



INDUSTRIAL FOR LEASE

15,146 SF of High Visibility Industrial Space in
Lihue Commercial Core

3145 OIHANA STREET

LIHUE, HI 96766

Colliers

PROPERTY OVERVIEW

This well-positioned, multi-use building on Oihana Street in Lihue places your operation at the heart of Kauai's primary commercial and industrial hub. Situated on a high-visibility corner in Lihue's central business district, the property offers immediate access to Lihue Airport and Nawiliwili Harbor — Kauai's primary commercial port — delivering a logistical advantage for businesses that depend on air freight, import, export, and inter-island distribution.

With an exceptional blend of high-visibility retail showroom, functional warehouse space, and well-appointed offices complete with kitchen and breakroom, this property is purpose-built for operations that need to serve customers, house staff, and move product — all under one roof.

Kauai's industrial market remains one of the tightest in the state. Opportunities of this size, versatility, and location are extremely rare.

LOCATION	Lihue (Kauai)
ADDRESS	3145 Oihana St Lihue HI 96766
TMK	(4) 3-6-12-15
ZONING	I-L (Limited Industrial)
TERM	3 - 5 Years
AVAILABLE SPACE	15,146 SF
BASE RENT	\$1.75 PSF/MO
OPERATING EXPENSES	RPT (\$12,512.88 for 2025) + Insurance
AVAILABLE	December 1, 2026

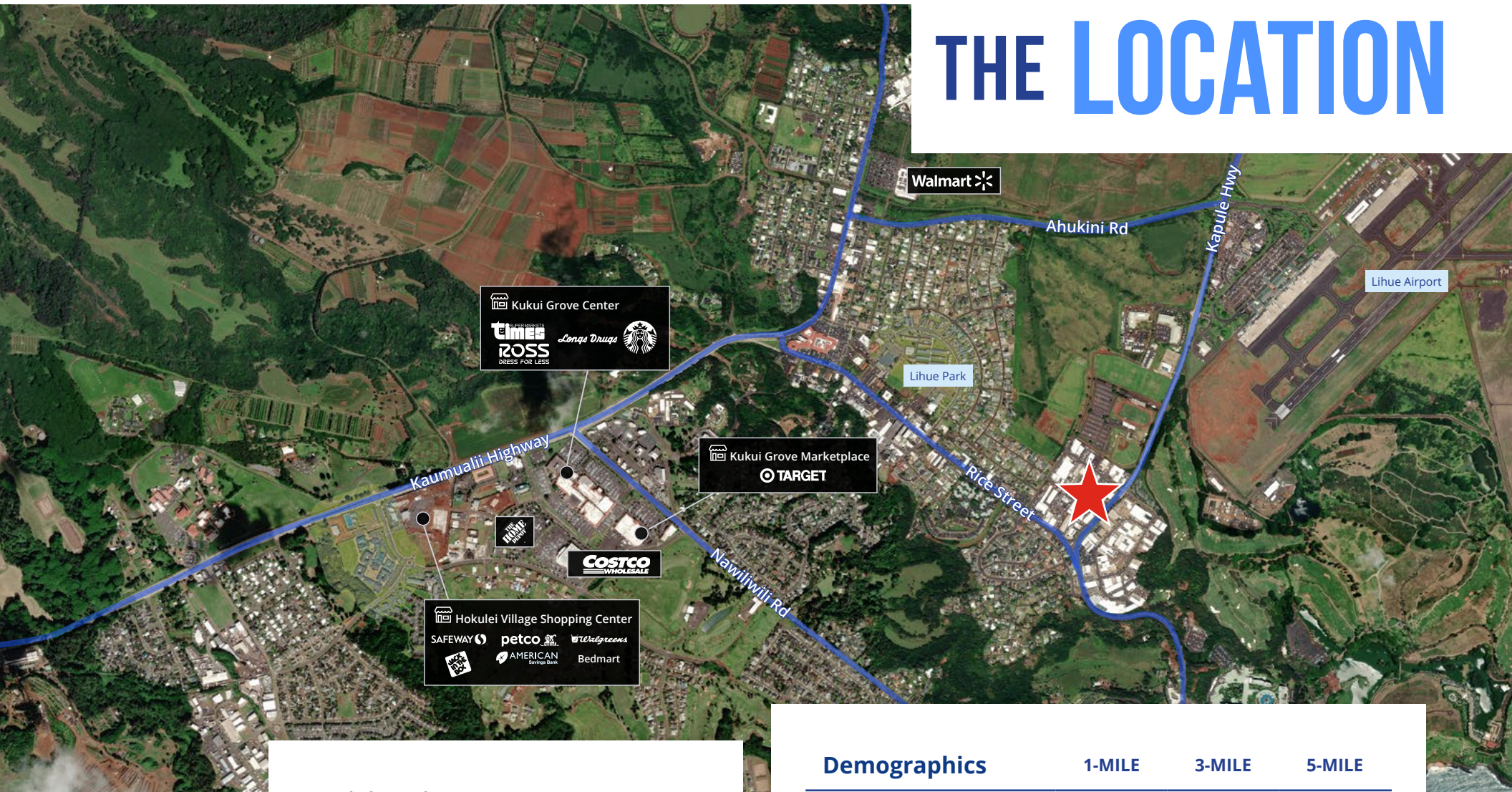


PROPERTY FEATURES

- + High-visibility corner location with outstanding signage and branding opportunity — ideal for customer-facing businesses.
- + Rare mix of retail showroom, warehouse, and professional office space, including a kitchen and breakroom, supporting diverse operational needs.
- + Extremely rare dock-high loading on Kauai, with 2 dock-high doors and 1 drive-in door, supporting efficient freight and distribution operations.
- + Ample customer and employee parking, enhancing accessibility for staff and clients alike.
- + Minutes from Lihue Airport, offering convenience for staff travel and air freight operations.
- + Direct proximity to Nawiliwili Harbor, Kauai's primary commercial port — a critical advantage for import, export, and inter-island distribution users.
- + Located in Lihue's central business district, surrounded by Kauai's government, financial, and commercial establishments.
- + Significant barriers to entry in one of Hawaii's tightest industrial markets.



THE LOCATION



Driving Times

Minutes

Lihue Airport	4
Nawiliwili Harbor	5
Kukui Grove Center	7
Wilcox Medical Center	7

Demographics

	1-MILE	3-MILE	5-MILE
Population	5,224	16,143	16,410
Households	1,965	5,340	5,423
Median HH Income	\$104,193	\$106,729	\$107,179
Median Age	45.8	43.3	43.3
Bachelor's Degree +	37.5%	30.8%	30.6%

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CONTACT US

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