

16-118 LP'ILP' ST

KEA'AU, HI 96760

OWNER-USER OR INVESTMENT OPPORTUNITY



ChaneyBrooks

16-118 Li'lili'i Street presents a compelling opportunity for both owner-users and investors. The property is currently leased through the end of 2026, providing near-term income with flexibility for an extension for investors seeking continued cash flow. Alternatively, an owner-user can take advantage of the lease expiration to occupy the property and establish their business in a prime location within the growing commercial and industrial corridor of Kea'au within the Puna District on Hawaii Island, State of Hawaii.

The offering consists of **two contiguous fee simple parcels totaling approximately 44,928 square feet of land**, zoned **MG-20 (General Industrial)**, together with approximately **8,000 square feet of industrial warehouse improvements**. The property is **fully fenced and gated**, providing secure yard space and operational flexibility for industrial users.

PROPERTY SUMMARY

ASKING PRICE	\$2,250,000
2026 BUDGETED NOI	\$180,000
ADDRESS	16-118 Li'lili'i St Kea'au, HI 96760
TAX MAP KEY	(3) 1-6-146: 37 & 38
TENURE	Fee Simple
REAL PROPERTY TAX (2025)	\$10,709.63
BUILDING SIZE	8,000 SF
LAND AREA	1.03 Acres
YEAR BUILT	1992
ZONING	MG-20

Subject Property



Li'lili'i St

Storage Star

Little Caesars Pizza

Ma'ona Lunch Counter

Business Services Hawaii

CARSS

ICO Supply
Recently viewed

FitByWhitt Hawaii

Sunset Pet
Memorial Services

Ken's Towing
Service, inc

The warehouse includes **two roll-up loading doors**, supporting efficient loading, storage, and distribution operations. The property is currently tenant-occupied, providing investors with immediate in-place income while offering owner-users the opportunity for future occupancy upon lease expiration.

The asset is strategically positioned to serve businesses operating throughout East Hawaii, including the nearby commercial center of Hilo.



Property Highlights

- Approximately **8,000 SF of industrial improvements** situated on **44,928 SF of fee simple land**
- Zoned **MG-20 (General Industrial)** allowing a wide variety of industrial uses
- **Tenanted industrial warehouse investment**
- **Flexible warehouse layout** suitable for manufacturing, storage, distribution, or contractor uses
- **Two roll-up loading doors** supporting efficient warehouse operations
- **Fully fenced and gated property** providing secure yard and storage area
- **Secure outdoor yard space**, highly desirable for equipment storage and service businesses
- Located within an **established industrial cluster in Kea'au**
- Convenient access to **Hilo** and surrounding East Hawaii communities
- **Rare small-bay industrial opportunity** on Hawaii Island
- **High barriers to entry for new industrial development** on the island
- **Growing demand for warehouse and service industrial space**
- Attractive opportunity for both **investors and potential future owner-users**

Value-Add Opportunities

- Located in the growing community of **Kea'au** within the Puna District, on the east side of Hawaii Island
- Approximately **10 miles from Hilo**, the island's primary economic center
- Convenient access to **Highway 130 and Highway 11**, the main transportation routes connecting East Hawaii
- Situated within an **established industrial and service business corridor**
- Proximity to expanding residential communities throughout Puna
- Access to regional workforce and contractor base
- Approximately **15 minutes** from Hilo International Airport
- Serves the growing **construction, logistics, and service industries of East Hawaii**



Location Overview

- **Owner-user acquisition opportunity** within a limited industrial market
- Potential to **increase rental income through lease renewal, repositioning, or improved management**
- Opportunity to **reposition the property for warehouse, distribution, contractor yard, or service industrial uses**
- Ability to **enhance functionality through yard improvements or building upgrades**
- Potential for **industrial expansion, redevelopment, or subdivision** subject to MG-20 zoning allowances
- Ability to capitalize on **limited industrial inventory on Hawaii Island** and rising demand for warehouse space near Hilo
- Continued **population growth in the Puna District** driving demand for contractor, logistics, and service businesses
- Strong potential for **long-term land value appreciation in the Puna District**





