

# FOR LEASE

Currently Under Construction  
[Link to Live Webcam](#)

*Maui's Newest and Most Strategically Located Class A Commercial & Industrial Property*

# MAUI AIRPORT INDUSTRIAL

250 Lauo Loop, Kahului, HI 96732

Haleakala Highway and  
Kahului Airport Access Road  
Maui County, HI



Award-Winning  
Developer

**R.D. OLSON**  
DEVELOPMENT

**CBRE**



Bird's-eye-view rendering of property, see site plan for layout

## PROJECT HIGHLIGHTS

**UNDER CONSTRUCTION!** Brand new Class A commercial and industrial property with frontage, visibility and access along the main entrance to the Maui Kahului Airport.



New Class-A construction by seasoned Maui developer with estimated completion Q1 2025



Rare opportunity within high barrier to entry market with current Maui vacancy rate of just 0.5%



Flexible use Building: Warehouse Logistics, Light Industrial, Office, or Cold Storage



One of only a few properties in the area with more than 15,000 SF and over 25' of clear height



High visibility and excellent access with frontage along main road to Maui Kahului Airport



Located just 1.5 miles from Kahului Harbor increasing convenience and lowering shipping costs

## PROPERTY DESCRIPTION

PROJECT INFORMATION	PARCEL
Total Site Area SF	275,081
Total Site Area Acres	6.31
Coverage (Footprint/Site):	43.3%
Total GBA:	136,000 SF
Far (Total Gross Area/Site):	49.4%
PARKING REQUIRED	
Office - 1/500 SF	68 Stalls
Light Industrial - 1 per 1,500 SF	68 Stalls
<b>TOTAL</b>	<b>136 Stalls</b>
PARKING PROVIDED	
Standard ( 8.5' x 18' )	150 Stalls*

\*Total parking count includes two (2) accessible parking spaces (9'x18") and three (3) accessible van parking spaces (11'x18').

One (1) EV parking space is required (11'x18') and one (1) EV accessible parking space (11'x18') is provided.

**Currently Under Construction**  
**Anticipated Completion – Q1 2025**

## PROPERTY DETAILS

- NNN Rent: Rates vary based on Tenant Packages (Turnkey package available)
- Asking Price: Upon Request
- CAM: \$0.55/SF/Mo (Estimate)
- Unit Size Options: 6,800 SF to 120,000 SF
- Up to an additional 17,000 SF of second floor office space
- Zoning: M-1 (Light Industrial)

## PROPERTY FEATURES

- Interior Clear Height – 32'
- Low Lot Coverage Ratio (allows for ample parking / yard area)
- 15 "Dock High" Loading Docks
- 6 "Grade Level" Loading Docks / Drive-through Doors
- Flexible Office Build-out Potential
- High Visibility Building Signage from Airport Road
- Large Solar Potential (Approved System)
- Private Water & Sewer System (significant savings over county)
- ESFR Sprinklers
- Heavy Building Power (3-Phase 4,000 amp)

# SITE PLAN



# BUILDING ELEVATIONS



## DURABLE | EFFICIENT | SECURED | BEST IN CLASS

### DURABILITY & RESILIENCE

- Highly resistant to natural forces, including weather, corrosion, and pests.
- Protects tenant goods, machinery, employees, and customers from catastrophic winds.
- Concrete buildings have a lifespan of over 100 years without requiring maintenance or losing any attributes.

### SPEED OF CONSTRUCTION

- Allows for a compressed construction schedule and faster project delivery.
- Utilizing local labor and materials reduces the risk of transportation and delivery delays common in large projects.
- Tilt-up projects enable quicker wall construction compared to traditional methods, allowing trades to start work earlier.

### INSURANCE BENEFITS

- Concrete tilt-ups are highly fire-resistant, with a four-hour fire-resistance rating and no production of toxic fumes or molten particles when burnt.
- Lower insurance premiums and reduced heating/cooling costs.
- Provides optimal protection for goods and machinery.
- Features a robust fire suppression system for enhanced safety.

