

INDUSTRIAL CONDOS W/ FLEXIBLE OCCUPANCY OPTIONS

Fee Simple | 401 E Ahuliu Way, Wailuku, Hawaii 96793



PROPERTY DESCRIPTION

Newly constructed in 2024, this industrial warehouse project consists of 4 separately condominiumized small bay units totaling approximately 8,584 SF. The property offers flexible occupancy options, allowing for full contiguous use or future division into individual units.

The warehouse improvements feature approximately 27' center ceiling heights with approximately 22' clear height to steel, providing functional industrial volume for warehouse, contractor, distribution, and light industrial users. The project includes modern fire suppression systems, Type II-B construction, grade level roll up doors, and 3 phase power throughout.

The property currently operates with 2 electrical submeters servicing the 4 bay configuration and includes completed and permitted restroom plans. The building design also allows potential for future mezzanine improvements.

PROPERTY HIGHLIGHTS

- New construction completed in 2024
- Approx. 27' center ceiling height
- Approx. 22' clear height to steel
- Fully sprinklered
- Fee simple industrial condominium units
- Flexible contiguous or divisible layout
- Grade level roll up doors
- 3 phase power
- 3 parking stalls per unit plus 1 ADA accessible stall
- Warehouse and office permitted uses
- M-1 zoning
- Flood Zone X designation

JON MCCABE, R(S) GRANT E. HOWE, CCIM R(B)

Sales & Leasing
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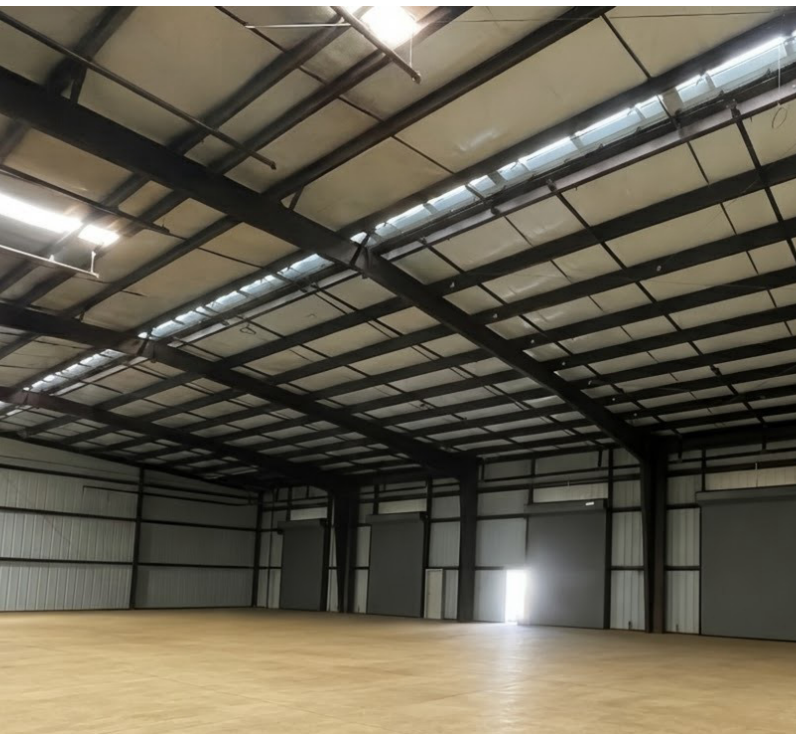
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COMMERCIAL PROPERTIES
OF MAUI

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AVAILABLE CONFIGURATION & PRICING

SALE PRICE	\$4,200,000
4 Contiguous Units (Units 101-104) Approximately 8,584 SF	\$4,200,000
Individual Units 102, 103, or 104 Approximately 2,156 SF each	\$1,150,000 each
2 Contiguous Units Approximately 4,312 SF	\$2,200,000
3 Contiguous Units Approximately 6,468 SF	\$3,250,000

- Pricing for partial unit sales includes anticipated demising improvements required for separate occupancy configurations.
- Seller may prefer to retain Unit 101 for future owner occupancy or discuss a potential leaseback structure if helpful in facilitating a larger purchase configuration.
- Final unit configuration and demising scope subject to mutual agreement during escrow.
- Rare opportunity to acquire modern small bay industrial product within Maui's highly supply constrained industrial market.

