



FOR LEASE | INDUSTRIAL

KONA TRADE CENTER

74-5552 & 74-5546 Kaiwi Street, Kailua Kona, HI 96740



LEASE OVERVIEW

AVAILABLE SF: 3,500 To 7,000 SF

LEASE RATE: \$1.00 SF/MO NNN

LOT SIZE: 1 Acres

BUILDING SIZE: 35,439 SF

CEILING HEIGHT: 20.0 FT

YEAR BUILT: 1972

RENOVATED: 1999

ZONING: MG-1A

MARKET: Island Of Hawaii

SUB MARKET: West Hawaii

CROSS STREETS: Kaiwi Street & Pawai Place

TRAFFIC COUNT: 11,166 VPD

PROPERTY DESCRIPTION

7,000 square feet of contiguous industrial/retail space now available in the heart of Kailua-Kona! High visibility street frontage on Kaiwi Street in the Old Industrial District. CAM expense at this property is a low \$0.43 per square foot. The two available spaces are each 3,500 square feet and may be combined. The parking lot has recently been resurfaced and the Property is anchored by Daleco, OneSource Distributors, and Transmission Technology. Just minutes from the center of Kailua-Kona, on highly trafficked Kaiwi Street.



GREGORY G. OGIN, CCIM, CPM, HI #RB-16053

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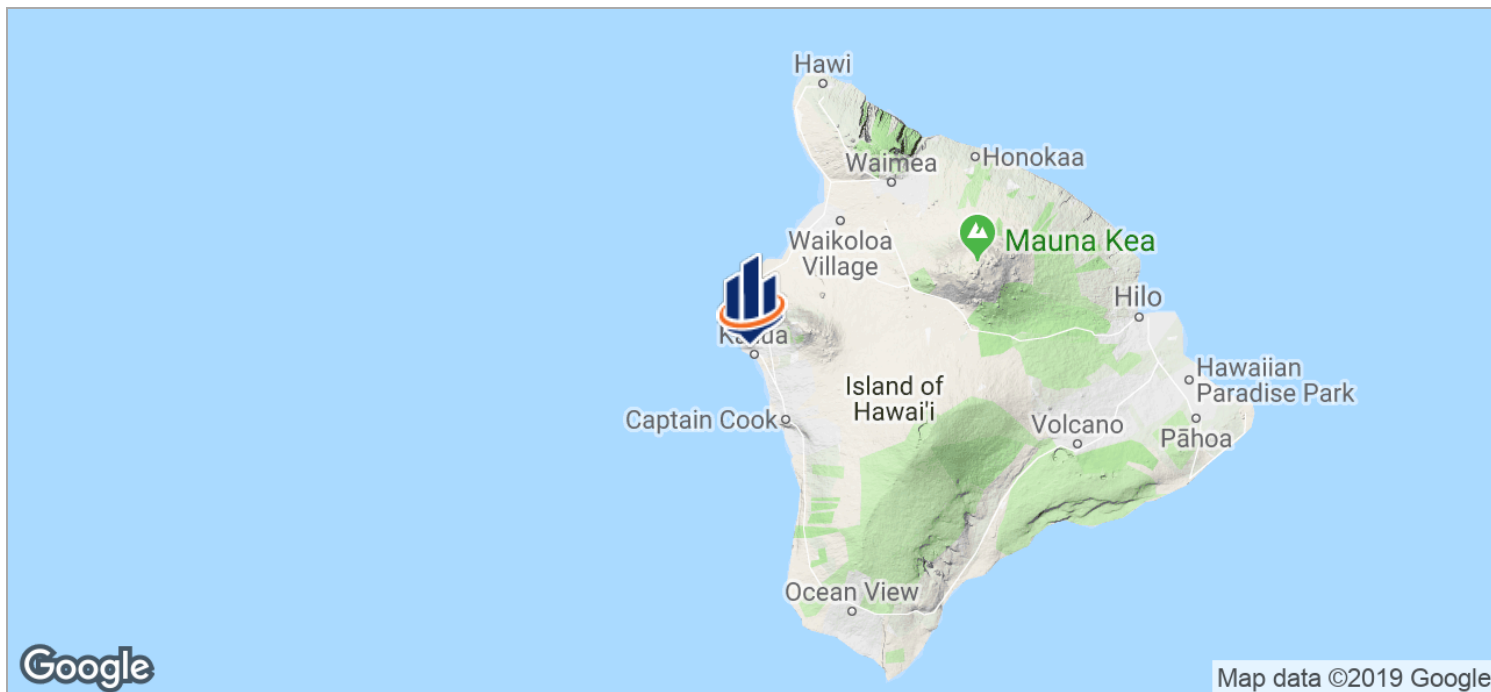


