



1 Remaining Unit Left!

Maui Airport Industrial Center

For Lease — Ready for Occupancy

**Maui's Premier Class A Commercial & Industrial
Property in a Prime Strategic Location**

250 Lauo Lp., Kahului, HI 96732

R.D. OLSON
DEVELOPMENT

Colliers

Project Highlights

Newly built Class A commercial and industrial property with prime frontage, high visibility, and direct access at the main entrance to Maui Kahului Airport.



Flex Use Building

Opportunity for warehouse logistics, light industrial, office, or cold storage.



Excellent Visibility

Prime visibility and seamless access with frontage on the main road to Maui Kahului Airport with Kahului Harbor 1.5 miles away.



High-Barrier-to-Entry

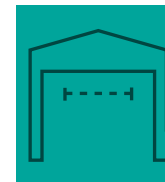
A rare opportunity in a high-barrier-to-entry market, with Maui's current vacancy rate at just 0.5%.



Site Photos



Video Presentation



Large Capacity and Tall Ceilings

One of the few properties in the area offering concrete tilt up construction with 32-foot height clearance.

275,081 SF

Total
Site Area

.4362%

Coverage
(Footprint/Site)

120,000 SF

Total
Ground Floor

Property Description

- **Asking NNN Rent:** \$2.50 PSF/Mo (Turnkey packages available)
- **CAM:** Estimated at \$0.56/SF per month
- **Available Unit Size:** 26,419 SF (demisable)
- **Additional Space:** Up to 17,000 SF of second-floor office space allowable
- **Zoning:** M-1 (Light Industrial)

