

3048 AUKELE ST

LIHUE, HI 96766



OWNER-USER OR INVESTMENT OPPORTUNITY



ChaneyBrooks



PROPERTY SUMMARY

ASKING PRICE	\$2,795,000
2025 BUDGETED NOI	\$167,332
2024 ACTUAL NOI	\$147,928
ADDRESS	3048 Aukele St, Lihue, HI 96766
TAX MAP KEY	(4) 3-5-3: 64
TENURE	Fee Simple
REAL PROPERTY TAX (2024)	\$15,554.43
MAINTENANCE FEES (LIHUE INDUSTRIAL PARK)	\$150 per annum
BUILDING SIZE	7,920 SF
LAND AREA	14,797 SF
OCCUPANCY	100%
YEAR BUILT	1988; 1995 Effective
ZONING	I-L (Light Industrial)
CONSTRUCTION TYPE	Masonry
PARKING	7 Stalls
CEILING HEIGHT	18 Feet
NUMBER OF BAYS	3
ROLL-UP DOORS	3



PROPERTY HIGHLIGHTS

Fee Simple Offering

Own the land and improvements outright with long-term value security

Single Tenant NNN Lease

Minimal landlord responsibilities and predictable income

Established Tenant

Reliable income stream from a tenant with a multi-year presence

Owner-User Opportunity

Ideal for businesses seeking to occupy and operate on-site

Investment Potential

Existing tenant has a multi-year history at the property and may remain in place. Current lease flexibility is due to government contract limitations, with a maximum two-year commitment.

Flexible Industrial Use

The building is comprised of warehouse, office and mezzanine space with an 18-foot ceiling height, suitable for warehouse, distribution, light manufacturing, or storage operations

Roll-Up Doors

Three (3) roll-up doors and three (3) sets of oversized double swing doors

HVAC in Office Areas

Climate-controlled workspace for comfort and efficiency

Fenced Yard

Secure outdoor space for equipment, vehicles, or additional storage

Gated Security

Added protection with controlled access

LOCATION HIGHLIGHTS

Minutes from Lihue Airport

Convenient access for logistics and travel

Close to Port of Nawiliwili

Easy connection for freight and shipping

Central Kauai Location

Strategically positioned for island-wide operations

Surrounded by Commercial & Industrial Users

Strong business synergy in the area



UTILITIES

SEWER

Connected
(a key advantage
on Kauai)

WATER

County water service

POWER

3-phase, amps electrical
service with available
capacity

TENANT PROFILE

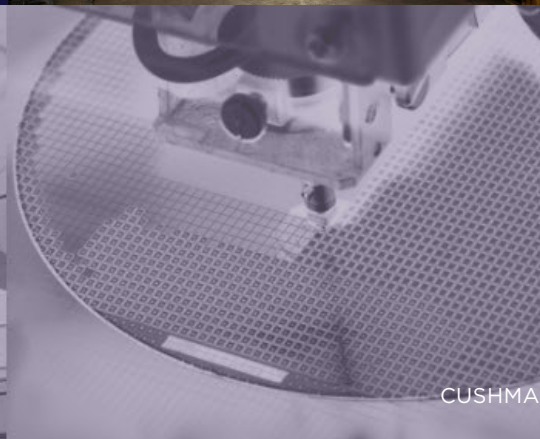
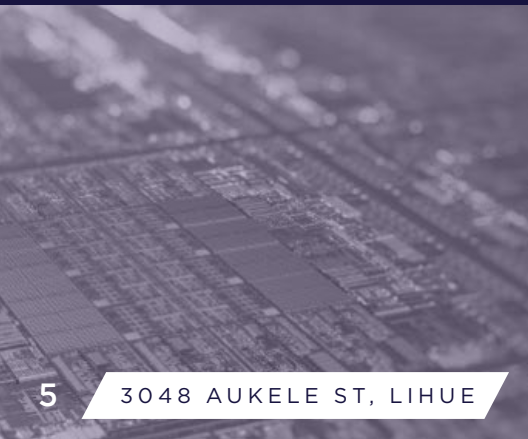
Advanced Silicon Carbide Materials



