

# RCA TRADE CENTER

at Marconi Point

KAHUKU, HI



Confidential Offering Memorandum



ChaneyBrooks



# PROPERTY OVERVIEW



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CUSHMAN & WAKEFIELD CHANEYBROOKS is proud to offer for sale RCA Trade Center at Marconi Point, a 6.8-acre property, steps from the ocean on the north shore of Oahu. The property consists of 8 separate parcels within the Marconi Point CPR. Each parcel will be delivered with a newly constructed steel building in vanilla shell condition with 12-foot roll up doors and metal man doors for ease of access. Water meters and stub outs for all utilities will be in place upon delivery.

RCA Trade Center is fully serviced by Hawaiian Electric Co. (HECO) with plans to add solar power in the future.

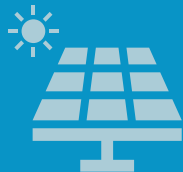
The rooftops of the warehouses are leased to a solar developer. The solar project is fully permitted with the interconnection with HECO to be completed in 2021.

The property has an exclusive location adjacent to Turtle Bay Resort, a premier resort destination, to the west, and James Campbell Wildlife Refuge to the south and the Pacific Ocean to the north.

**Brand new steel  
warehouses on  
the North Shore of  
Oahu**



**Solar photovoltaic  
rooftop leases in  
place and project  
fully permitted**



**Located in  
a supply  
constrained  
submarket**



**Adjacent to Turtle  
Bay Resort**



**Easily accessible  
off Kamehameha  
Highway**



# PROPERTY DETAILS

**ADDRESS:** 56-1089 Kamehameha Highway, Kahuku, HI

**TMK NO.:** (1) 5-6-3: 053, Marconi Point CPR Nos. 20 through 27

**LAND AREA:** 6.8 Acres

**ZONING:** Agricultural & Preservation

**TENURE:** Fee Simple

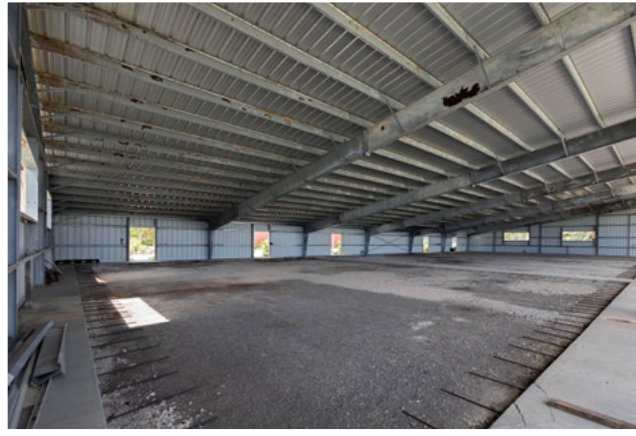
**ACCESS:** Accessed via Marconi Road from Kamehameha Highway.

## UNIT SUMMARY

UNIT #	CPR #	LAND SIZE (ACRES)	LEASABLE AREA (SF)	STATUS
1	20	0.892	14,517	Completed - Certificate of Occupancy
2	21	1.063	±14,900	Under Construction
3	22	0.826	±14,905	Under Construction
4	23	0.848	±14,905	Under Construction
5	24	0.725	±14,905	Permitted, Not Started
6	25	1.012	±14,905	Permitted, Not Started
7	26	0.678	±14,900	Permitted, Not Started
8	27	0.760	±14,900	Permitted, Not Started
<b>8</b>		<b>6.804</b>	<b>118,837</b>	

*The parcels are available for sale together or on an individual basis.*









**ROADS:** Internal streets have been improved to City standards with a 24' wide asphalt roadway within a 44' Right of Way. Access from Kamehameha Highway is planned to be improved to City standards in the future.

**ELECTRICAL:** Hawaiian Electric Company (HECO) 3-phase and single phase underground to the property. Overhead single phase scheduled for removal.

