

4004 RICE ST

LIHUE, HI 96766

FEE SIMPLE OWNER-USER OPPORTUNITY

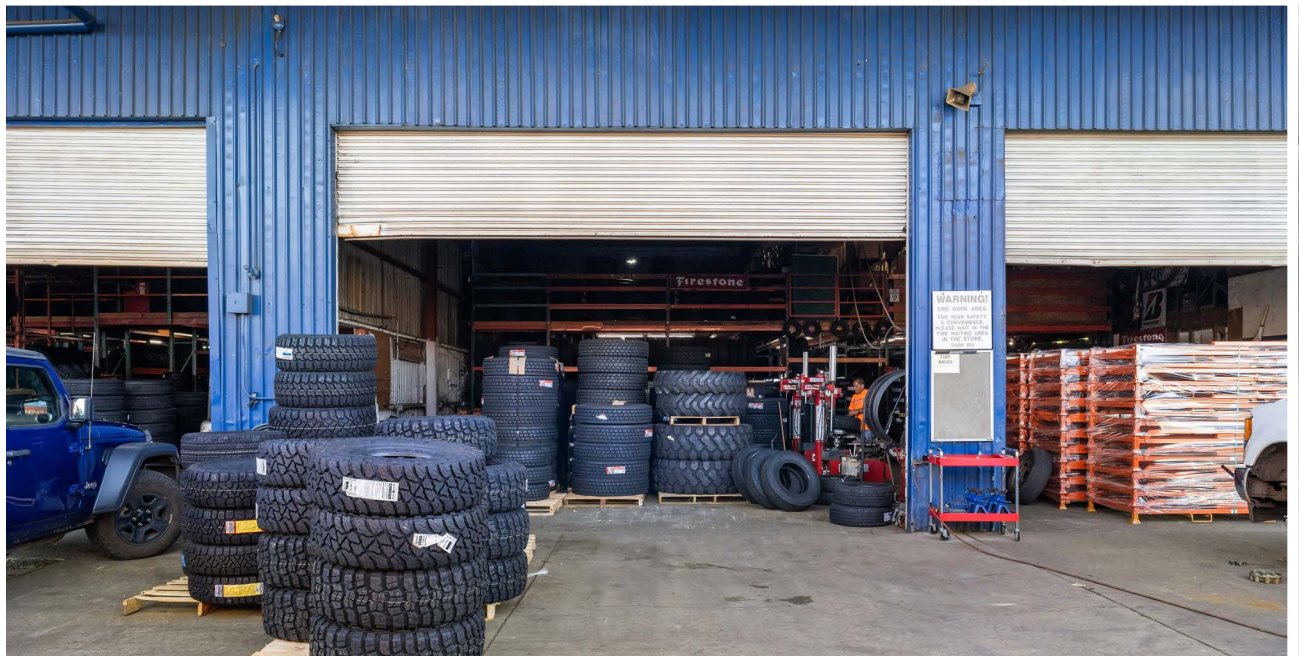


ChaneyBrooks

PROPERTY DETAILS



Asking Price	\$5,800,000
Address	4004 Rice St, Lihue, HI 96766
2024 Property Tax	\$29,852.55
Tax Map Key	4-3-6-12-7
Tenure	Fee Simple
Building Size	18,200 SF
Land Area	1.19 Acres
Occupancy	100%
Lease Expiration	Dec 2025
Year Built	1976
Zoning	I-L



INVESTMENT HIGHLIGHTS

Fee Simple Owner-User Opportunity

Buyer has the ability to occupy the property when the current lease expires at the end of 2025. Potential benefits include tax incentives, cost stability due to variable rental rates, and asset diversification.

Significant Barriers to Entry

Due to lack of available land, no new construction, and high construction costs.

Building Features

A high-cube warehouse (+/- 20' at its highest) with a store front area, additional mezzanine storage, private offices, conference room, and a dedicated restroom, making it ideal for diverse business needs.

Roll-Up Doors

Featuring nine (9) roll-up doors of varying heights, providing convenient drive-up access.

Dedicated Parking

Generous parking is available, with spaces both fronting and alongside the warehouse.