PROPERTY INFORMATION

Property Type	Industrial
Zoning	M-1 Light Industrial
APN	(2) 3-8-094-017-0001 (2) 3-8-094-017-0002 (2) 3-8-094-017-0003 (2) 3-8-094-017-0004
Photos	https://tinyurl.com/ahuliu

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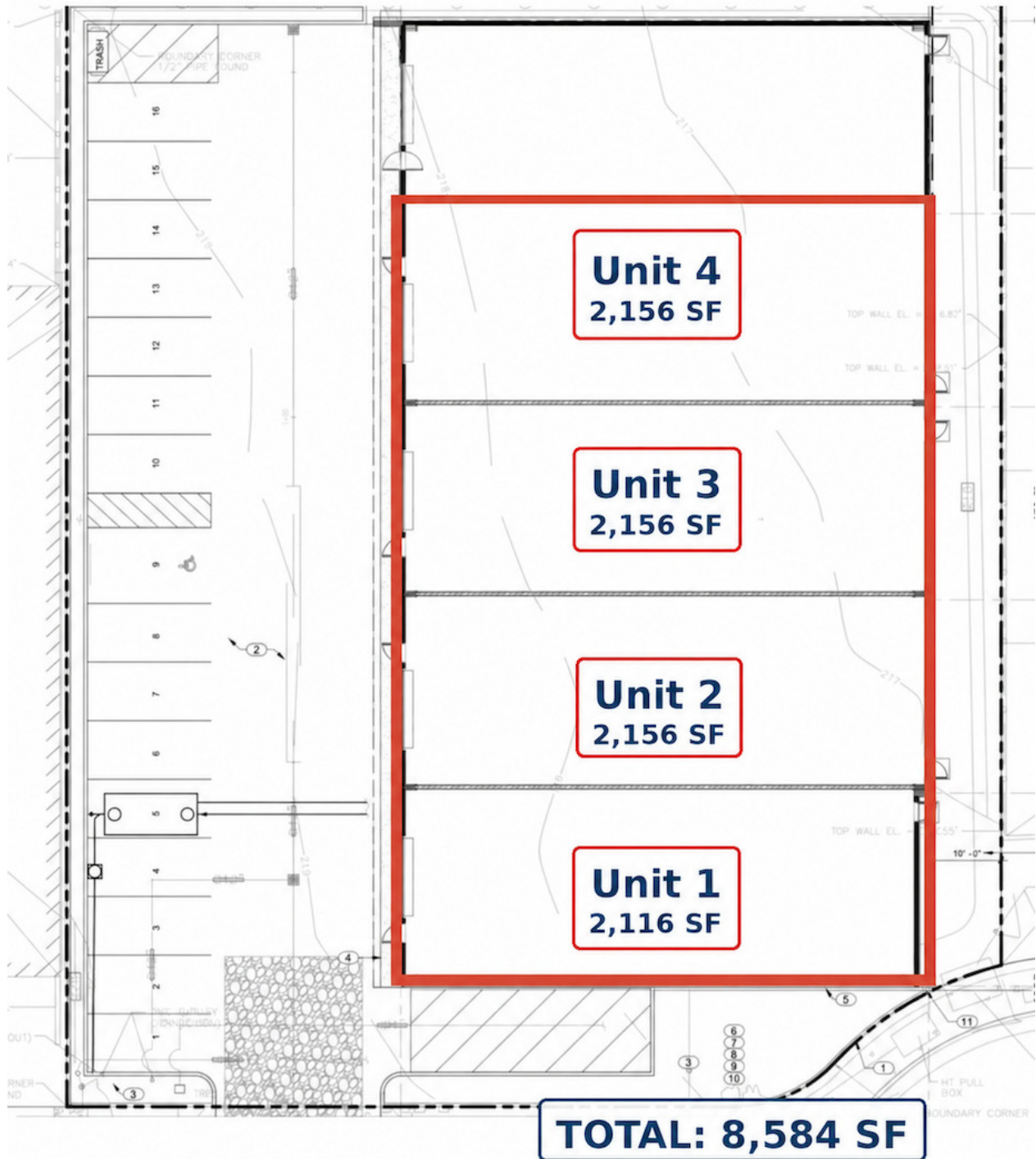
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