

UNITED LAUNDRY SERVICES HAWAII INDUSTRIAL PORTFOLIO

Master Lease | Absolute NNN | Long-Term WALT | 4 Properties | High-Barrier-to-Entry Hawaii Markets



Investment Introduction

CBRE, Inc., as exclusive advisor to Ownership, is pleased to present the exceptional opportunity to acquire the United Laundry Services Hawaii Industrial Portfolio. The Portfolio comprises four highly attractive industrial facilities totaling 242,229 SF with two fee simple locations in Honolulu (Oahu) and two locations on Hawai'i Island in the cities of Hilo and Kailua-Kona (one fee simple and one ground lease). The Properties are 100% absolute net leased to operating entities of PureStar, a leading outsourced linen management partner to the hospitality industry. Strategically located in the popular resort towns of Honolulu, Hilo, and Kailua-Kona in the State of Hawaii, the Portfolio represents a rare industrial opportunity in a structurally undersupplied investment market.

The Properties offer investors a rare opportunity to acquire a predominantly fee simple, stabilized, inflation protected income stream backed by a national operator in one of the most supply-constrained industrial markets in the United States.



Hoonee Place - Honolulu, HI



Alahao Place - Honolulu, HI



Loloku Street - Kailua-Kona, HI

Investment Highlights

- Leading National Hospitality Linen Service Provider
- Mission-Critical Industrial Facilities Supporting Hawaii's Top Resort Markets
- 242,229 SF | 3 Rare Fee Simple Assets + 1 Ground Lease | 8.5 Acres
- Absolute NNN Master Lease with Annual Escalations and Multiple Renewal Options
- High-Barrier-to-Entry Hawaii Markets with Sub-2.5% Regional Industrial Vacancy
- PureStar Provides a Scaled National Platform with Strong Hospitality Client Base



United Laundry Services Hawaii Industrial Portfolio

Property Information				
#	Property	Address	Ownership Interest	Building SF
1	Alahao Place	2291 Alahao Place, Honolulu, HI 96819	Fee Simple	70,768
2	Hoonee Place	2265 Hoonee Place, Honolulu, HI 96819	Fee Simple	119,038
3	Kinoole Street	865 Kinoole Street, Hilo, HI 96720	Fee Simple	16,926
4	Loloku Street	74-5475 Loloku Street, Kailua-Kona, HI 96740	Ground Lease	35,497
Total				242,229

