

Waikoloa

Light Industrial Center

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Opportunity to Develop a Fully Planned
and Entitled Light Industrial Development in
One of the Most Desirable Places in Hawaii

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CBRE

EXECUTIVE SUMMARY

The Offering

CBRE, Inc. is pleased to present the opportunity to develop a fully planned and entitled Light Industrial development in one of the most desirable locations in Hawaii – Waikoloa Village. This vibrant area is experiencing an exciting wave of new and developments, including residential, commercial, and hospitality projects, which are reshaping the community and driving demand for industrial spaces. The Property offers a strategic location being the only zoned light industrial location within 25 miles of any significant supply in a market with less than 1% of current inventory of light industrial available.

The offering represents 7.61 acres of land with plans for approximately 119,000 square feet of leasable space within 89 bays which has been approved by the county of Hawaii. With entitlements and infrastructure already in place, including water, sewer and electrical, this property is primed for immediate development making it an attractive investment for developers and investors seeking to capitalize on the Kohala Coast’s only industrial offering.



Property Details

Street Address	68-1686 Waikoloa Road, Waikoloa, HI 96738
Tax Map Key	(3)-6-8-3-41 (Portion of)
Land Owner	Waikoloa Village Center LLC
Current Land Use	Vacant Land
Development Status	Development Plan Approved for rough grading, currently underway
Surrounding Uses	Commercial and Residential
State Land Use District	Urban
County Development Plan	Medium Density Urban
County Zoning	MCX-20
Proposed Use	Flex Space for Light Industrial and Commercial Uses
Special Management Area / District Designation	Not in SMA
Typography	Gently sloping towards ocean at 1,000 feet of elevation, rolling hills.
Soil Types	Silt (Ash), Sand, with Gravel
Flood Zone	Flood Zone X, outside the 500 year flood and protected by levee from 100 year flood. (FEMA)
Wetlands	None
Endangered Flora and/or Fauna	No endangered flora or fauna.
Archaeological and/or Burial Sites: No areas of significance	SHPD approval letter issued
Other Known Environmental Concerns	Area is in a FUDS, it has since been cleared by the government per the FUDS map. No environmental assessment or environmental impact study is required.

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68-1686 WAIKOLOA ROAD

WAIKOLOA, HI

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