# 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
Тах Мар Кеу	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 Nalmart Nawiliwili Harbor. Lihue Airport Vidinha Stadium Kukui Grove Center BURGER KING LIHUE Puakea Golf Course Puakea Golf Course PUHI SAFEWAY The Royal Sonesta NAWILIWILI 4004 RICE ST 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 \$111,29 \$103,291 \$103,280 Avg HH Income Source: CoStar



#### CONTACT US FOR MORE INFORMATION

#### ANTHONY PROVENZANO (B), CCIM, SIOR

+1 808 387 3444 aprovenzano@chaneybrooks.com KELLY A. VEA (s), cCIM +1 808 489 2703 kvea@chaneybrooks.com

#### **ARACELI BENSON (B)**

+1 970 457 7608 abenson@chaneybrooks.com 1440 Kapiolani Blvd, Suite 1010 Honolulu, Hawaii 96814

#### www.chaneybrooks.com

©2025 CUSHMAN & WAKEFIELD CHANEYBROOKS. ALL RIGHTS RESERVED. THE INFORMATION CONTAINED IN THIS COMMUNICATION IS STRICTLY CONFIDENTIAL. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.