

PULEHUNUI INDUSTRIAL COMPLEX

550 Nopu Street | Puunene, HI 96784



PROPERTY DESCRIPTION

New multi-bay warehouse spaces available for lease late 2026. Base yard areas will also be available for lease in conjunction with the warehouse units. Zoning is M-3.

PROPERTY HIGHLIGHTS

- New Industrial Units - Available late 2026
- Various size units can be combined
- Will be delivered with roll up doors, restrooms, electrical stub outs, water & sewer stub outs
- Yard areas available for base yard storage or extra parking
- High cube modern industrial building
- Highly desirable location close to Kahului and Kihei
- Surrounded by complimentary industrial businesses and services
- Zoning allows for heavy industrial type services
- TMK: (2) 3-8-104-015-0000

OFFERING SUMMARY

Lease Rate:	Negotiable
OPEX Rate:	TBD
Number of Units:	13
Available SF:	5,868 - 40,000 SF
Building Size:	68,000 SF

SPACES	LEASE RATE	SPACE SIZE
Unit 101	Negotiable	7,392 SF
Unit 102	Negotiable	7,392 SF
Unit 104	Negotiable	5,868 SF

GREG SHEEHAN, R(B) SCOTT KENAR, R(S)

Principal Broker
808.250.0900
gsheehan@mauibiz.com

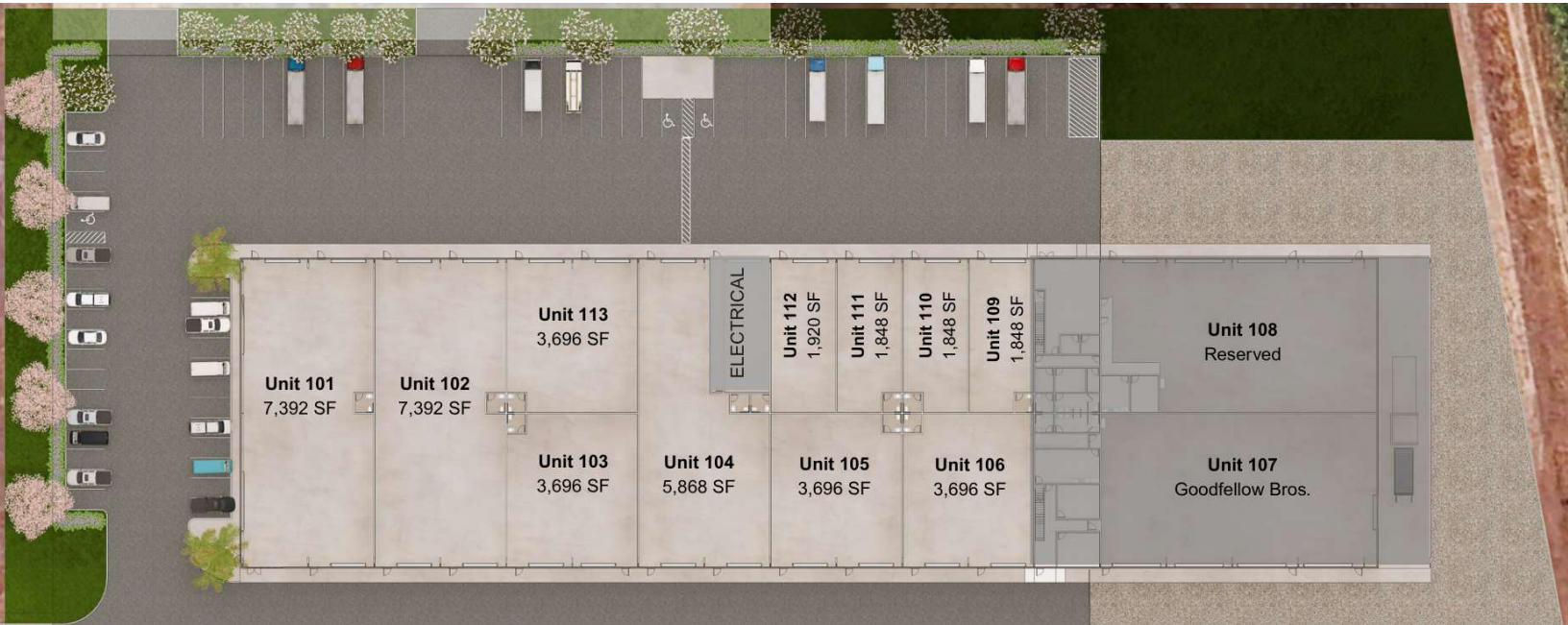
Sales & Leasing
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COMMERCIAL PROPERTIES
OF MAUI