Interior Clear Height

32 Feet

Low Lot Coverage

Allows for ample parking and yard area

Flexible Office Build-Out

Customizable to tenant needs

High Visibility Signage

Prominent exposure along Airport Road

Large Solar Potential

Approved solar system

Private Water & Sewer System

Significant cost savings over county utilities

Fire Protection

ESFR sprinkler system

Power Capacity

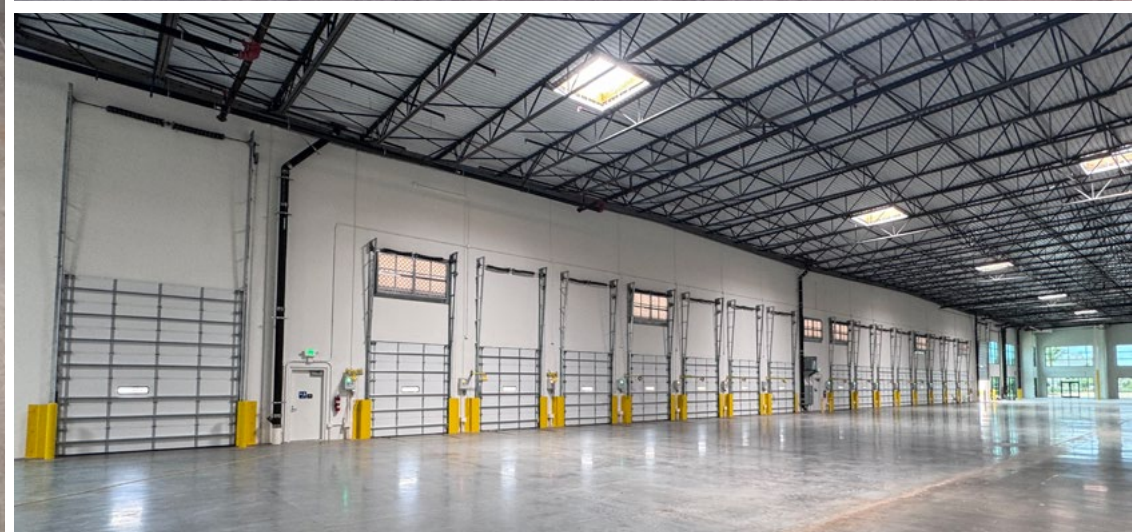
Heavy-duty 3-phase

Parking Provided

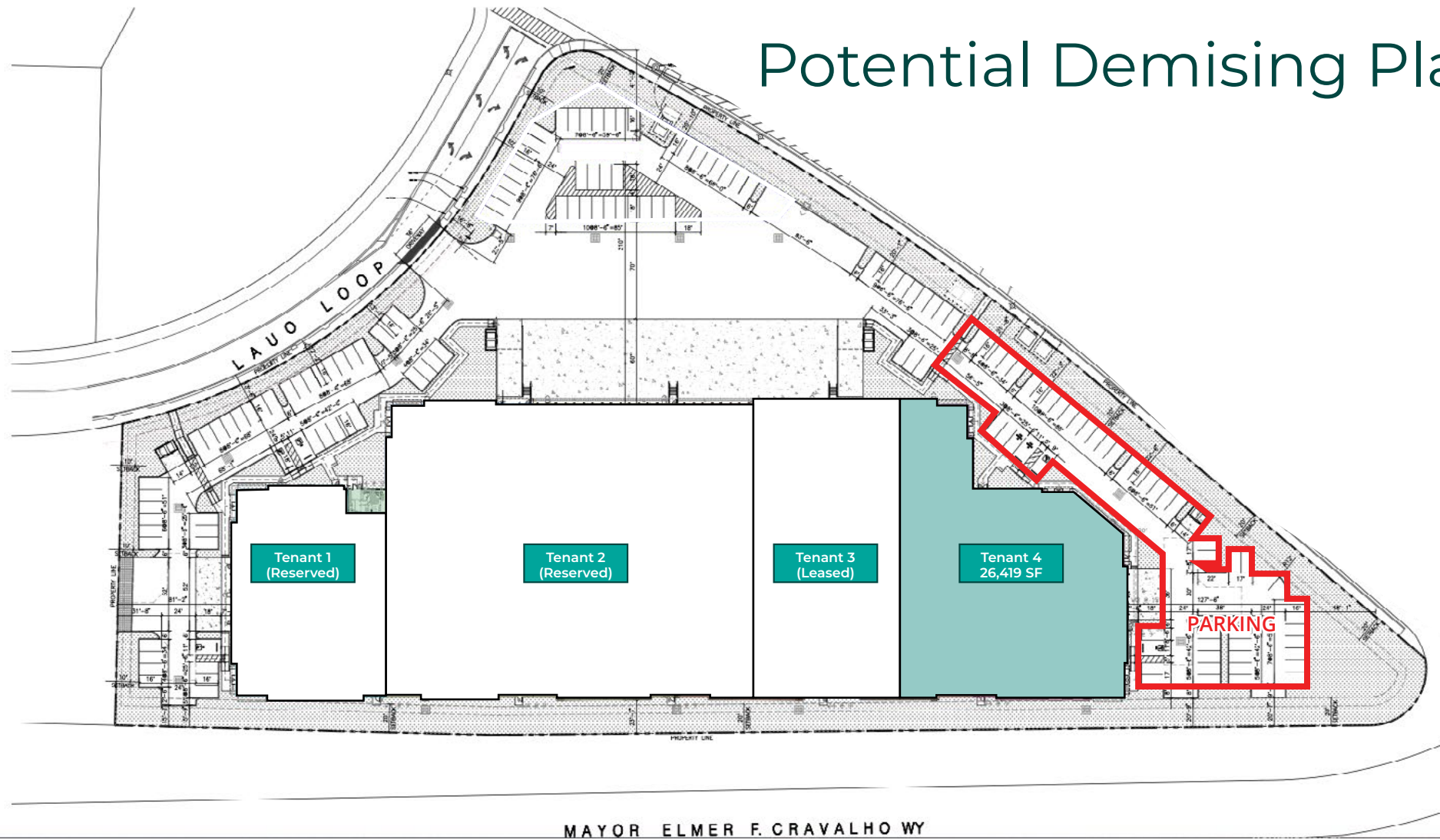
Over 50 remaining parking

BUILDING ALSO AVAILABLE FOR FEE SIMPLE SALE





Potential Demising Plan



Potential to build up to 17,000 sq. ft. of mezzanine office

Durable | Efficient | Secured

All Concrete Construction | Best in Class

Insurance Benefits

- **Superior Fire Resistance:** Concrete tilt-up buildings offer a four-hour fire-resistance rating and do not emit toxic fumes or molten particles when exposed to fire.
- **Lower Costs:** Reduced insurance premiums and improved energy efficiency lead to lower heating and cooling expenses.
- **Enhanced Protection:** Provides optimal security for goods, machinery, and assets.
- **Advanced Fire Safety:** Equipped with a robust fire suppression system for maximum safety.

Durability & Resilience Energy-Efficiency + Maintenance

- **Built to Withstand Natural Forces:** Highly resistant to weather, corrosion, and pests.
- **Superior Protection:** Safeguards tenant goods, machinery, employees, and customers from catastrophic winds.
- **Long-Lasting Construction:** Concrete buildings boast a lifespan of over 100 years with minimal maintenance while retaining their structural integrity.





William Froelich (B), JD, SIOR, CCIM*
 Vice Chair
 Industrial Services Division
 Lic# RB-21658
 808 523 9711
william.froelich@colliers.com

Charles J. Buckingham (S)
 Vice President
 Maui Leasing Services & Investment
 Lic# RS-57944
 808 870 1178
charles.buckingham@colliers.com

R.D. OLSON
 DEVELOPMENT



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