

maui business park

www.mauibusinesspark.com

OFFERING MEMORANDUM



ALEXANDER & BALDWIN



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Alexander & Baldwin is pleased to offer 81 fee simple lots and 22 condominium units (approximately 1/2 acre and larger) for sale within the Maui Business Park ("MBP"). MBP's M-1 (light industrial) zoning allows for warehousing, distribution, light manufacturing as well as retail and office uses, while its placement within Kahului's Opportunity Zone offers tax deferral incentives.

Maui Business Park is situated near the Kahului Harbor and Kahului Airport, with immediate and easy access to all parts of the island.

This offering consists of three areas, the North Project (29 lots), the South Project (52 parcels) and the Ho'okele Condominiums (22 units). Construction of the infrastructure has been completed with all improvements in place.

Features and Benefits

- Long term ground leases available
- Underground utilities
- Dual private water system – potable and non-potable (irrigation)
- County sewer service
- Major arterial road connecting Hana HWY to Ho'okele Street with a signalized intersection
- Master planned business park
 - Design and landscape guidelines
 - Maintenance of common areas

The State's new Airport Access Road bisects Maui Business Park beginning at Puunene Avenue and terminating at the Airport, which will drive Maui's approximate 2 million annual visitors through the project.

Maui Business Park is developed by Alexander & Baldwin, Inc. (NYSE: ALEX) (A&B), the only publicly traded real estate investment trust to focus exclusively on Hawaii commercial real estate. Over its 150-year history, A&B has evolved with the state's economy and played a leadership role in the development of the agricultural, transportation, tourism, construction, residential and commercial real estate industries. Learn more about A&B at www.alexanderbaldwin.com.

DEMOGRAPHICS

(RADIUS FROM HANA HWY & DAIRY RD)

POPULATION	1 MILE	3 MILE	5 MILE	10 MILE
Estimated Population (2020)	4,297	33,058	57,181	101,277
Projected Population (2025)	4,496	33,949	58,969	104,582
HOUSEHOLDS				
Estimated Households (2020)	1,103	9,676	16,816	32,443
Projected Households (2025)	1,151	9,913	17,331	33,459
HOUSEHOLD INCOME				
Average Household Income (2020)	\$101,361	\$97,480	\$109,991	\$109,034
Projected Household Income (2025)	\$114,243	\$108,794	\$122,493	\$121,165

2019 VISITOR INFORMATION



Domestic:	6,377,352
International:	3,511,493

NORTH PROJECT

AVAILABLE

SOLD

RESERVED

COSTCO
WHOLESALE

COSTCO
GASOLINE

HALEAKALA HWY

KEOLANI PLACE

AIRPORT ROAD



SOUTH PROJECT AND HO'OKELE CONDOMINIUMS

AVAILABLE

SOLD

RESERVED

SAFeway

HO'OKELE STREET

HANA HWY

AIRPORT ROAD



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Colliers
220 South King Street, Suite 1800
Honolulu, HI 96813
colliers.com

Charles J. Buckingham (S)
Maui Island Leasing Services & Investment
Vice President
Lic# RS-57944
808 870 1178
charles.buckingham@colliers.com

Patrick McGranahan (S)
Industrial Services Division
Associate
Lic# RS-83939
808 754 8535
patrick.mcgranahan@colliers.com

William (Bill) Froelich (S) JD, SIOR, CCIM*
Industrial Services Division
Vice Chair
Lic# RB-21658
808 523 9711
william.froelich@colliers.com



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