

154

KUPUOHI STREET
UNIT E-9

LAHAINA, HAWAII 96761



CBRE

property HIGHLIGHTS



PRICE
\$1,100,000



PROPERTY TYPE
Commercial condominium unit



PROJECT
Emerald Plaza Center



ADDRESS
154 KUPUOHI ST. Unit E-9 BLDG E, Lahaina, HI 96761



PARCEL NUMBER
2-4-5-010-025-0009



ZONING
M1 - M-1 Light Industrial



BUILDING AREA
Ground Floor: 1,135 square feet



LOFT
500 square feet*



YEAR BUILT
2004



OCCUPANCY DESCRIPTION
Shell, Industrial



CONSTRUCTION
Metal frame and walls with roll up and man doors

* Some additional improvements may be nonconforming with additional area above 500 square feet.

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154 Kupuohi Street Unit E-9, Lahaina, Hawaii 96761



MARKET/SUBMARKET

Maui/Lahaina



SQUARE FOOTAGE

Ground Floor: 1,135 square feet



*LOFT: 500 SQUARE FEET

* Some additional improvements may be nonconforming with additional area above 500 square feet.



LOT SIZE

1.32 acres



YEAR BUILT

2004

The Emerald Plaza Center Condominium, located at 154 Kupuohi Street in Lahaina, Hawaii, is a commercial condominium complex built in 2004. It consists of three buildings with a total of 20 units, situated on 1.32 acres of land. The zoning for Emerald Plaza Center is M-1, designated for Light Industrial use.

Unit E-9 was previously used as a warehouse, shipping and general offices for a gallery use. The unit features two bathrooms (one full and one one-half bath), air conditioning, and office build out. Some of the improvements may be non-conforming.

Units within the Emerald Plaza Center are typically occupied as warehouse or industrial spaces, some featuring commercial kitchen setups. These units often include amenities such as 20-foot ceilings, roll-up doors, and assigned parking. While some units have an upstairs loft area, the buildings are generally single-story. While some Emerald Plaza Center units were impacted by the 2023 Lahaina wildfires, Unit E-9 had no damage from the fire.

location OVERVIEW

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The industrial market in Lahaina and broader Hawaii is characterized by tight supply and high demand. Hawaii's industrial real estate market is experiencing growth driven by its strategic Pacific location, increasing reliance on technology and logistics, and the expansion of e-commerce. Maui's industrial market faces tight conditions. The scarcity of industrial-zoned land, coupled with high construction costs, has constrained new development. The average asking rent for industrial space in Lahaina, Hawaii, is approximately \$30 per square foot annually. However, the cost can vary depending on factors such as location, facility size, and specialized features like loading docks or high ceilings. The average size of industrial space available for lease in Lahaina is around 1,000 square feet.

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UNIT E-9

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property
WEBSITE

property
VIDEO

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