### ENERGY-EFFICIENCY + MAINTENANCE

- Concrete's insulation properties lead to lower energy bills.
- Considered one of the "greenest" and sustainable building materials.
- Simplifies maintenance requirements

Easy Port Access with Ocean Carrier Services from Major Carriers

## NOW MORE THAN EVER ACCESS IS EVERYTHING



### MAUI OCEAN CARRIER SERVICES

Maui's Ocean Carrier Services located at Kahului Harbor on Maui's north central coast just over one mile from Kahului town and 1.9 miles from Kahului Airport.

The facility is located approximately 1.5 miles away from the property and is served by three major carriers.

**Matson**  
READY TO Set Sail

**YOUNG  
BROTHERS**

 PASHA HAWAII





Adjacent Property

Fulfilling High Catering Demand

Just 1.5 Miles Away

## PASSENGER AIRLINES SERVICING KAHULUI AIRPORT (OCG)

## AIR CARGO/FREIGHT SERVICES KAHULUI AIRPORT (OCG)



## KAHULUI AIRPORT CARGO FACILITY

A new cargo facility with an agriculture inspection area was erected just south of the Overseas Terminal facility.

Access to the facility is via Haleakala Highway. Facility is located approximately 0.45 Miles away from the property.



Air Canada  
Alaska Airlines  
American Airlines  
Delta Airlines  
Hawaiian Airlines