**WATER:** Kahuku Water Association 8" water main to the property.

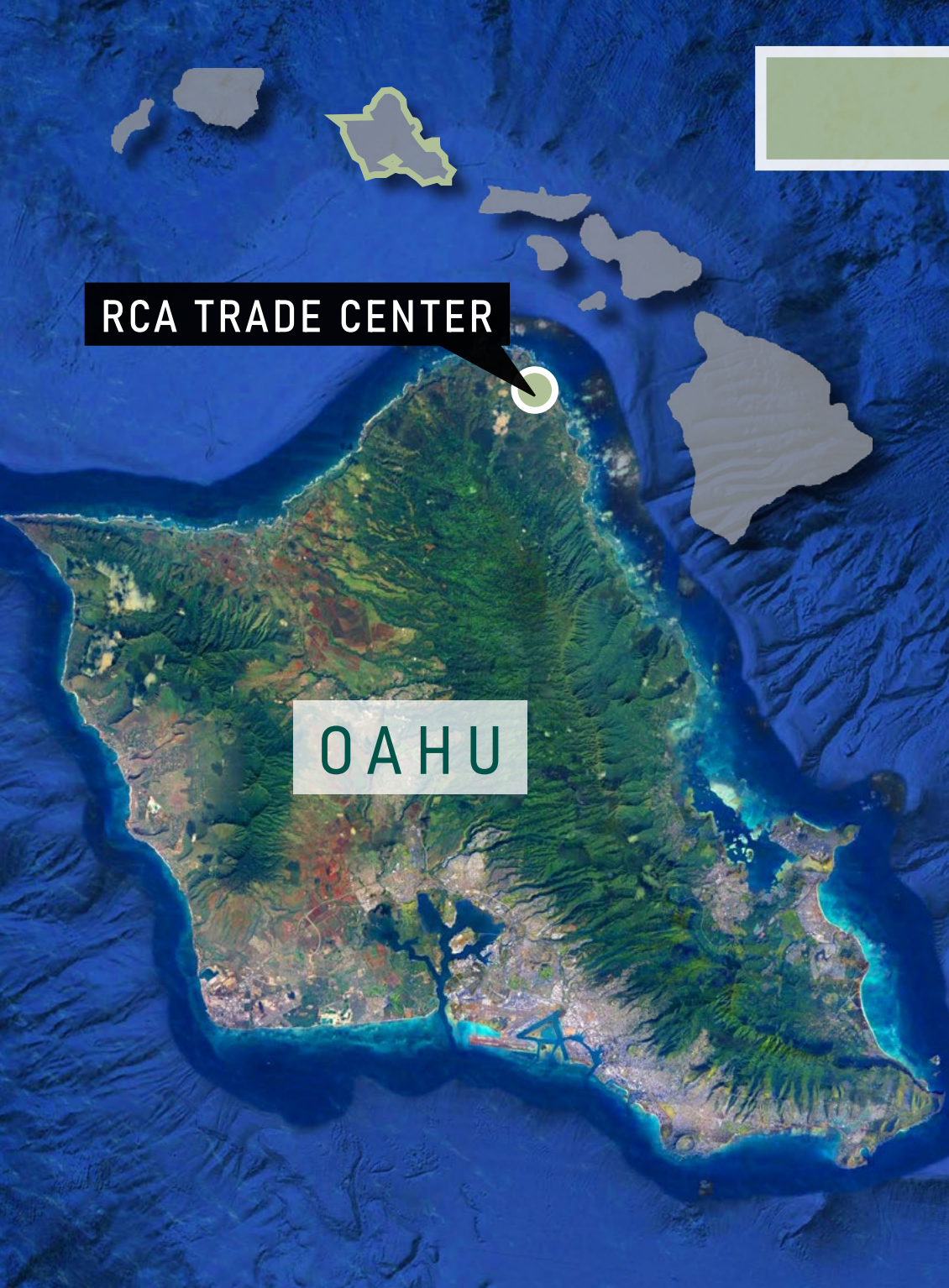
**INCENTIVES:** Property's location allows for the potential to apply for the following incentives.

**Enterprise Zone** (Honolulu County's North Shore – Wahiawa – Mililani Enterprise Zone)

- o 100% exemption from the General Excise Tax (GET)
- o Two-year exemption from any increase in property taxes resulting from new construction
- o Waiver of building and grading permit fees

