



New Industrial Park In Lihue

Position Your Business For the Future

Ahukini Industrial Park is strategically located adjacent to the bustling Lihue Airport and urban core on the captivating island of Kauai. This premier industrial park offers a unique and rare opportunity for businesses in a highly limited industrial market. Lot sizes start from at an acre.

Key Features



Strategic **location**



Water meters, underground utilities, and data connections **stubbed to site**



General Industrial (I-G) Zoning



Priced from **\$40 PSF**



2026 delivery



Off-site storm water retention basin

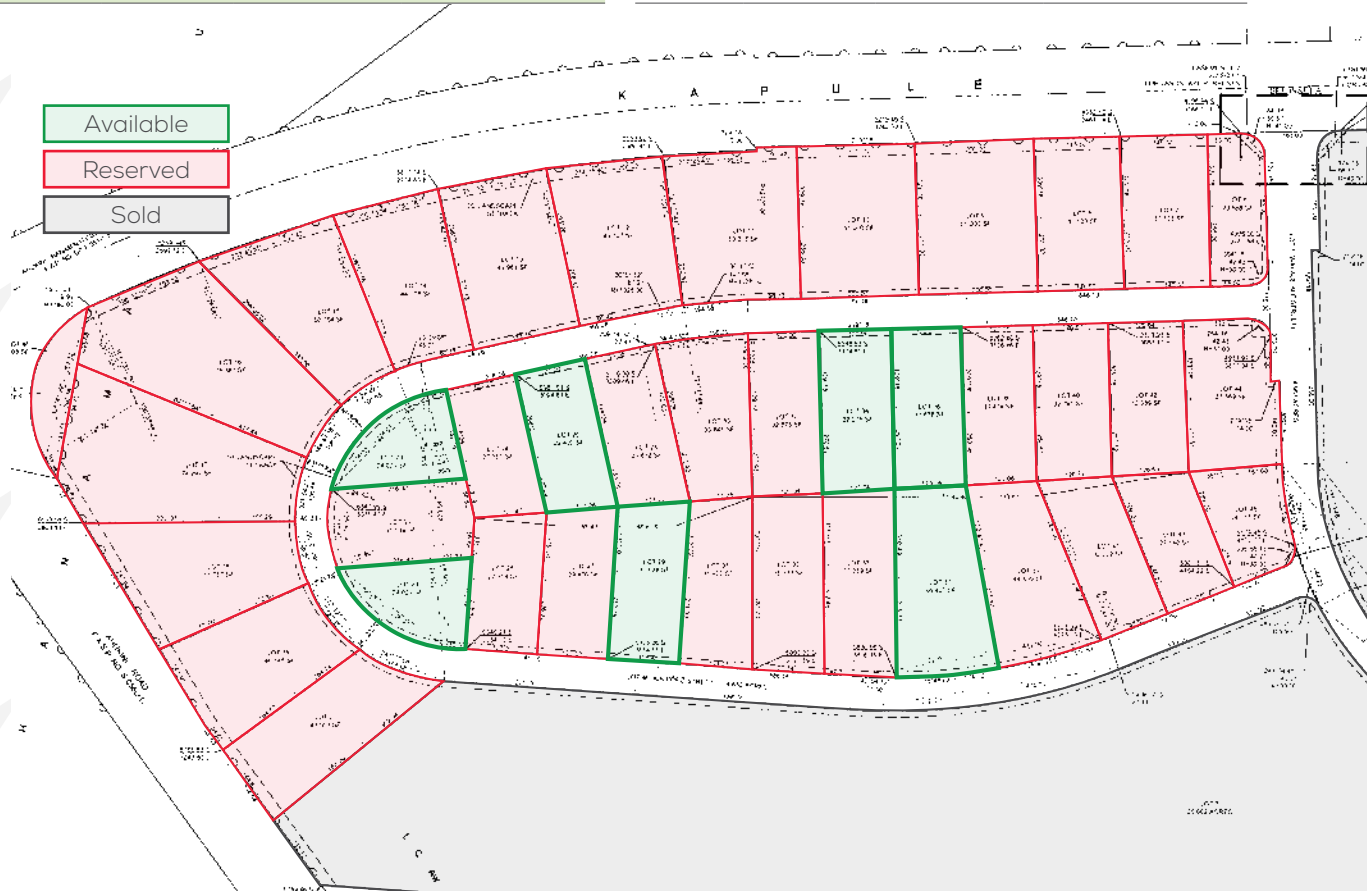




Lot #	Acres	SF	Price
4	14.671	-	Reserved
6	0.578	25,158	Reserved
7	0.852	37,103	Reserved
8	0.852	37,103	Reserved
9	1.171	51,000	Reserved
10	1.171	51,000	Reserved
11	1.224	53,317	Reserved
12	1.128	49,127	Reserved
13	1.147	49,960	Reserved
