



1794 HALEUKANA ST

LIHUE, HAWAII 96766



KAUAI COMMERCIAL REALTY LLC
PROPERTY MANAGEMENT AND BROKERAGE SERVICES

PROPERTY SUMMARY

ASKING PRICE	\$2,300,000.00
ADDRESS	1794 HALEUKANA ST, LIHUE, HI 96766
TAX MAP KEY	4-3-3-013-006
TENURE	FEE SIMPLE
BUILDING SIZE	8,280 SF
LAND AREA	16,130 SF
YEAR BUILT	1994
ZONING	I-L

INVESTMENT HIGHLIGHTS

Established Tenancy & Future Potential

Existing single tenant provides immediate rental income while offering long-term flexibility for continued investment, future owner occupancy, or repositioning.

Strategic Puhi Location

Located in Lihue's established Puhi industrial area, the property offers convenient access to Kaumuali'i Highway and is well positioned for businesses serving Lihue and the greater Kauai market.

Functional Industrial Configuration

Five roll-up doors, high ceilings, fully fenced and a flexible interior layout provide the functionality needed to accommodate a variety of warehouse, service, storage, and operational requirements.

Balanced Site Utilization

With approximately 8,280 SF of building area on a $\pm 16,130$ SF parcel, the property maintains valuable exterior area for parking, circulation, access, and day-to-day operations.

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TENANT INFORMATION

Island Freight Services, Inc

Expiration Date Nov. 30, 2028

Gross Monthly Rents \$18,450.00

Renewal Options None

Island Freight Services, Inc. is a family-owned Hawai'i freight and logistics company providing inter-island transportation, consolidated shipping, pickup and delivery, and warehouse services throughout Maui, O'ahu, and Kaua'i.

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PROPERTY DESCRIPTION

1794 Haleukana Street presents a compelling opportunity to acquire a well-positioned industrial asset in Puhi, one of Kauaʻi's established commercial and industrial districts. The property is offered with an existing tenant in place, providing immediate income and an opportunity to acquire a quality industrial asset within Kauaʻi's limited commercial real estate market. Beyond the current tenancy, the property offers valuable long-term flexibility for continued investment, future owner occupancy, or repositioning to meet evolving business needs. Combining a functional industrial facility with a central Lihu'e location, this offering presents an opportunity to secure a versatile commercial asset with both near-term income and long-term potential.

1794 HALEUKANA ST



GALLERY

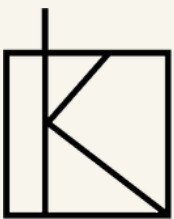


GALLERY



AREA OVERVIEW





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