

MAUI BUSINESS PARK

Kahului, Hawaii

www.MauiBusinessPark.com



OFFERING MEMORANDUM

COMMERCIAL, LIGHT INDUSTRIAL, AND RETAIL

AB ALEXANDER & BALDWIN, LLC
A SUBSIDIARY OF ALEXANDER & BALDWIN, INC.





To Kaanapali

To Wailea

MOKULELE HIGHWAY

HOOKELE STREET

TARGET

LOWE'S

AMERICAN Savings Bank

Walmart

SPORTS AUTHORITY

OfficeMax

Plan 1 Imports

LOWE'S

DAIRY ROAD

HANA HIGHWAY

Kmart

COSTCO WHOLESALE

KAHULUI AIRPORT ACCESS ROAD

HALEAKALA HIGHWAY

FUTURE INCREMENT

PALEHU ROAD





Project Description

Alexander & Baldwin, LLC. is pleased to offer 81 fee simple lots (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.

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

This new offering consists of two areas, the North Project (29 lots) and the South Project (52 parcels). Construction of the infrastructure has been completed with all improvements in place.

Features and Benefits

- Prices start at \$39 per square foot.
- 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

Maui Business Park is developed by Alexander & Baldwin, LLC, a landmark company in the Hawaiian Islands for over 140 years, is one of Hawaii’s largest private landowners, real estate developers, commercial property owners and agricultural companies.

Expanded Story

National and regional retailers have established Maui Business Park as Maui’s prime commercial location including: Target, Walmart, Home Depot, Costco, Lowe’s, Sports Authority, Office Max, and Pier1 Imports. This has developed a critical mass of retailing bringing shoppers and economic activity into the Maui Business Park from around the island.

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.

Mau Business Park (North)



LEGEND

- Property
- Reserved
- Sold

COSTCO
WHOLESALE
Gasoline



COSTCO
WHOLESALE

Mau Business Park (South)



LEGEND

- Property
- Reserved
- Sold

Demographics

POPULATION	RADIUS FROM HANA HWY & DAIRY RD			
	1 MILE	3 MILES	5 MILES	10 MILES
ESTIMATED POPULATION (2016)	8,858	38,187	56,176	99,787
PROJECTED POPULATION (2021)	9,312	39,942	58,482	103,640
HOUSEHOLDS	RADIUS FROM HANA HWY & DAIRY RD			
	1 MILE	3 MILES	5 MILES	10 MILES
ESTIMATED HOUSEHOLDS (2016)	2,401	11,427	16,960	32,719
PROJECTED HOUSEHOLDS (2021)	2,554	12,172	17,865	34,352
HOUSEHOLD INCOME	RADIUS FROM HANA HWY & DAIRY RD			
	1 MILE	3 MILES	5 MILES	10 MILES
AVERAGE HOUSEHOLD INCOME (2016)	\$92,884	\$86,948	\$92,142	\$89,159
PROJECTED HOUSEHOLD INCOME (2021)	\$118,437	\$103,323	\$109,708	\$105,440

Visitor Information 2015

Domestic: 2,077,179

International: 450,025



This is not intended to be an offering or solicitation of sale in any jurisdiction where the development has not been registered in accordance with applicable law or where such offering or solicitation would otherwise be prohibited by law. Obtain the Public Offering Statement required by Hawaii law and read it before signing anything. No federal or state agency had judged the merits or value, if any, of the property. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. Maps and photographs are for illustration purposes only and are not to scale. All development plans, lot sizes and boundaries, prices and availability are subject to change without notice.

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