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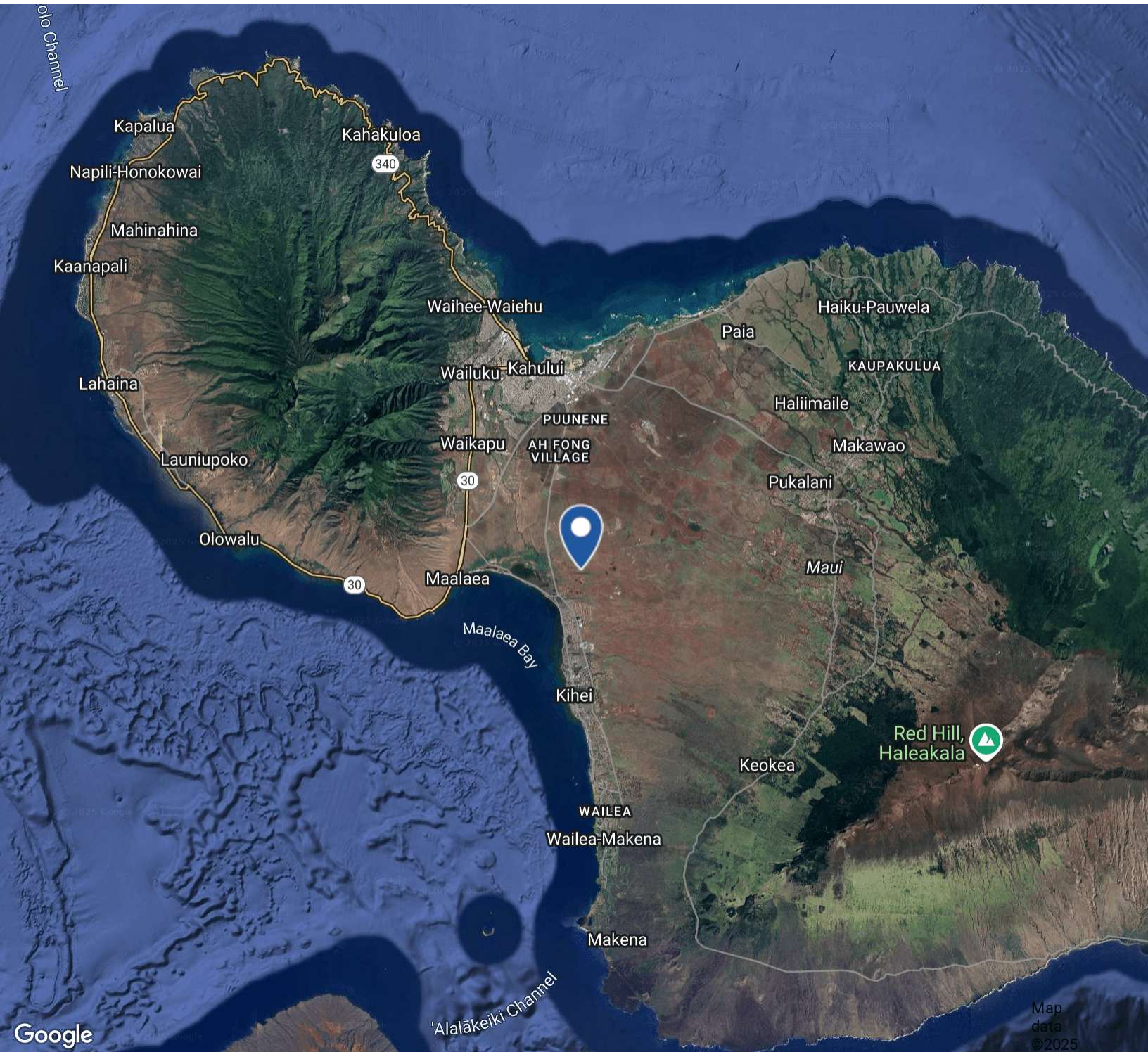
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M-3 RESTRICTED INDUSTRIAL DISTRICT

