

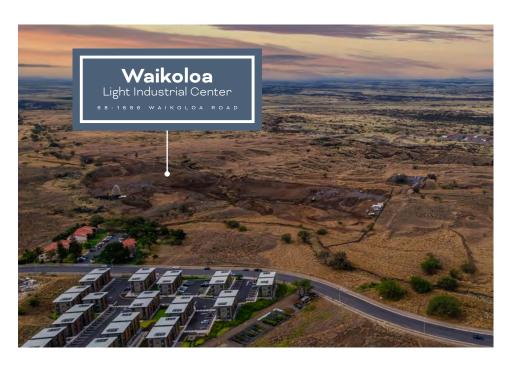
CBRE

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

68-1686 Waikoloa Road, Waikoloa, HI 96738 **Street Address**

(3)-6-8-3-41 (Portion of) **Tax Map Key**

Land Owner Waikoloa Village Center LLC

Current Land Use Vacant Land

Development Plan Approved for rough grading, currently **Development Status**

underway

Commercial and Residential **Surrounding Uses**

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 / Not in SMA **District Designation**

Gently sloping towards ocean at 1,000 feet of **Typography**

elevation, rolling hills.

Soil Types Silt (Ash), Sand, with Gravel

Flood Zone X, outside the 500 year flood and protected Flood Zone

by levee from 100 year flood. (FEMA)

Wetlands None

Endangered Flora and/or Fauna No endangered flora or fauna.

Archaeological and/or Burial Sites: SHPD approval letter issued No areas of significance

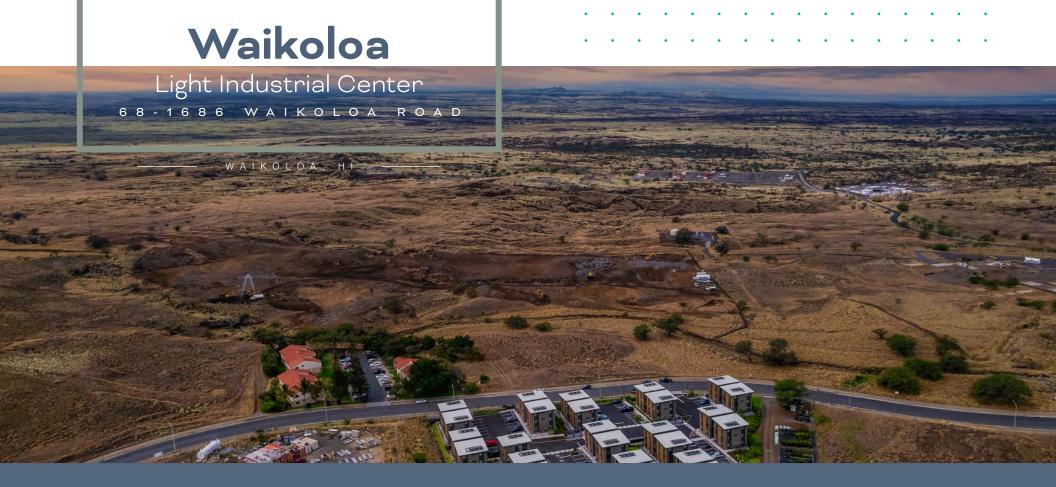
Concerns

Area is in a FUDS, it has since been cleared by Other Known Environmental

the government per the FUDS map.

No environmental assessment or environmental

impact study is required.



INVESTMENT CONTACTS

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