For more info, visit <https://invest.hawaii.gov/business/ez/#zones>





# LOCATION

**RCA TRADE CENTER**

**OAHU**

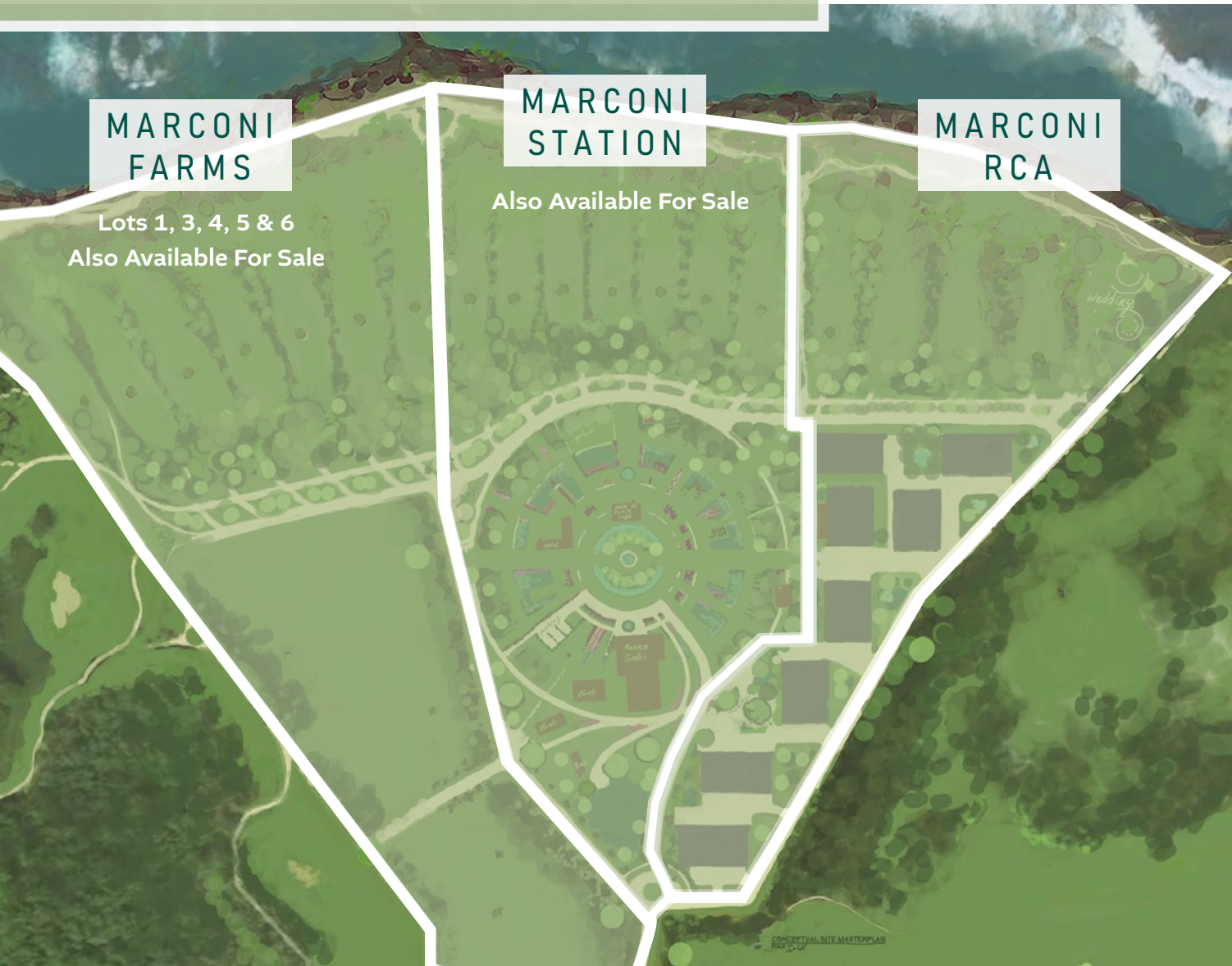
**RCA TRADE CENTER** is ideally located on the north shore of Oahu. The North Shore of Oahu encompasses the 17-mile north-facing coastal area between Ka'ena Point in the west and eastward to Kahuku Point. Famous for its surfing, snorkeling, and of course the fifty-one beaches that stretch for more than 11 miles along this incredible expanse of Oahu coastline. Gigantic 30-foot waves and professional surfing contests at Waimea Bay and Sunset Beach are prevalent in the winter months but calm down in the summer to allow for glorious diving and snorkeling among colorful coral and fish. The crowds certainly gather in the area's top beaches like Sunset Beach (one of the longest surf ride locations in the world), Banzai Pipeline (Ehukai Beach) and Waimea Beach (one of the original surfing beaches in the 50's) to soak in the rays and watch daring surfers. Indie galleries, surf shops and Hawaiian plate-lunch spots fill Haleiwa town, while the Dole Plantation runs tours of its pineapple fields and tropical gardens.

The property is close to many points of interest with the following drive times:

LOCATION	DRIVE TIME
Sunset Beach	12 min
Waimea Bay	16 min
Downtown Honolulu & Airport	55 min
Waikiki	1 hour 5 min



# PROJECT OVERVIEW



## MARCONI FARMS

Lots 1, 3, 4, 5 & 6  
Also Available For Sale

## MARCONI STATION

Also Available For Sale

## MARCONI RCA

**MARCONI POINT** is an agricultural Condominium Property Regime (“CPR”) with 32 separately conveyable land units, divided into three distinct “districts” according to unique property features: (i) Marconi Farms, (ii) Marconi Station, and (iii) Marconi Resource, Conservation & Agricultural (“RCA”) Trade Center.

## MARCONI FARMS

- Units 1-15, 45 Total Acres
- 15 Total Land Units (CPR)
  - 6 Oceanfront Units (1,370+ total feet of frontage)
  - 8 Golf Course Front Units (3,600 total feet of frontage)
- Commitment to agricultural based land uses
- Units with Oceanfront & Interior farm dwelling residences
- Units with agricultural use only (no farm dwellings allowed)

## MARCONI STATION

- Units 16-19, 28 Total Acres
- 4 Total Land Units (CPR)
  - 838 total feet of ocean frontage
- Each Unit has ocean frontage and contains a Historic Structure
  - Hotel, Powerhouse, Administrative Building & Manager’s Residence
- Preservation & Adaptive Re-use of Historic Structure
- Potential Historic Tax Credits

## MARCONI RCA

- Units 20-32, 19.21 Total Acres
- 13 Total Land Units (CPR)
- Existing Sand & Nursery Business
- Existing Solar Leases
- Resource, Conservation & Agricultural (RCA) Focus

# TERMS



**PRICE: \$2,400,000 per individual finished unit/building**

All property tours must be scheduled with C&W ChaneyBrooks.

## SUBMIT OFFERS TO:

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c/o Cushman & Wakefield ChaneyBrooks  
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**CUSHMAN &  
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