

WAREHOUSE/OFFICE For Sale (LH) or Lease



4443 MALA'AI STREET, HONOLULU, HI 96818
Bougainville Business Park

UNIQUE OPPORTUNITY

- Central, convenient location
- Modern secured concrete building and yard
- 4 Loading docks plus 2 rollup doors
- Ample parking and yard space
- Demisable space
- Ground lease through 6/30/34

AVAILABLE SPACE

Building Size	Approximately 29,300 SF
Lot Size	Approximately 52,272 SF
Ground Lease Term	Until 6/30/34
Parking	Ample on site
Zoning	IMX-I: (Industrial Mixed Use)

Posted 05/05/25. The information presented was obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.



FOCUS + EXPERIENCE = RESULTS



**Hawaii
Commercial
Real Estate**

hawaiiicre.com

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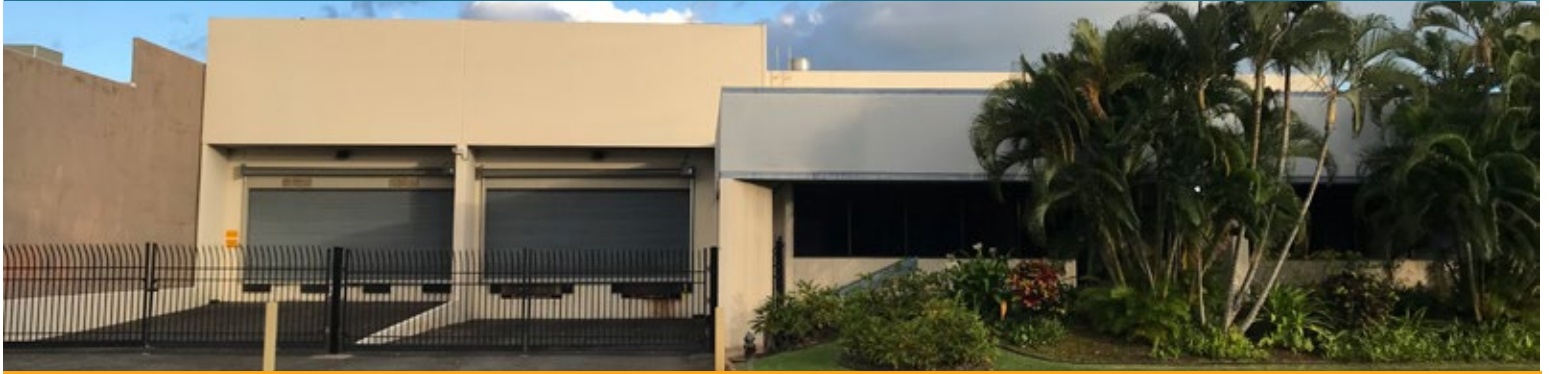
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VERSATILE SPACE



This concrete tilt-up warehouse includes office space, high cube storage and 4 roll-up doors with loading areas, ample parking on site.

MANUFACTURING

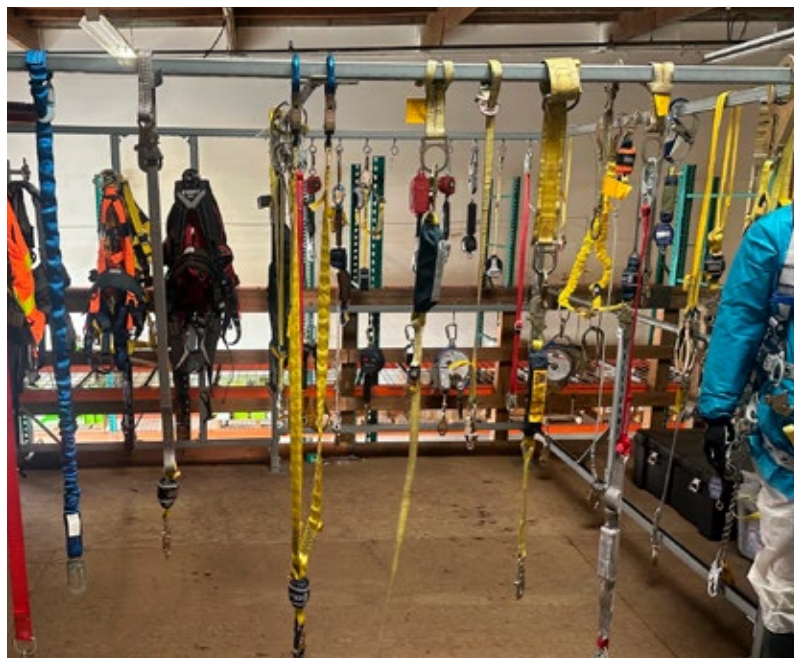
Businesses that require space for production and storage can benefit from the warehouse facilities.