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Located In The Heart Of Kailua-Kona



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Location Overview And Highlights

LOCATION OVERVIEW

Fantastic location! Conveniently located in the "Old Industrial" section of Kailua-Kona. This is a high visibility locality with Kaiwi Street frontage. Lots of industrial / retail opportunity. In easy walking distance to and from Kailua Village, and the retail, visitor and business centers. 11,166 daily traffic count.

LEASE HIGHLIGHTS

7,000 SF of contiguous Industrial Space now available!

Kaiwi Street Frontage

Close Proximity to Visitor, Retail and Business Centers

High Visibility

Anchor Tenants - OneSource Distributors, Daleco and Transmission Technology

Ample Onsite Surface Parking

11,166 Daily Vehicle Traffic Count

Immediate Occupancy



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Located In Center Of Kailua-Kona's Retail Activity



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Site Plan



Subject Property - Kona Trade Center

Site Plan

Auto motive Enginee ring B-9, 10	Trans mission Tech no logy B-7, 8	FOR LEASE B-5, 6	FOR LEASE B-3, 4	Dale co, Inc. B-1, 2 Retail - Auto Supp.
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B (Mauka) Building

PARKING LOT

Storage Space for Daleco Inc.	Hank's Auto Body A-9, 10 Auto Repair	A-8	A-6, 7	A-5	A-3, 4	A-2	A-1 Retail - Service	A-1A	A-1B

A (Makai) Building

KAIWI STREET

[NOT TO SCALE]



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Available Spaces

Lease Rate: \$1.00 SF/MONTH (NNN) + CAM

Total Space 7,000 SF

Lease Type: NNN (CAM is \$0.43 SF/MONTH)

Lease Term: 3 Years

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Kona Trade Center - B-3, 4	Warehouse/Distribution	\$1.00 SF/MONTH	NNN	3,500 SF	Negotiable	Industrial Space in Kailua-Kona!
Kona Trade Center - B-5, 6	Warehouse/Distribution	\$1.00 SF/MONTH	NNN	3,500 SF	Negotiable	Units B-3,4 & B-5,6 may be combined



