

3166 OIHANA STREET

Lihue, Kauai, Hawaii



OWNER-USER OPPORTUNITY
RARE WAREHOUSE FOR SALE



CUSHMAN &
WAKEFIELD

ChaneyBrooks



PROPERTY SUMMARY

ASKING PRICE	\$1,950,000
ADDRESS	3166 Oihana Street Lihue, Kauai, Hawaii
TAX MAP KEY	(4) 3-6-12: 3
TENURE	Fee Simple
BUILDING SIZE	7,400 SF
LAND AREA	25,058 SF
YEAR BUILT	1968
ZONING	I-L
CEILING HEIGHT	16-20 Feet at Peak
CLEAR SPAN WHSE	6,000 SF
ROLL UP DOORS	3 New Doors Side: 10' wide x 16' high Back: 12' wide x 14' high 3rd Door: Connects to fenced yard



INVESTMENT HIGHLIGHTS



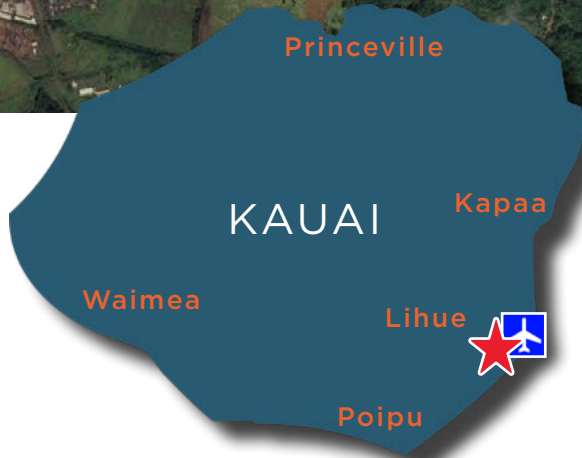
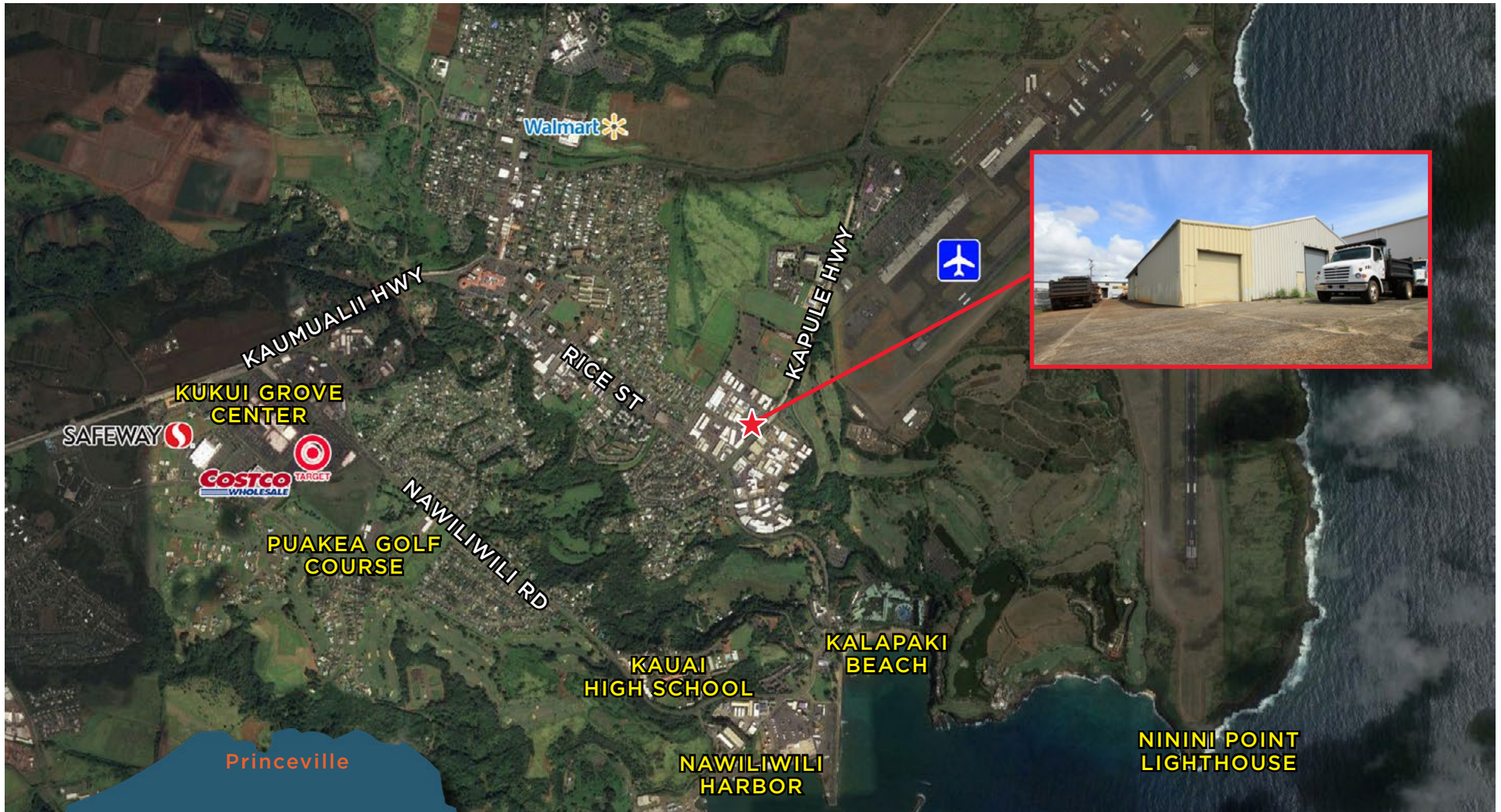
- **OWNER-USER OPPORTUNITY** - The yard space is currently leased on a month-to-month basis allowing a buyer to occupy the property
- **LIMITED SUPPLY** – Due to the scarcity of this property type, very few industrial properties are available for sale in the submarket with even fewer actual sales island wide.
- **CONVENIENT LOCATION** - Located close to the shipping docks and Lihue Airport within the Lihue Industrial Park.
- **EXCELLENT VISIBILITY** – The site is elevated above Rice Street allowing for excellent visibility from the main road.
