

FOR LEASE

Currently Under Construction
[Link to Live Webcam](#)

Maui's Newest and Most Strategically Located Class A Commercial & Industrial Property

MAUI AIRPORT INDUSTRIAL

250 Lauo Loop, Kahului, HI 96732

Haleakala Highway and
Kahului Airport Access Road
Maui County, HI



Award-Winning
Developer

R.D. OLSON
DEVELOPMENT

CBRE



Bird's-eye-view rendering of property, see site plan for layout

PROJECT HIGHLIGHTS

UNDER CONSTRUCTION! Brand new Class A commercial and industrial property with frontage, visibility and access along the main entrance to the Maui Kahului Airport.



New Class-A construction by seasoned Maui developer with estimated completion Q1 2025



Rare opportunity within high barrier to entry market with current Maui vacancy rate of just 0.5%



Flexible use Building: Warehouse Logistics, Light Industrial, Office, or Cold Storage



One of only a few properties in the area with more than 15,000 SF and over 25' of clear height



High visibility and excellent access with frontage along main road to Maui Kahului Airport



Located just 1.5 miles from Kahului Harbor increasing convenience and lowering shipping costs

PROPERTY DESCRIPTION

PROJECT INFORMATION	PARCEL
Total Site Area SF	275,081
Total Site Area Acres	6.31
Coverage (Footprint/Site):	43.3%
Total GBA:	136,000 SF
Far (Total Gross Area/Site):	49.4%
PARKING REQUIRED	
Office - 1/500 SF	68 Stalls
Light Industrial - 1 per 1,500 SF	68 Stalls
TOTAL	136 Stalls
PARKING PROVIDED	
Standard (8.5' x 18')	150 Stalls*

*Total parking count includes two (2) accessible parking spaces (9'x18") and three (3) accessible van parking spaces (11'x18').

One (1) EV parking space is required (11'x18') and one (1) EV accessible parking space (11'x18') is provided.

Currently Under Construction
Anticipated Completion – Q1 2025

PROPERTY DETAILS

- NNN Rent: Rates vary based on Tenant Packages (Turnkey package available)
- Asking Price: Upon Request
- CAM: \$0.55/SF/Mo (Estimate)
- Unit Size Options: 6,800 SF to 120,000 SF
- Up to an additional 17,000 SF of second floor office space
- Zoning: M-1 (Light Industrial)

PROPERTY FEATURES

- Interior Clear Height – 32'
- Low Lot Coverage Ratio (allows for ample parking / yard area)
- 15 "Dock High" Loading Docks
- 6 "Grade Level" Loading Docks / Drive-through Doors
- Flexible Office Build-out Potential
- High Visibility Building Signage from Airport Road
- Large Solar Potential (Approved System)
- Private Water & Sewer System (significant savings over county)
- ESFR Sprinklers
- Heavy Building Power (3-Phase 4,000 amp)

SITE PLAN



BUILDING ELEVATIONS



DURABLE | EFFICIENT | SECURED | BEST IN CLASS

DURABILITY & RESILIENCE

- Highly resistant to natural forces, including weather, corrosion, and pests.
- Protects tenant goods, machinery, employees, and customers from catastrophic winds.
- Concrete buildings have a lifespan of over 100 years without requiring maintenance or losing any attributes.

SPEED OF CONSTRUCTION

- Allows for a compressed construction schedule and faster project delivery.
- Utilizing local labor and materials reduces the risk of transportation and delivery delays common in large projects.
- Tilt-up projects enable quicker wall construction compared to traditional methods, allowing trades to start work earlier.

INSURANCE BENEFITS

- Concrete tilt-ups are highly fire-resistant, with a four-hour fire-resistance rating and no production of toxic fumes or molten particles when burnt.
- Lower insurance premiums and reduced heating/cooling costs.
- Provides optimal protection for goods and machinery.
- Features a robust fire suppression system for enhanced safety.

ENERGY-EFFICIENCY + MAINTENANCE

- Concrete's insulation properties lead to lower energy bills.
- Considered one of the "greenest" and sustainable building materials.
- Simplifies maintenance requirements

Easy Port Access with Ocean Carrier Services from Major Carriers

NOW MORE THAN EVER ACCESS IS EVERYTHING



MAUI OCEAN CARRIER SERVICES

Maui's Ocean Carrier Services located at Kahului Harbor on Maui's north central coast just over one mile from Kahului town and 1.9 miles from Kahului Airport.

The facility is located approximately 1.5 miles away from the property and is served by three major carriers.

Matson
READY TO Set Sail

YOUNG
BROTHERS

 PASHA HAWAII





Adjacent Property

Fulfilling High Catering Demand

Just 1.5 Miles Away

PASSENGER AIRLINES SERVICING KAHULUI AIRPORT (OCG)

AIR CARGO/FREIGHT SERVICES KAHULUI AIRPORT (OCG)



KAHULUI AIRPORT CARGO FACILITY

A new cargo facility with an agriculture inspection area was erected just south of the Overseas Terminal facility.