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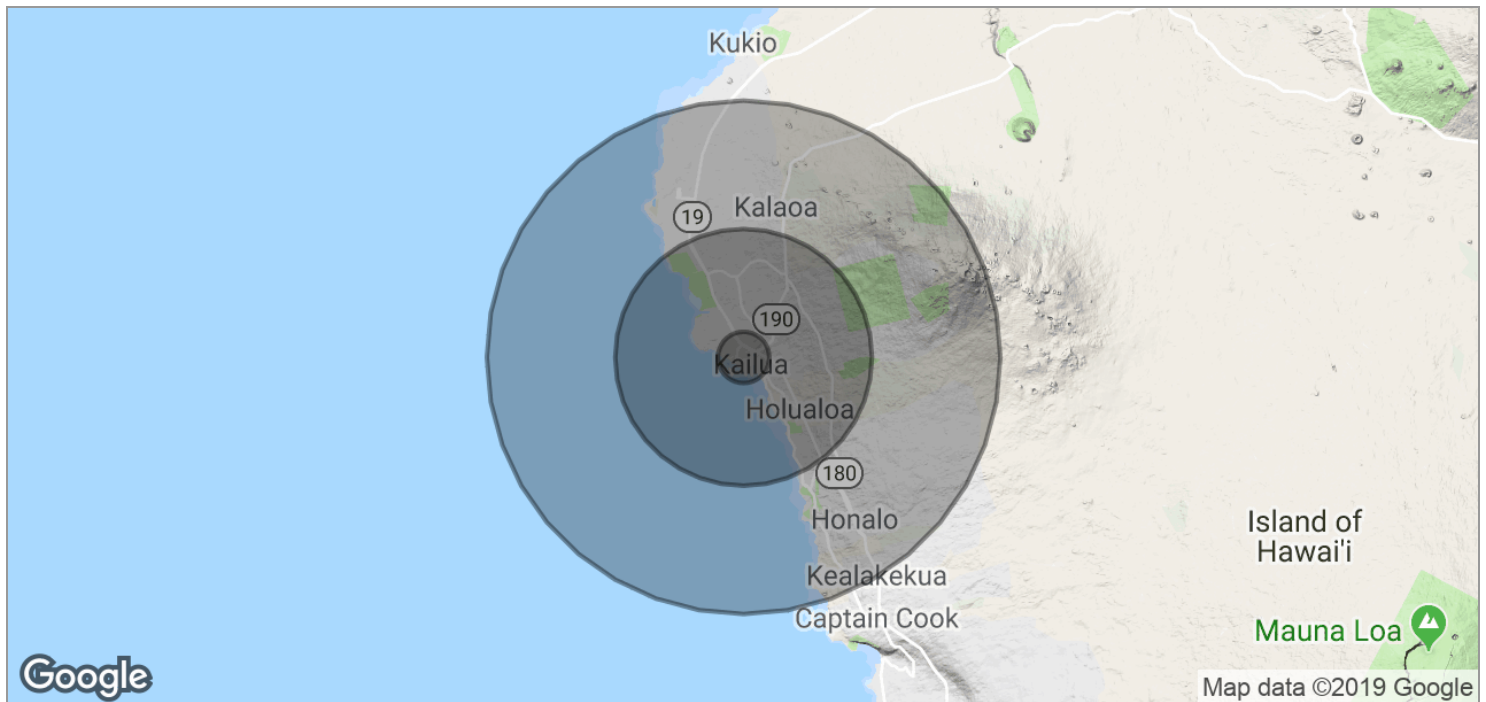


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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	891	18,272	22,714
MEDIAN AGE	40.8	42.3	44.0
MEDIAN AGE (MALE)	40.1	41.7	43.4
MEDIAN AGE (FEMALE)	40.1	42.4	44.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	315	6,658	8,519
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$75,203	\$76,907	\$77,121
AVERAGE HOUSE VALUE	\$532,478	\$574,555	\$573,064



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Gregory G. Ogin, CCIM, CPM

Principal & Managing Director
SVN | GO Commercial

Gregory G. Ogin, CCIM, CPM, serves as Principal and Managing Director of SVN | GO Commercial, a division of GO Commercial, LLC. Since 1996, he has brought the commercial division of the former Clark Realty Corporation from three buildings in Kailua-Kona to over 700,000 square feet on the island of Hawaii. Greg has managed properties since 1981, when he supervised and managed five resort stores and a 10,000 square foot resort department store for Liberty House of Hawaii Island. He was then appointed by the Mayor as Deputy Managing Director of the County of Hawaii, where he was in charge of County Operations in West Hawaii. Greg later owned a small, independent, commercial real estate firm which started as a division of Gerry Rott and Associates. Greg's numerous activities include serving on the Board of Hawaii Island United Way, Lai Opua 2020, Kona Family YMCA and Hawaii Disciplinary Board (Hawaii BAR). He serves as President of Amfac Community Council, Rotary Club – Kailua-Kona, Kona Kohala Chamber of Commerce, past-President of Kauai Road Runners, and founding President of Children's Advocacy Center. Greg also chairs the Hokulia Parks and Cultural Services Association, Kona Community Development Plan, and Kailua Village Improvement Plan.

Memberships & Affiliations

CCIM, CPM

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