- **AMPLE PARKING** - The building is situated in the center of the site with the ability to park around the entire building. Most of the property is paved with cement and the remaining portion being dirt.
- **EXTRA STORAGE** – A small metal storage structure is located at the rear of the property fronting Kapule Highway.
- **UPSIDE POTENTIAL** – The property has tremendous upside potential by curing deferred maintenance.



VALUE ENHANCEMENT OPPORTUNITIES

- UPGRADE THE AESTHETIC APPEAL OF THE COMMON AREAS
- DISCOUNT TO REPLACEMENT COSTS
- USER OR MAJOR TENANT OCCUPANCY
- EXPANSION POTENTIAL
- ALTERNATIVE USE





DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
2022 POPULATION	5,085	15,649	15,769
2022 HOUSEHOLDS	1,763	4,995	5,028
AVG HH INCOME	\$103,093	\$108,284	\$108,320



ANTHONY PROVENZANO (B) SIOR, CCIM

Senior Vice President
+1 808 387 3444
aprovenzano@chaneybrooks.com

KELLY A. VEA (S)

Senior Associate
+1 808 489 2703
kvea@chaneybrooks.com

For Showings, Please Contact:

ARACELI BENSON (S)

Real Estate Advisor
+1 970 457 7608
abenson@chaneybrooks.com
4303 Rice Street, Suite C-4 | Lihue, HI 96766



**CUSHMAN &
WAKEFIELD**

ChaneyBrooks



1440 Kapiolani Boulevard,
Suite 1010
Honolulu, Hawaii 96814
Main +1 808 544 1600
Fax +1 808 544 9574
www.chaneybrooks.com