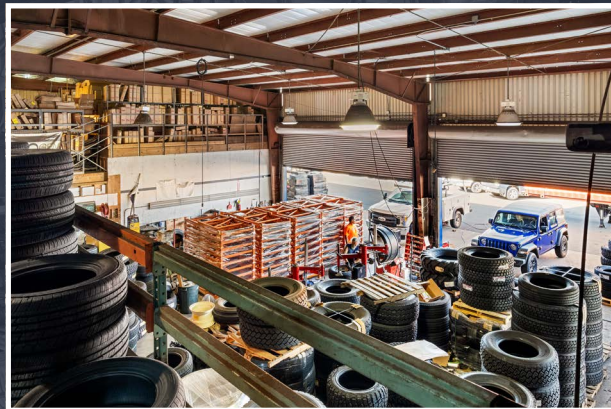


Value Added Enhancement

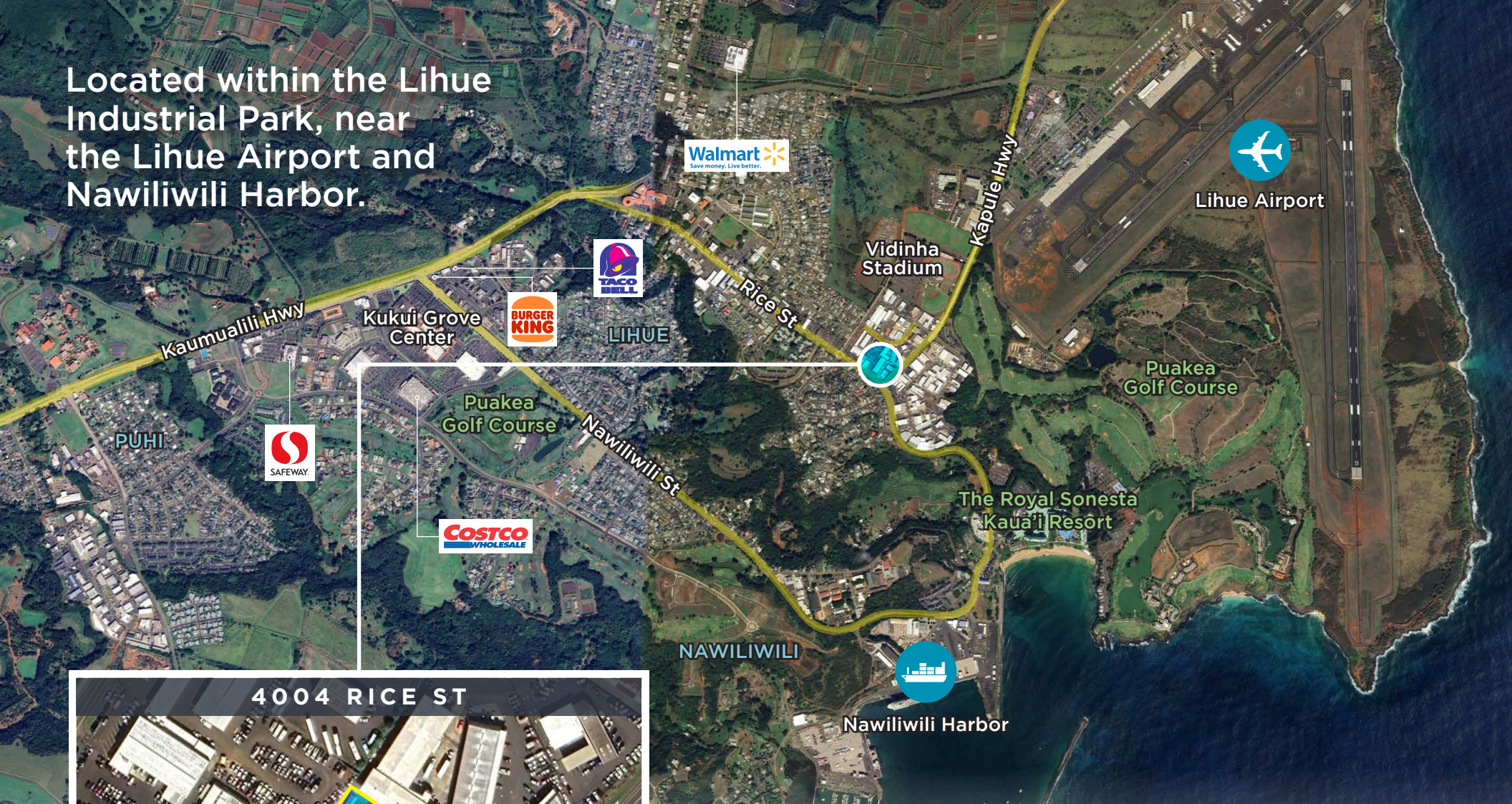
1. Add energy-efficient upgrades to enhance property appeal and reduce operating expenses
2. Potential to convert portions of the warehouse into leasable bays, generating new tenant mix and increasing income potential*

*This is conceptual, for the most accurate information please consult a licensed architect and/or engineer.





Located within the Lihue Industrial Park, near the Lihue Airport and Nawiliwili Harbor.



DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
2024 Population	5,513	16,900	16,937
2024 Households	1,976	5,362	5,394
Avg HH Income	\$111,29	\$103,291	\$103,280

Source: CoStar



CONTACT US FOR MORE INFORMATION

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