

16-213 MELEKAHIWA PLACE

KEEAU, HI 96749

Hawaii Belt Rd

Kipimana St



ChaneyBrooks

INVESTMENT HIGHLIGHTS



PRIME DEVELOPMENT OPPORTUNITY

The property is flat and clear with a large footprint, making it ideal for development.

CPR OR SUBDIVISION POTENTIAL

There may be potential to CPR or subdivide the parcel and sell off smaller lots.

HIGH BARRIERS TO ENTRY

The 2.8-acre fee simple site offers a larger footprint uniquely available for MG-20 zoned land.

CONVENIENT LOCATION

Located within the Shipman Business Park with easy access to Hawaii Belt Road, a primary arterial highway encircling the island of Hawaii.

EASY ACCESS

The lot is located less than 10 miles from the Hilo International Airport, Hilo Harbor and Port of Hilo.

Property Summary

ASKING PRICE	\$1,500,000
ADDRESS	16-213 Melekahiwa Place Keeau, HI 96749
TAX MAP KEY	(3) 1-6-146: 17
TENURE	Fee Simple
LAND AREA	2.8 Acres
ZONING	MG-20, General Industrial District



USES

The following uses may be permitted under MG – GENERAL INDUSTRIAL DISTRICT zoning:

Permitted Use (P)

- Agricultural products processing, major and minor.
- Airfields, heliports and private landing strips.
- Amusement and recreation facilities, indoor.
- Animal hospitals.
- Animal quarantine stations.
- Animal sales, stock, and feed yards.
- Aquaculture activities and facilities.
- Automobile and truck storage facilities.
- Automobile body and fender establishments.
- Automobile service stations.
- Bakeries.
- Bars.
- Breweries, distilleries, and alcohol manufacturing facilities.
- Broadcasting stations.
- Bulk storage of flammable products and bulk storage of explosive products.
- Car washing.
- Catering establishments.
- Cemeteries and mausoleums, as permitted under chapter 6, article 1 of this Code.
- Churches, temples and synagogues.
- Cleaning and dyeing plants.
- Commercial parking lots and garages.
- Community buildings, as permitted under section 25-4-11.
- Concrete or asphalt batching and mixing plants and yards.
- Contractors' yards for equipment, material, and vehicle storage, repair, or maintenance.
- Crematoriums, funeral homes, funeral services, and mortuaries.
- Day care centers.
- Dumping, disposal, incineration, or reduction of refuse or waste matter.
- Expansion of an existing commercial excavation operation, provided that plan approval is secured from the director.
- Fabricating establishments.
- Fertilizer manufacturing plants.
- Financial institutions.
- Food manufacturing and processing facilities.
- Freight movers.
- Greenhouses, plant nurseries.
- Heavy equipment sales, service and rental.
- Home improvement centers.
- Junkyards.
- Kennels.
- Laboratories, medical and research.
- Laundries.
- Lava rock or stone cutting or shaping facilities.
- Lumberyards and building material yards.
- Machine, welding, sheet metal, and metal plating and treating establishments.
- Manufacturing, processing and packaging establishments, light and general.
- Marine railways, drydocks, and ship or boat yards.
- Motion picture and television production studios.
- Photographic processing.
- Primary airports, provided that plan approval is secured from the director.
- Public dumps.
- Public uses and structures, as permitted under section 25-4-11.
- Publishing plants for newspapers, books and magazines, printing shops, cartographing, and duplicating processes such as blueprinting or photostating shops.
- Recycling centers.
- Reduction, refining, smelting, or alloying of metals, petroleum products or ores
- Repair establishments, major and minor.
- Restaurants.
- Saw mills.
- Self storage facilities.
- Slaughterhouses.
- Storage and sale of seed, feed, fertilizer and other products essential to agricultural production.
- Storage, curing, or tanning of raw, green, or salted hides or skins.
- Telecommunication antennas, as permitted under section 25-4-12.
- Temporary real estate offices, as permitted under section 25-4-8.
- Transportation and tour terminals.
- Truck, freight and draying terminals.
- Utility facilities, public and private, including power plants, offices or yards for equipment, material, vehicle storage, repair or maintenance.
- Utility substations, as permitted under section 25-4-11.
- Veterinary establishments.
- Warehousing.
- Wholesaling and distribution, including the storage of incidental materials and equipment.
- Yacht harbors and boating facilities.

Permitted Uses with Use Permit

- In addition to those uses permitted under subsection (a) above, the following uses may be permitted in the MG district, provided that a use permit is issued for each use: (1) Commercial excavation. (2) Major outdoor amusement and recreation facilities. (3) Schools.
- Any other use not otherwise permitted in subsection (a) that relates to the manufacturing, transportation, processing, assembling, distributing, repairing, and storage of goods, products, or materials, shall be permitted in the MG district.
- The following uses shall be permitted in the MG district as incidental and subordinate to any permitted use: (1) Living quarters for watchmen or custodians in connection with the operation of any permitted use. (2) Retail sales. (3) Services for persons working in an MG district which are conducted within an integral part of a main structure with entrances from the interior of the building and which have no display or advertising visible from the street.
- Buildings and uses normally considered directly accessory to the uses permitted in this section shall also be permitted in the MG district.

Height Limit

50 Feet (100 Feet for an industrial structure if the Director deems the extra height is functionally necessary)

Minimum Building Site Area

20,000 Feet

Minimum Building Site Average Width

100 Feet Wide for each Building Site

Minimum Yards

(1) Front yard, twenty feet; and (2) Side and rear yards, none, except where the adjoining building site is in an RS, RD, RM or RCX district. Where the side or rear property line adjoins the side or rear yard of a building site in an RS, RD, RM or RCX district, there shall be a side or rear yard which conforms to the side or rear yard requirements for dwelling use of the adjoining district.

For more information, visit: <https://www.hawaiicounty.gov/home/showpublisheddocument/302520/638270170859870000>



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PLACE**



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