<https://www.ascmtech.com/>

Lease Expiration: October 31, 2025

Lease Type: NNN (Triple Net)



ZONING

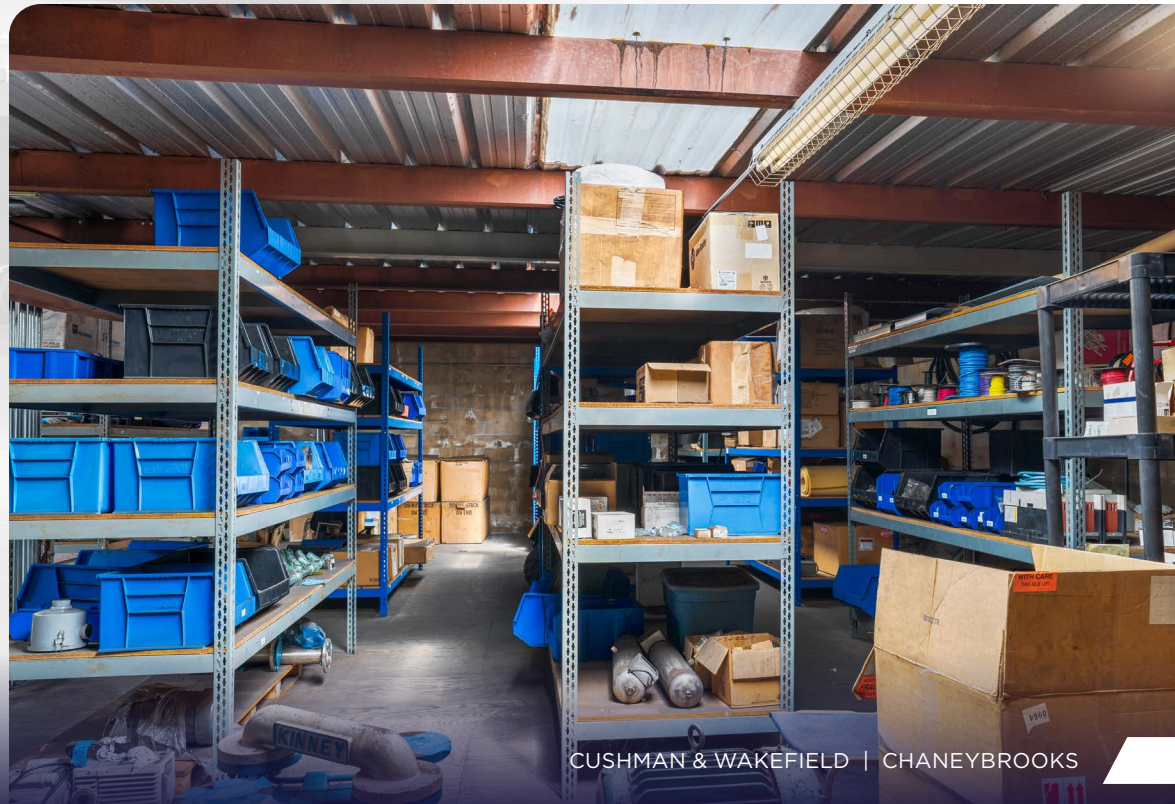
I-L (Limited Industrial)

SELECT PERMITTED USES INCLUDE:

- Automobile services, sales, repair and storage
- Construction material storage
- Light manufacturing
- Research and development
- Restaurants, bars and food services
- Retail sales
- Warehouses
- Office and professional buildings (Use Permit Required)
- Single family dwellings (Use Permit Required)

For more information, visit:

<https://ecode360.com/42671192>





CONTACT US FOR MORE INFORMATION

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