

FOR SALE

MAUI RESEARCH & TECHNOLOGY PARK LOT 4

CORNER OF LIPOA PARKWAY & NINAU STREET | KIHAI, HI



PROPERTY WEBSITE: www.MRTP-Lot4.com

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CBRE



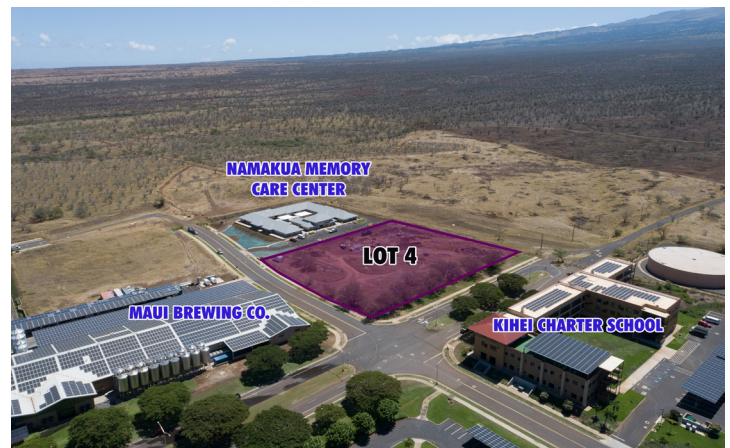
PRICE: \$35 PER SQ.FT. (\$4,080,000)

PROPERTY DESCRIPTION

This is a unique opportunity to own a 2.676-acre fee simple parcel in the Maui Research and Technology Park. Maui Research and Technology Park is currently the only high-quality research and development site on Maui and will become Maui's premier master planned live/work community. Maui Research & Technology Park, consisting of 390 acres, received approval in 2016 for an updated master plan that provides for expanded uses allowing for an integrated community with various commercial, mixed-use, residential, civic and open space/parks. Lot 4 retains the Old Zoning.

The following uses shall be permitted within the research and technology park district:

A. Research laboratories and facilities, developmental laboratories and facilities and testing laboratories and facilities; B. Manufacture, assembly, testing and repair of components, devices, equipment and systems of an electrical, electronic or electromechanical nature; C. Manufacture, testing, repair and assembly of optical devices, equipment and systems; D. Manufacture, testing, repair and assembly of testing equipment; E. Pharmaceutical, biological, medical and agricultural research and production facilities; F. Administrative offices, distribution and warehouse facilities as may be required to support the permitted uses under this section; G. Other uses of similar and/or supporting service character may be permitted (e.g., banks, fitness centers, classroom and meeting facilities, restaurants and other support facilities or services catering primarily to the needs of visitors or employees of the R & T park), subject to approval by the planning commission and findings that such uses are consistent with the policies of the Kihei community plan.