14	1.014	44,177	Reserved
15	1.165	50,764	Reserved
16	1.731	75,381	Reserved
17	1.706	74,298	Reserved
18	1.188	51,757	Reserved
19	1.059	46,147	Reserved
20	1.000	43,562	Reserved
21	0.552	24,029	\$1,024,800
22	0.724	31,538	Reserved
23	0.552	24,029	\$1,024,800
24	0.628	27,351	Reserved
25	0.628	27,354	Reserved
26	0.675	29,402	\$1,250,550
27	0.675	29,406	Reserved

Lot #	Acres	SF	Price
28	0.726	31,632	Reserved
29	0.726	31,638	\$1,345,050
30	0.823	35,845	Reserved
31	0.733	31,927	Reserved
32	0.750	32,675	Reserved
33	0.811	35,333	Reserved
34	0.741	32,275	\$1,371,300
35	0.855	37,259	Reserved
36	0.732	31,879	\$1,354,500

Lot #	Acres	SF	Price
37	1.065	46,407	\$1,964,550
38	0.723	31,478	Reserved
39	1.020	44,439	Reserved
40	0.753	32,793	Reserved
41	0.735	32,022	Reserved
42	0.742	32,340	Reserved
43	0.623	27,140	Reserved
44	0.896	39,040	Reserved
45	0.552	24,055	Reserved