Mokulele Express  
United Airlines  
US Airways  
Virgin America  
West Jet

Hawaiian Air Cargo  
World Flight Services  
Delta Cargo

Aloha Air Cargo  
Kamaka Air  
DHX Air Freight





Maui Ocean  
Carrier Services  
Kahului Harbor

Airport  
Cargo  
Facility

Kahului  
Airport

# MAUI AIRPORT INDUSTRIAL

AIRPORT RD

S PUUNENE AVE

HANA HWY

GOSTCO  
WHOLESALE

AIRPORT RD

36

HOOKELE ST

KUIHELANI HWY

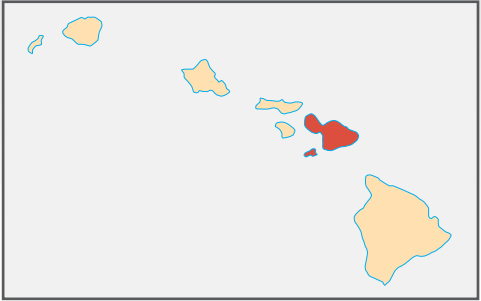
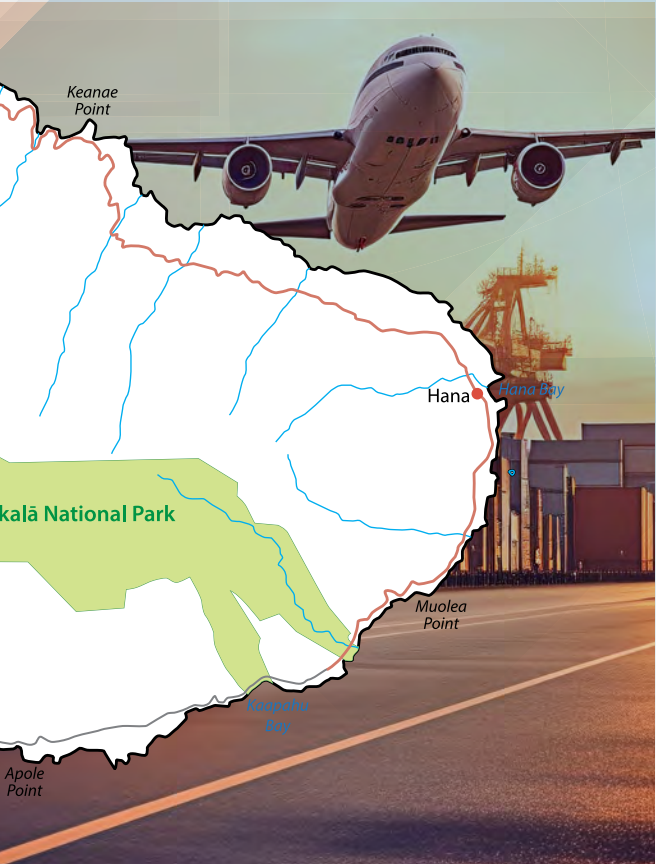
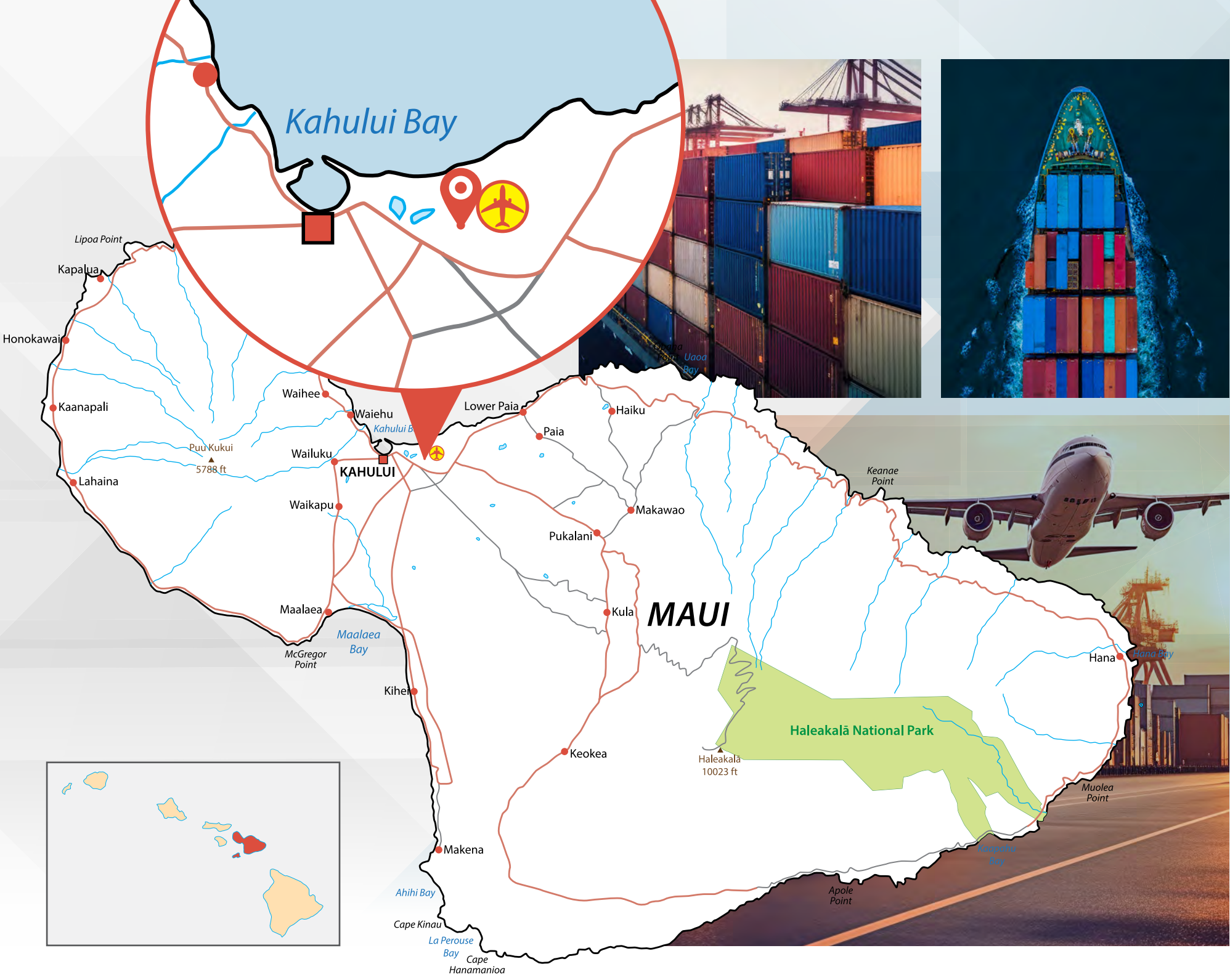
Walmart

THE HOME  
DEPOT

LOWE'S

## TRAFFIC COUNTS (ADT)

1	Wakea Ave + Niihau St	15,263
2	Kamehameha Ave + Hina Ave	6,342
3	Kuilhelani Hwy + Mile Post 1.52	22,938
4	Hana Hwy + Mile Post 1.969	35,998





## CONTACT US FOR MORE INFORMATION

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**R.D.OLSON**  
DEVELOPMENT

**CBRE**

LIC. RB-20142

TT:JMG\_ID05\_Maui Industrial Airport Center\_11.18.2024

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