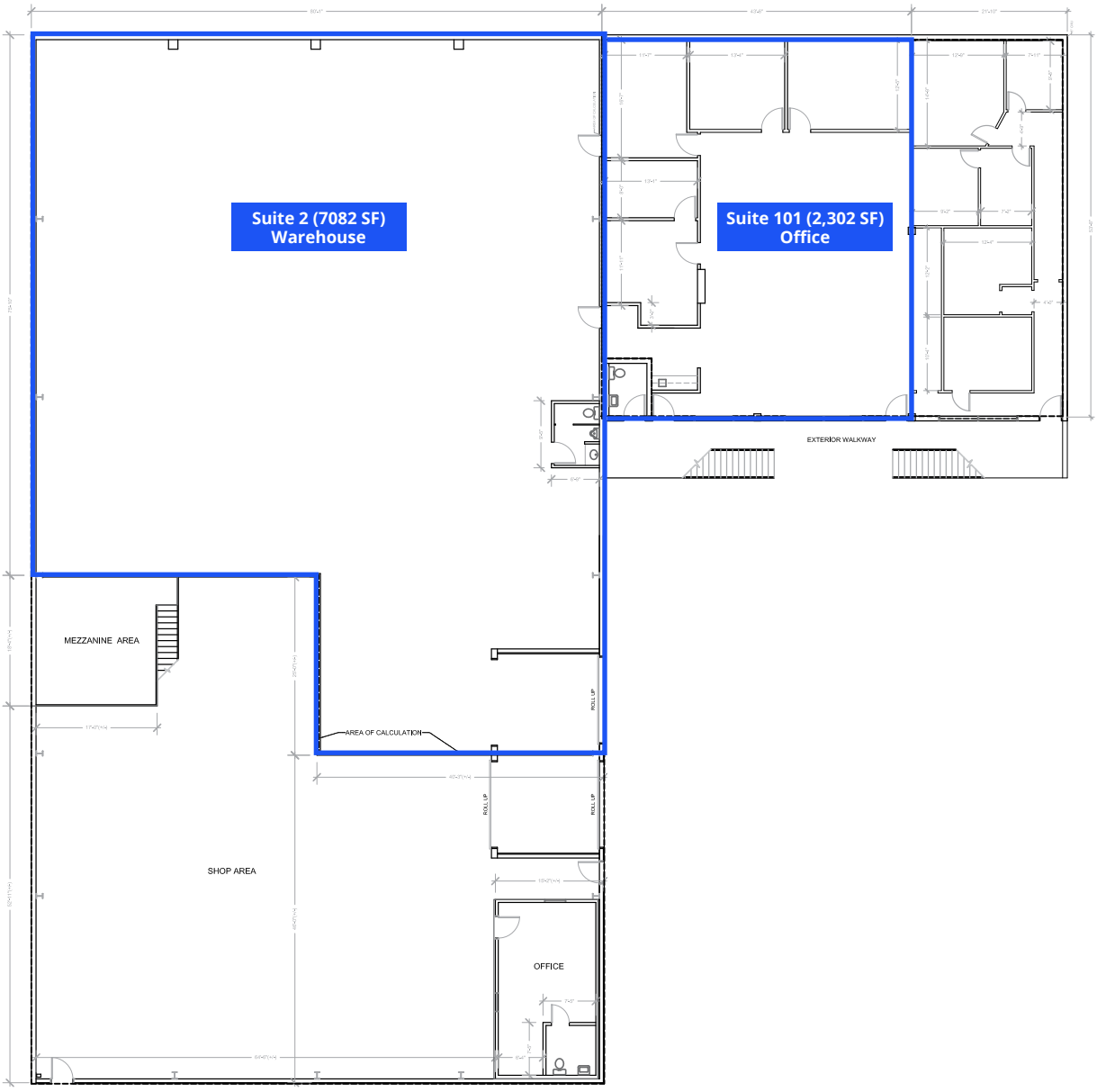
| | |
|---|---|
| Area | Kapālama |
| Address | 1316 Kaumualii St, Honolulu, HI 96817 |
| TMK | (1) 1-5-23-6 |
| Zoning | IMX-1 |
| Available Spaces | Suite 101* (2,302 SF) - Office<br>Suite 2* (7,082 SF) - Warehouse<br>**Spaces to be leased together* |
| Base Rent | $1.20 PSF/Mo. |
| Operating Expenses | $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




Kaumualii St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