

CENTRAL KIHEI INDUSTRIAL WAREHOUSE

Unit 115 | Kihei Commercial Plaza, 330 Ohukai Road, Kihei, HI 96753



PROPERTY DESCRIPTION

Fee simple industrial condominium located in Kihei Commercial Plaza, Building 1. Unit 115 consists of approximately 2,160 SF of permitted interior area, including approximately 1,080 SF ground level warehouse and 800 SF permitted mezzanine. An additional mezzanine area of approximately 280 SF exists; buyer to verify permits and compliance.

Positioned within the established Central Kihei industrial corridor, the property is zoned M-1 Light Industrial and is well suited for contractor operations, service related businesses, light manufacturing, warehousing, distribution, repair shop, and retail uses. The functional layout, clear warehouse space, and mezzanine component provide flexibility for a range of owner-user requirements. This unit also includes 2 assigned Parking Spaces with an adjacent flex space directly in front of the unit.

Fee simple ownership offers long term cost control and equity creation in a supply constrained Maui industrial market. The asset also presents future leasing potential for investors seeking exposure to small bay industrial product, which remains limited in Kihei.

AOAO maintenance fees are approximately \$650 per month and include water and trash service. Information deemed reliable but not guaranteed. Buyer to conduct own due diligence.

JON MCCABE, R(S) MOE A. SEARS, MBA R(B)

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OFFERING SUMMARY

Sale Price:	\$725,000
Interior Area:	approximately 2,160 SF
Ground Level Warehouse:	approximately 1,080 SF
Permitted Upstairs Mezzanine:	approximately 800 SF
Additional Mezzanine:	approximately 280 SF

LINK TO PHOTOS

<https://photos.app.goo.gl/MyNego9V9G3tdfa89>

HIGHLIGHTS

- Easy in and Out industrial/flex space
- Zoned M-1 allowing for a strong variety of uses
- Located in a desirable Kihei area
- Includes 3 Parking Spaces
- 2 Restrooms - Both Upstairs and Downstairs



COMMERCIAL PROPERTIES
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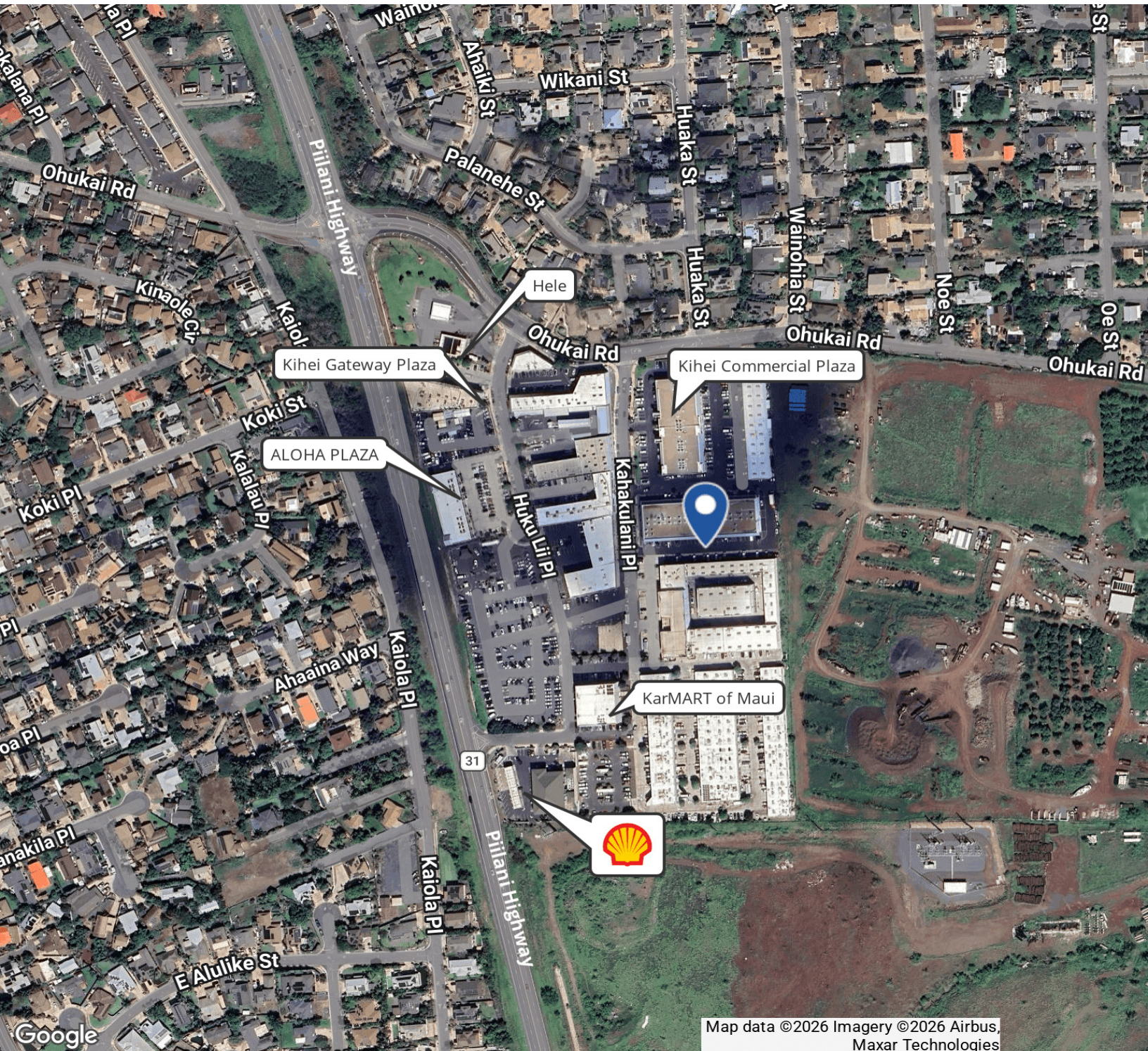
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