Access to the facility is via Haleakala Highway. Facility is located approximately 0.45 Miles away from the property.



Air Canada
Alaska Airlines
American Airlines
Delta Airlines
Hawaiian Airlines

Mokulele Express
United Airlines
US Airways
Virgin America
West Jet

Hawaiian Air Cargo
World Flight Services
Delta Cargo

Aloha Air Cargo
Kamaka Air
DHX Air Freight



Maui Ocean
Carrier Services
Kahului Harbor

Airport
Cargo
Facility

Kahului
Airport

MAUI AIRPORT INDUSTRIAL

AIRPORT RD

SPUNENE AVE

HANA HWY

GOSTCO
WHOLESALE

AIRPORT RD

36

HOOKEELE ST

KUIHELANI HWY

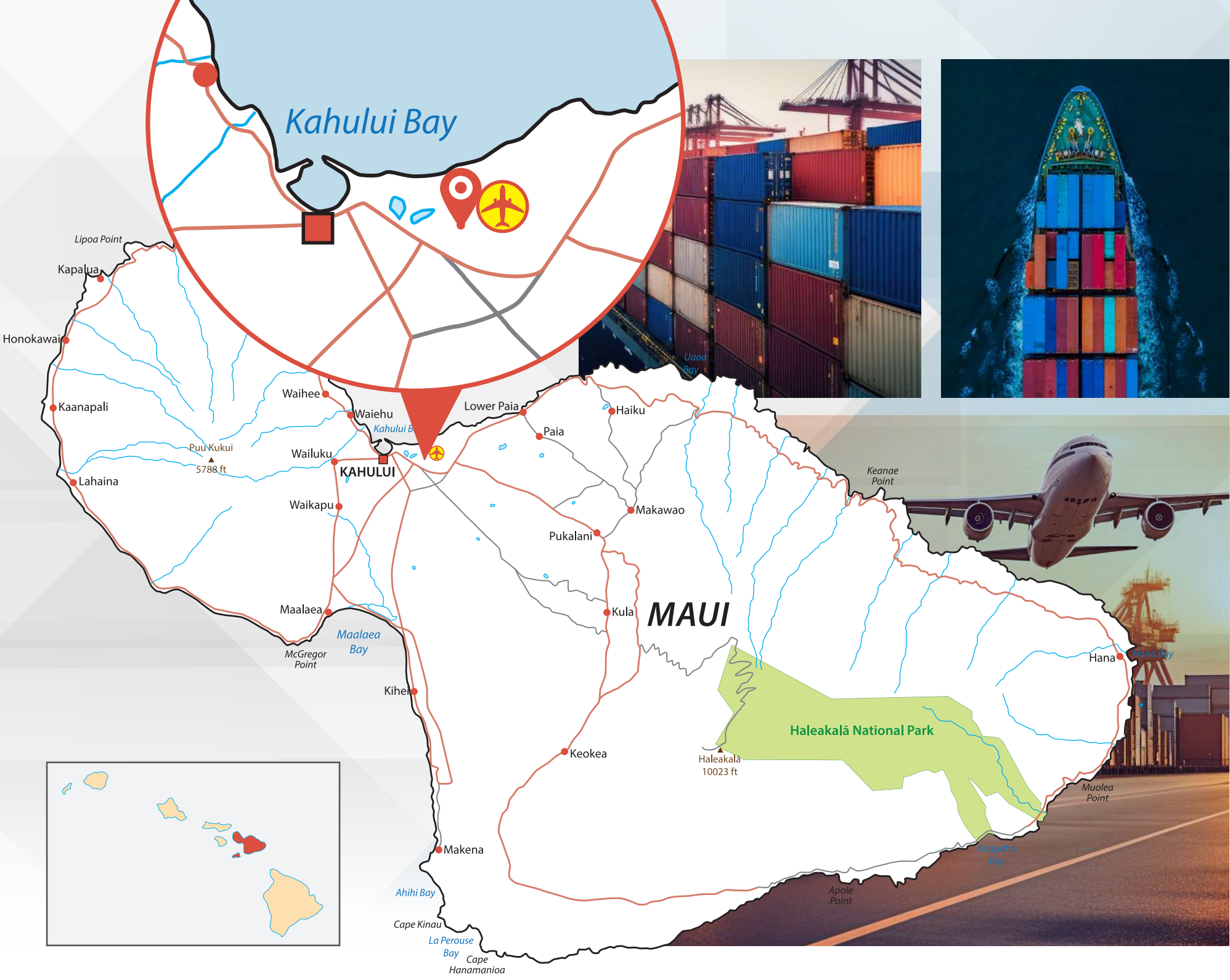
Walmart

THE HOME
DEPOT

LOWE'S

TRAFFIC COUNTS (ADT)

1	Wakea Ave + Niihau St	15,263
2	Kamehameha Ave + Hina Ave	6,342
3	Kuilhelani Hwy + Mile Post 1.52	22,938
4	Hana Hwy + Mile Post 1.969	35,998





CONTACT US FOR MORE INFORMATION

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