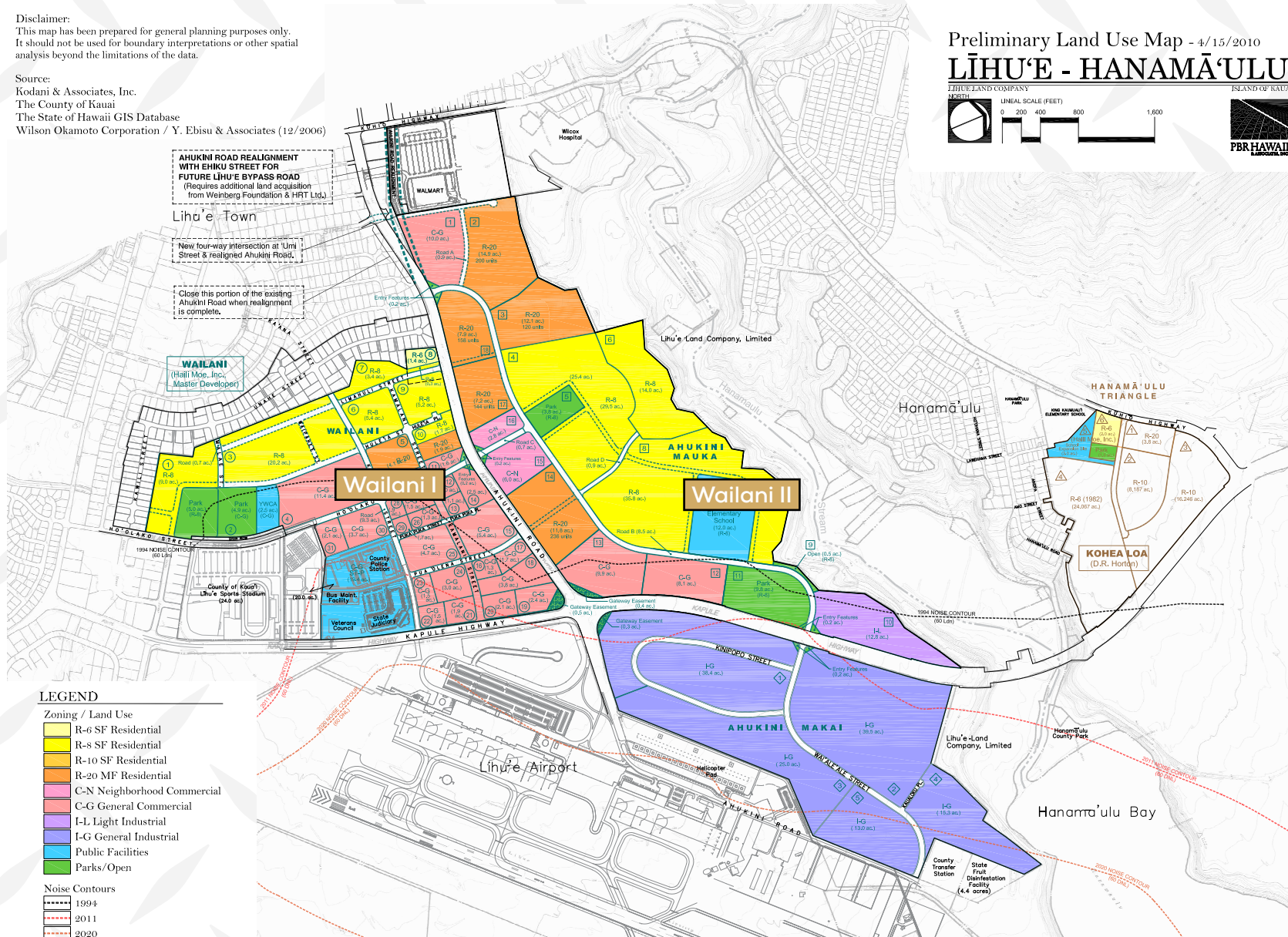


Land Use - Grove Farm's 2,000+ Homes Master Plan

Disclaimer:
This map has been prepared for general planning purposes only.
It should not be used for boundary interpretations or other spatial
analysis beyond the limitations of the data.

Source:
Kodani & Associates, Inc.
The County of Kauai
The State of Hawaii GIS Database
Wilson Okamoto Corporation / Y. Ebisu & Associates (12/2006)

Preliminary Land Use Map - 4/15/2010
LĪHU'Ē - HANAMĀ'ULU
LIHU'Ē LAND COMPANY
ISLAND OF KAUAI
LINEAL SCALE (FEET)
0 200 400 800 1,600
FBR HAWAII



LEGEND

- Zoning / Land Use
- R-6 SF Residential
 - R-8 SF Residential
 - R-10 SF Residential
 - R-20 MF Residential
 - C-N Neighborhood Commercial
 - C-G General Commercial
 - I-L Light Industrial
 - I-G General Industrial
 - Public Facilities
 - Parks/Open
- Noise Contours
- 1994
 - 2011
 - 2020

Exceptional Connectivity and Convenience



Drive Times

Destination	Distance	
	Minutes	Miles
Lihue Airport	1	0.5
Lihue	4	1.6
Nawiliwili Harbor	6	2.5
Kapaa	18	9.7

Demographics

2025	1-Mile	3-Mile	10-Mile
Population	4,378	13,800	42,934
Households	1,179	4,457	14,185
Avg HH Income	\$112,156	\$129,739	\$134,294

Visitor Demos 2024

Hawaii Domestic Arrivals	7,333,120
Hawaii International Arrivals	2,187,958

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