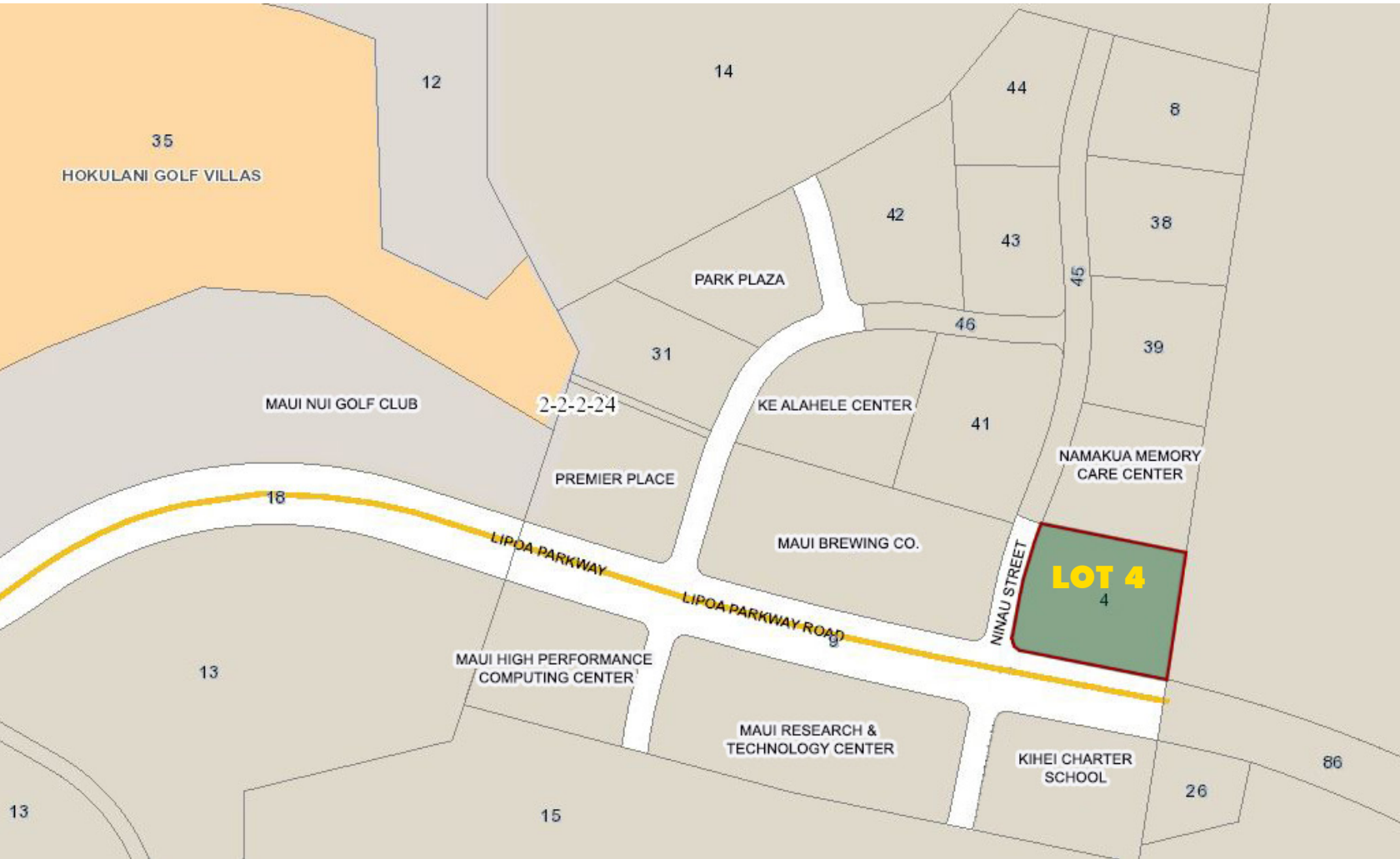


PROPERTY DETAILS

Located adjacent to the popular the Maui Brewing Company Brewery and Brewpub and the Maui Economic Opportunity Board Building, across the street from the nearly completed Namakua Memory Care Center. The parcel is conveniently located along Kihei’s Gold Coast, 20 minutes from Kahului Airport and Kahului Harbor and 5-10 minutes from Wailea with proximity to restaurants, shopping and outdoor activities. The park provides for a reasonably priced, high-quality environment for commercial occupiers that will continue to improve as the development rolls out. The parcel has great co-tenancy including Park Plaza office condominiums, the Premier Place office building, Maui High Performance Computing Center, Maui Research and Technology Center, Kihei Charter School, and Maui Brewing Company. There is a 1” water meter located onsite.

THE DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION (2020)	641	19,238	22,094
PROJECTED (2025)	1,313	26,233	30,927
HOUSEHOLDS (2020)	242	7,239	8,534
GROWTH RATE (2020-2025)	1.08%	0.74%	0.79%
AVERAGE HOUSEHOLD INCOME	\$91,216	\$103,004	\$113,309
BUSINESSES	117	1,160	1,481
EMPLOYEES	981	8,485	15,118



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DRIVE TIMES

20 mins (11.9 mi) to Kahului Airport
20 mins (12.8 mi) to Wailuku
13 mins (5.5 mi) to Wailea

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