

RARE FEE SIMPLE INDUSTRIAL PROPERTY WITH SURPLUS LAND & PV SYSTEM

2 ACRES
LAND
SIZE

12,000 SF
BUILDING
SIZE

\$7,200,000
SALE PRICE

220

Lalo Street

KAHULUI / HAWAII

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CBRE

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Lalo
Street
KAHULUI / HAWAII

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220 Lalo Street

KAHULUI / HAWAII



EXECUTIVE SUMMARY

01

05.

220 LALO STREET / KAHULUI, HAWAII



Unique opportunity for investors and users seeking a prime industrial location with significant upside potential

THE OFFERING

With its prime location, flexible zoning, and significant upside potential, **220 Lalo Street** presents an attractive opportunity for investors and users seeking to capitalize on the growing demand for industrial space in Maui. The tenant leases are all short term, offering flexibility for owner users or investors, along with development opportunities.



SALE PRICE
\$7,200,000

220

Lalo
Street

KAHULUI / HAWAII



PROPERTY DESCRIPTION

02.

THE PROPERTY

LOCATION

Kahului, Maui Island, County of Maui, Hawaii

Located in the Kahului Industrial Area close to Kahului Harbor and access to the entire island of Maui, this property offers superior logistics.

EXISTING IMPROVEMENTS

- Steel-frame light industrial warehouse with attached wood-frame retail/office facility
- Approximately 12,000 sq. ft. of gross leasable area
- Photo Voltaic system in place Property Analysis
- Coverage ratio: 13% (typical commercial/industrial properties have 40-60% coverage ratio)
- Estimated Surplus Land Area: approximately 63,930 Sq. Ft.

The subject property, located at 220 Lalo Street in Kahului, Maui, offers a rare opportunity for both investors and owner-users to acquire a well-positioned industrial asset in one of Maui's most supply-constrained submarkets. The ±12,000-square-foot steel-frame warehouse with attached wood-frame office/retail space sits on a generous 2-acre parcel, allowing for significant operational flexibility, outdoor yard usage, or future development. With M-2 Heavy Industrial zoning and a current site coverage of just 13%, the property presents meaningful expansion potential supported by strong market fundamentals.



PROPERTY DETAILS

Address	220 Lalo Street Kahului, HI 96732
TMK	2-3-8-065-018
Zoning	M-2, Heavy Industrial District
Flood Status	Zone C (Area of minimal flooding)
Land Area	87,121 SF (2 Acres)
Building Area	12,000 SF

INVESTMENT HIGHLIGHTS



PRIME LOCATION

Proximity to the harbor and access to the entire island, offering superior logistics coverage ratio of only 13%, indicating substantial room for expansion



IDEALLY ZONED

A highly desirable M-2 Heavy Industrial District zoning, allowing for a broad range of uses



THE BUILDING

A steel-frame light industrial warehouse with an attached wood-frame retail/office facility, totaling approximately 12,000 square feet of gross leasable area



PHOTO VOLTAIC

A Photo Voltaic system in place, providing an opportunity for energy efficiency and cost savings