TECHNOLOGY AND ELECTRONICS

Firms dealing with electronic components, communications equipment, and other tech-related products can utilize the office and warehouse space.

CONSUMER GOODS

Companies that handle consumer products, such as office supplies, display graphics, and industrial tapes.



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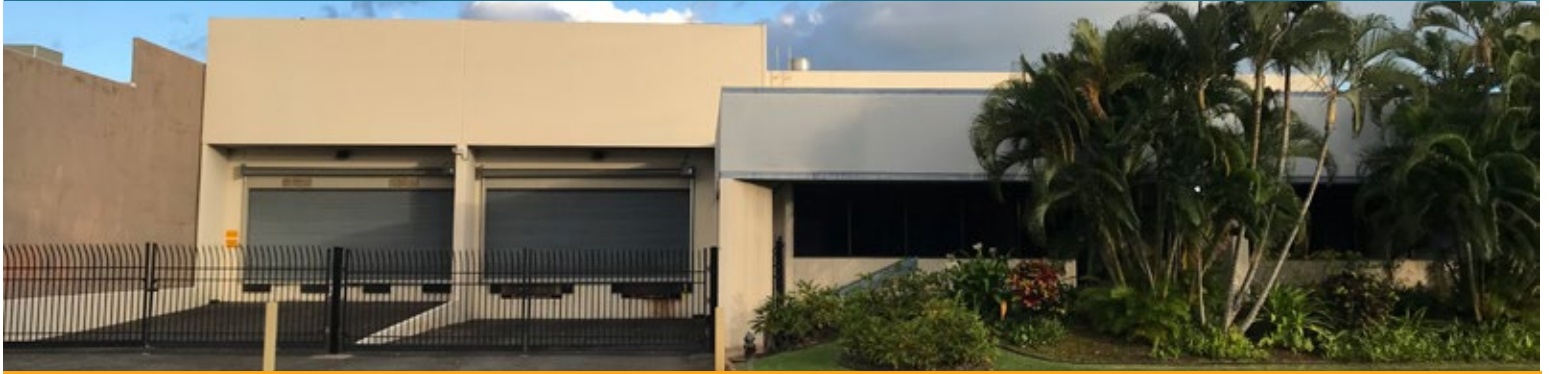
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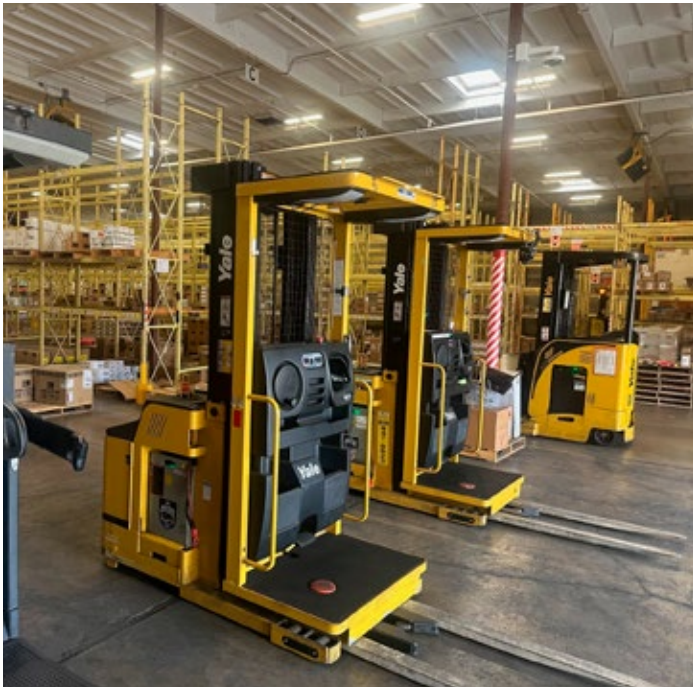