WAINAKU

HILO BAY

Port of Hilo

HILO

Hilo International Airport

University of Hawaii at Hilo

Wailoa River State Recreation Area

Waiakea High School

Longs Drugs

McDonald's
TACO BELL

Jack
in the box
SUBWAY

THE HOME DEPOT
BURGER KING

SAFEWAY
TARGET
ROSS
DRESS FOR LESS
STARBUCKS COFFEE

Walmart

MAUNA LOA

16-118
Li'ilili St

Hawaii Belt Rd

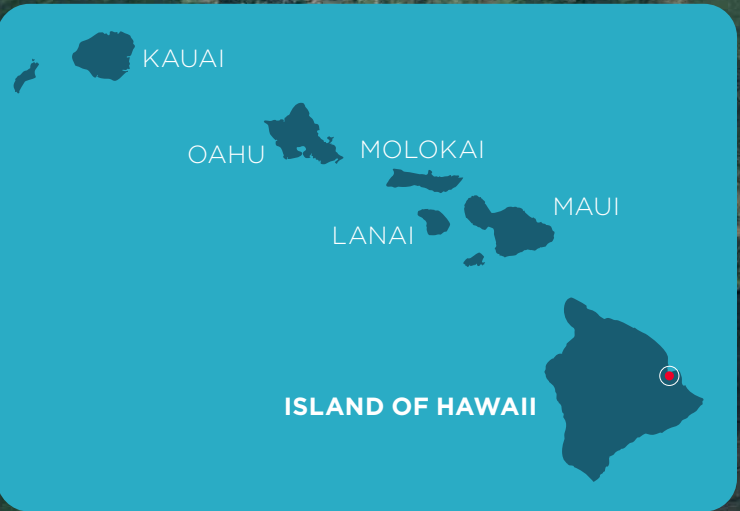
Keaunui Bypass Rd

Longs Drugs
Foodland
FARMS
COFFEE BEAN
TEA LEAF

Kamehameha High School

KEA'AU

KURTISTOWN



KAUAI

OAHU

MOLOKAI

LANAI

MAUI

ISLAND OF HAWAII

East Hawaii Industrial



Industrial real estate across **Hilo** and the surrounding **Puna District** remains characterized by **limited supply and strong local demand**.

Due to geographic constraints, zoning limitations, and high construction costs, new industrial development on **Hawaii Island** has been relatively limited. As a result, existing industrial buildings—particularly those with yard space and functional warehouse configurations—remain highly sought after by local contractors, distributors, logistics operators, and service businesses.

Key market characteristics include:

- **Limited inventory of industrial properties** in East Hawaii
- Strong demand from local construction, trade, and logistics companies
- High development costs restricting new supply
- Continued **population growth in the Puna District**
- Increasing investor interest in Hawaii Island commercial assets
- Growing regional population supporting local business expansion

These market fundamentals support **stable occupancy, long-term appreciation, and sustained tenant demand** for well-located industrial properties within the East Hawaii market.





CONTACT US FOR MORE INFORMATION

ANTHONY PROVENZANO (B), CCIM, SIOR

HI LIC RB-22101

+1 808 387 3444

aprovenzano@chaneybrooks.com

KELLY A. VEA (S), CCIM

HI LIC RS-79079

+1 808 489 2703

kvea@chaneybrooks.com

TREVOR BLAKE (S)

HI LIC RS-87251

+1 808 778 7409

tblake@chaneybrooks.com

1440 Kapiolani Blvd, Suite 1010
Honolulu, Hawaii 96814

www.chaneybrooks.com



©2026 CUSHMAN & WAKEFIELD CHANEYBROOKS. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). AS APPLICABLE, WE MAKE NO REPRESENTATION AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) IN QUESTION.

Google Maps



ChaneyBrooks