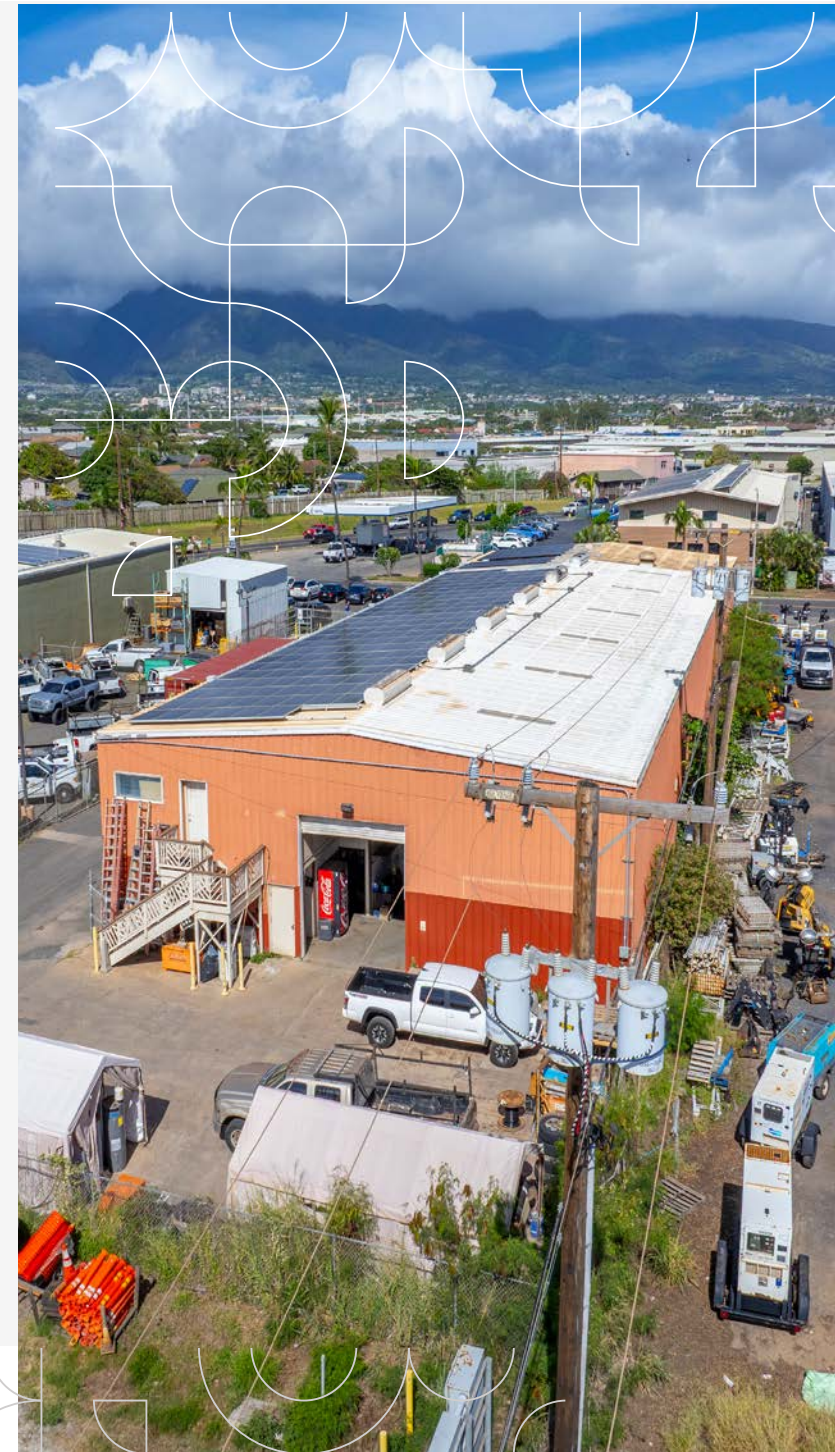
FRONTAGE

Frontage on both Lalo Street and Papa Street in the Kahului Industrial Area



SURPLUS LAND

A "surplus" land area of approximately 63,930 square feet, valued separately from the building and its supporting land area, offering potential for future yard space, development or expansion





10.

220 LALO STREET / KAHULUI, HAWAII



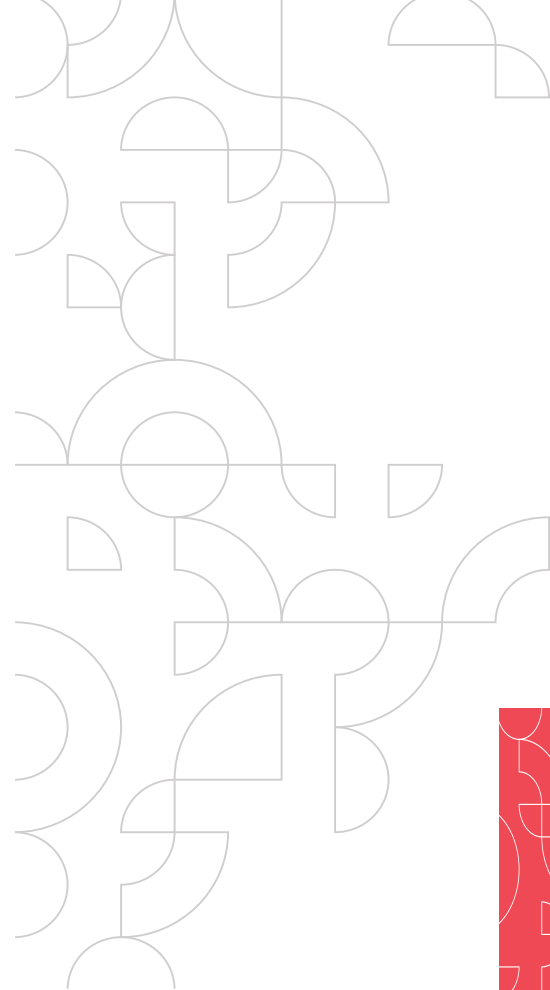
220 Lalo Street

KAHULUI / HAWAII



CENTRAL MAUI
INDUSTRIAL MARKET OVERVIEW

03.



CENTRAL MAUI INDUSTRIAL MARKET OVERVIEW



VACANCY RATES

Low Central Maui
Industrial Vacancy Rates
= < 2%



ASKING RENTS

Weighted Average
Central Maui Asking
Rents = \$2.11 PSF/mo
+ NNN



LEASE COMPS

\$1.75+ PSF/mo;
NNN

KEY DRIVERS

- **Supply & High Barriers to Entry** – Permitting & development timelines exceed 9-20+ months
- **High Demand for Move-In Ready Space** – Owner-users & investors competing for properties, while vacancy rates remain tight.
- **Rising Industrial Lease Rates & Property Values** – Industrial sector remains a top-performing asset class in Hawaii
- **Strategic Location** – Near Kahului Harbor & Airport, ideal for logistics & distribution. Kahului serves as Maui County's primary industrial hub as it's close to Kahului Harbor, Airport, and major highways. The region supports logistics, distribution, construction, and essential businesses, making industrial properties here highly sought after.





CENTRAL MAUI INDUSTRIAL MARKET OVERVIEW

BARRIERS TO NEW INDUSTRIAL DEVELOPMENT

- **Permitting Delays:** New industrial development in Maui faces significant entitlement hurdles, with standard permits taking 9-12+ months and SMA properties requiring an additional 9+ months. Certain infrastructure development can further extend timelines making existing assets more attractive.
- **High Construction Costs:** The cost of materials, labor, and infrastructure development makes new construction increasingly expensive, pushing investors and owner-users toward existing industrial properties.
- **Zoning & Land Constraints:** Maui's limited industrial-zoned land may create long-term scarcity, ensuring appreciation in values.

INVESTMENT OUTLOOK

- **Owner-User Demand:** Many industrial users are seeking to own rather than lease, given rising rental rates and limited availability.
- **Long-Term Stability:** Industrial real estate in Central Maui remains a high-performing asset, with continued demand from logistics, construction, and renewable energy businesses.
- **Key Takeaway:** Turnkey industrial properties offer immediate operational capability, while new development faces delays, rising costs, and regulatory challenges.

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PROPERTY VIDEO



PROPERTY WEBSITE

