

1795 HALEUKANA STREET

LIHUE, KAUAI, HAWAII



FOR SALE | INDUSTRIAL LAND





Property Highlights

- **Fee Simple Ownership Opportunity** in Kauai's premier industrial market
- **30,675 SF Industrial Parcel** zoned I-L (Limited Industrial)
- **Strategic Lihue Location** with convenient access to Kaunualii Highway
- **Minutes from Lihue Airport** and Nawiliwili Harbor
- **Located Within Established Industrial District**
- **Flexible Industrial Zoning** suitable for warehouse, distribution, light manufacturing, contractor yards, and service-related uses
- **Nearby Major Commercial Retailers** including Costco, Target, and Home Depot
- **Limited Industrial Land Supply** with minimal new development opportunities on Kauai
- **Strong Long-Term Appreciation Potential** driven by high barriers to entry and constrained inventory

Property Summary

ASKING PRICE	\$2,000,000
ADDRESS	1795 Haleukana St Lihue, HI 96766
TMK	(4) 3-3-13-48
TENURE	Fee Simple
REAL PROPERTY TAX (2025)	\$11,429.91
LAND	30,675 SF
ZONING	I-L, Limited Industrial

Property Description

Exceptional opportunity to acquire a 30,675-square-foot fee simple parcel zoned I-L (Limited Industrial) in the heart of Lihue's established industrial corridor. Industrial-zoned land on Kauai remains exceptionally scarce, making this property a compelling opportunity for owner-users, investors, and developers seeking a presence within the island's primary commercial and logistics hub.

The I-L zoning designation provides flexibility for a variety of industrial and commercial uses, including warehousing, distribution, light manufacturing, contractor storage, service operations, and related industrial activities. The parcel offers a functional development site within an area characterized by strong demand and limited availability of industrial properties.

Ideally situated just minutes from Lihue Airport and Nawiliwili Harbor, the property benefits from immediate access to Kauai's primary transportation and shipping infrastructure. The location also provides excellent connectivity to Kaumualii Highway, allowing convenient access to population densities and commercial districts throughout the island. Nearby national retailers such as Costco, Target, and Home Depot further reinforce the area's role as Kauai's dominant commercial and employment center.

With industrial land inventory tightly constrained and few opportunities for new development, 1795 Haleukana Street presents a strategic opportunity to secure a fee simple industrial asset in a supply-constrained market.



Standards For Industrial Development

ZONING	I-L; Limited Industrial District
MINIMUM LOT AREA	10,000 SF
HEIGHT LIMIT	30 Feet
MAXIMUM DENSITY	<p>No single retail or wholesale establishment within an Industrial District may occupy more than 75,000 gross square feet in floor area. The gross square feet in floor area of any retail or wholesale establishment within 800 feet of each other, regardless of whether they are attached or detached, shall be aggregated in cases where the stores:</p> <p>(1) Are engaged in the selling of similar or related goods, wares or merchandise and are operated under common management; or</p> <p>(2) Share check-out counters, storage areas, or warehouse facilities; or</p> <p>(3) Are owned, leased, possessed or otherwise controlled, in any manner, by the same individual(s) or business or non-business entity(ies); or</p> <p>(4) Otherwise operate as associated, integrated or cooperative business enterprises.</p>
SETBACK REQUIREMENTS	<p>(A) The minimum distance of any building from the right-of-way line of a public or private street shall be 10 feet unless the building is entered from that side by motor vehicles in which case the minimum distance shall be 15 feet.</p> <p>(B) The minimum distance from any building to a side property line when the adjacent Use District is industrial or commercial shall be zero. When the adjacent Use District is other than industrial or commercial, the minimum distance to the side property line shall be 10 feet.</p> <p>(C) The minimum distance of any building to a rear property line when the adjacent Use District is industrial or commercial shall be zero. When the adjacent rear Use District is other than industrial or commercial, the minimum distance to the rear property line shall be 10 feet</p>
PERMITTED USES	<ul style="list-style-type: none"> • Accessory uses and structures • Animal hospitals • Artisans markets I & II • Automobile services, sales, repair, and storage • Cemeteries, mortuaries, and crematoriums • Communication facilities • Construction material storage • Event concessions • Farmers markets 1 & 2 • Food processing and packaging • Light manufacturing • Manufacturing in retail sales • Private and public utilities and facilities • Public parks and monuments • Research and development • Restaurants, bars, and food services • Retail sales • Warehouses
USE PERMIT REQUIRED	<ul style="list-style-type: none"> • Botanical and zoological gardens • Commercial recreation and parks • Construction materials manufacturing • Diversified Agriculture • Factories • Junk yards and dumps • Livestock and poultry yards • Museums, libraries, and public services • Office and professional buildings • Project development in accordance with Article 10 of this Chapter • Single family dwellings • Any other use or structure which the Planning Director finds to be similar in nature to those listed in this Section and appropriate to the District

For more information, visit: <https://ecode360.com/42671203>



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