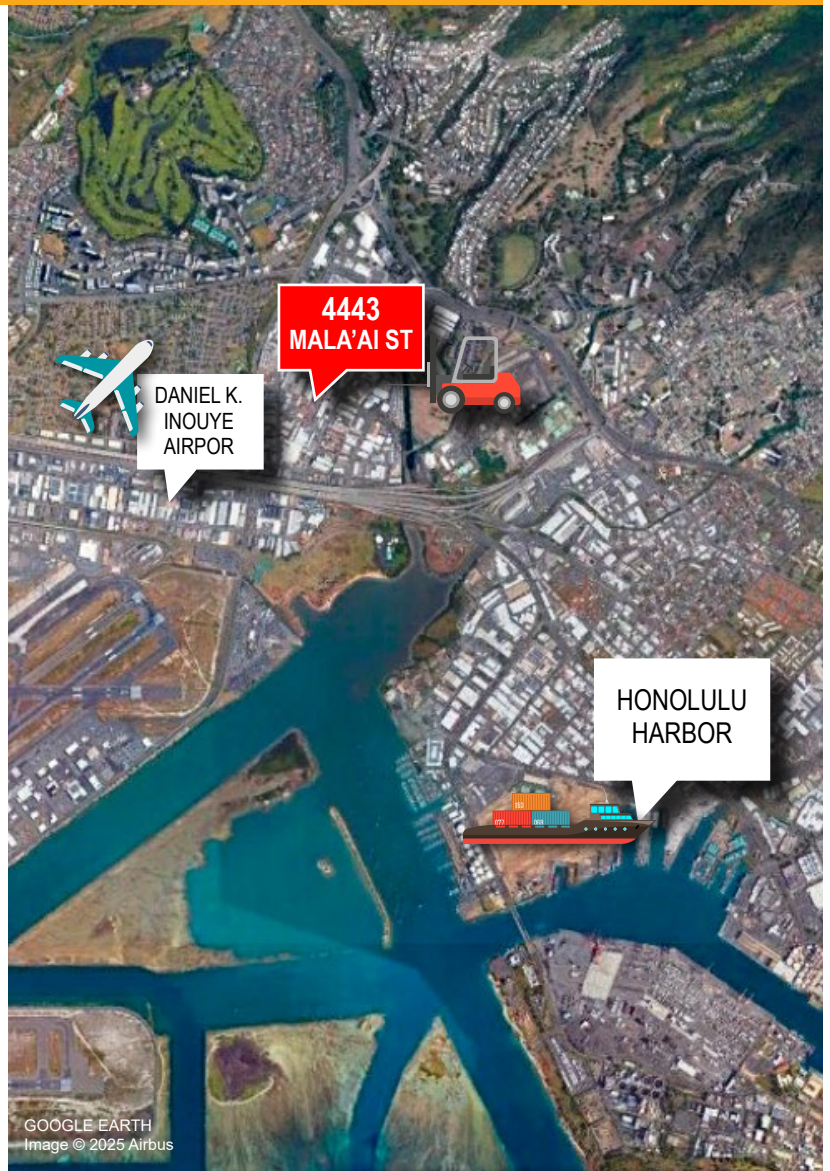


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PRIME LOCATION

Central and accessible Honolulu location. Ideal for distribution logistics and business operations.

LOCATION	DISTANCE	DRIVE TIME
AIRPORT Daniel K. Inouye International	2.9 MI	7 MINUTE
FREIGHT PORTS Honolulu Harbor, Oahu	7.1 MI	15 MINUTES



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