Purpose and intent. Those uses which include the manufacture, processing, storage or treatment of goods from raw materials are permitted in the M-3 restricted industrial district. The district is intended to include manufacturing and nuisance industries. General retail and office uses are specifically excluded from this district. (Ord. No. 3977, § 1, 2012)

Permitted uses. Within the M-3 restricted industrial district, no building, structure, or premises shall be used, and no building or structure hereafter erected, structurally altered, replaced, or enlarged except for one or more of the following uses:

Uses:

Acetylene gas manufacture or bulk storage	Acid manufacture	Alcohol manufacture
Ammonia, bleaching powder or chlorine manufacture	Asphalt manufacture of refueling and asphaltic concrete plant	Automobile wrecking
Blast furnace or coke oven	Boiler and steel works	Brick, tile or terra cotta manufacture
Canneries	Cement, lime, gypsum, or plaster of paris manufacture	Chemical manufacture
Concrete or cement products manufacture	Energy systems, power plants, substations, and utility facilities, major	Explosives manufacture or storage
Crematories, morgues	Freight classification yard (railroad)	Fish canneries
Factories	Heavy equipment storage, servicing, and sales	Garbage, offal or dead animals reduction or dumping
Fertilizer manufacture	Landfill, solid waste processing and disposal	Lime kilns
Foundries	Machine shops	Oilcloth or linoleum manufacture
Glue manufacture	Paint, oil (including linseed), shellac, turpentine, lacquer, or varnish manufacture	Petroleum refinery
Junk establishment used for storing, depositing, keeping junk or similar goods for business purposes	Plastic manufacture	Quarry or stone mill
Lumber yard and wood treatment facilities	Recycling processing facilities or material recycling and recovery facilities	Rock, sand, gravel, or earth excavation, crushing or distribution
Oil storage plants	Slaughter of animals	Soap manufacture
Petroleum or biofuel product manufacturing or wholesale storage of petroleum or biofuels	Sugar mills and refineries	Tannery or the curing or storage of raw hides
Plaining mill	Utility facilities, major	
Railroad repair shops	Wood treatment plants	
Rolling mills		
Saw mill		
Ship works		
Stock yard or feeding pens		
Telecommunication towers, antenna and equipment		

In general those uses which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, vibration and the like, and not allowed in any other district. **Exceptions:** Provided, however, that any use not specified in this section shall not be permitted unless approved by the planning director as conforming to the intent of this title

Accessory uses and structures. The following uses and structures, located on the same lot, are deemed accessory, customary, incidental, usual, and necessary to the above permitted uses in the district:

Uses.

Energy systems, small-scale	Fences, walls, patios, decks, and other landscape features	Garages, porte-cochere, mailboxes, ground signs, and trash enclosures
Office space related to the on-site permitted use	Retail, or indoor product display area. (Limited to 20% of gross floor area)	Security/watchman or custodian outbuildings

Subordinate uses and structures which are determined by the planning director to be clearly incidental and customary to the permitted uses listed herein

Special uses. The following uses and structures shall be permitted in the M-3 restricted industrial district provided a County special use permit, pursuant to section 19.510.070, Maui County Code, has first been obtained.

- A. Vent pipes, fans, chimneys, antennae, and equipment on roofs that exceed 199 feet. (Ord. No. 3977, § 2, 2012)

Development standards.

Minimum lot area: 10,000 square feet	Minimum lot width: 75 feet	Maximum building height: 90 feet
Minimum yard setback	Front: None	

Side and rear: 0 or the same as the adjoining zoning category whichever is greater

Free standing antenna or wind turbine structures height and setback: Maximum height of 199 feet and shall be set back 1 foot for every foot in height from all property lines

Accessory structures allowed within setback area: Mailboxes, trash enclosures, boundary walls, and ground signs