

COMMERCIAL ROW - 43 Laa Street, Unit 65B

WAREHOUSE CONDOMINIUM FOR SALE OR LEASE

MAUI + LANI

VILLAGE CENTER

The Dynamic Center of Maui's Premier Master - Planned Community



Fee Simple professional commercial warehouse condominium buildings built at Maui's unique planned community, connecting Kahului and Wailuku with direct access to Honoapiilani Highway and Kuihelani Highway. Architectural designed with ample parking and loading zone. Price based on delivery of shell building only.

SALE OPTION

<i>Tenure:</i>	Fee simple
<i>Unit:</i>	65B
<i>Floor Area:</i>	4,552 SF
<i>Price:</i>	\$1,376,931

LEASE OPTION

<i>Base Rent:</i>	\$1.35 PSF NNN (Base Rent subject to Tenant required improvements)
<i>Operating Expenses:</i>	2019 estimated to be \$0.35 PSF



COMMERCIAL PROPERTIES
OF MAUI

Grant Howe, CCIM R(B)
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ghowe@mauibiz.com

Ben Walin, CCIM R(B)
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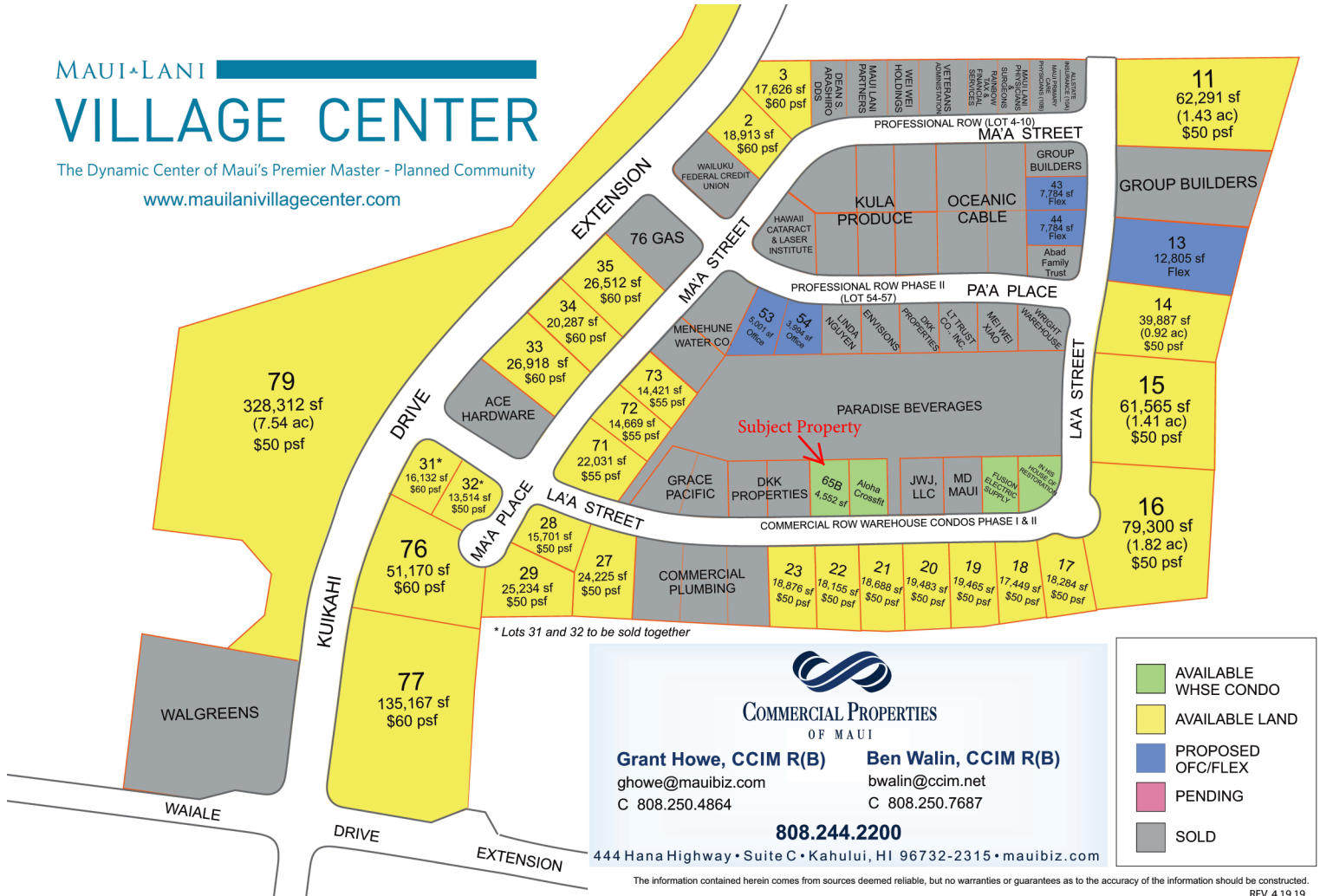
808.244.2200

444 Hana Highway • Suite C • Kahului, HI 96732-2315 • mauibiz.com

COMMERCIAL ROW WAREHOUSE CONDOMINIUM FOR SALE

MAUI LANI VILLAGE CENTER

The Dynamic Center of Maui's Premier Master - Planned Community
www.mauilani-villagecenter.com



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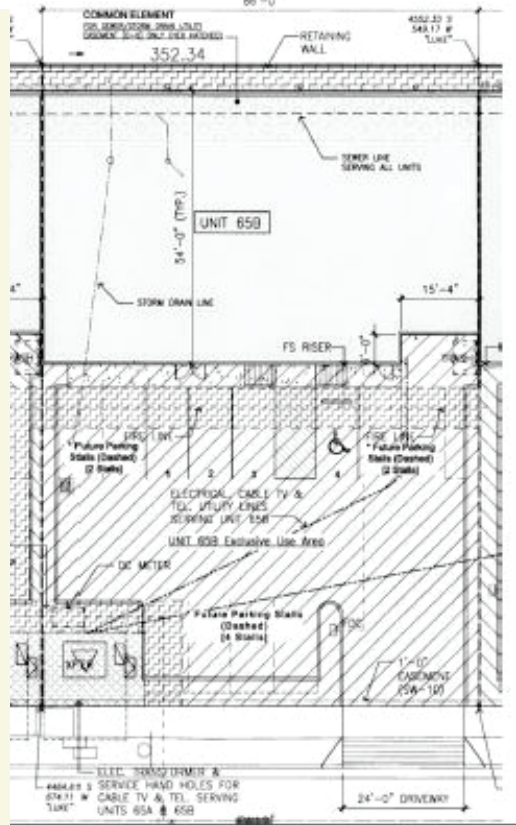
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- AVAILABLE WHSE CONDO
- AVAILABLE LAND
- PROPOSED OFC/FLEX
- PENDING
- SOLD

The information contained herein comes from sources deemed reliable, but no warranties or guarantees as to the accuracy of the information should be constructed. REV. 4.19.19

HIGHLIGHTS

- Zoned - VMX - Village Mixed Use, which allows for higher floor area ratio
- Container loading zone
- High cube free span
- Fire sprinklers included
- Roll-up and personnel door
- Second floor storage mezzanine allowed
- Interior space planning services available
- Commercial financing available for owner/users with 10% down subject to SBA 504 loan qualifications
- Take advantage of tax benefits derived from ownership.



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