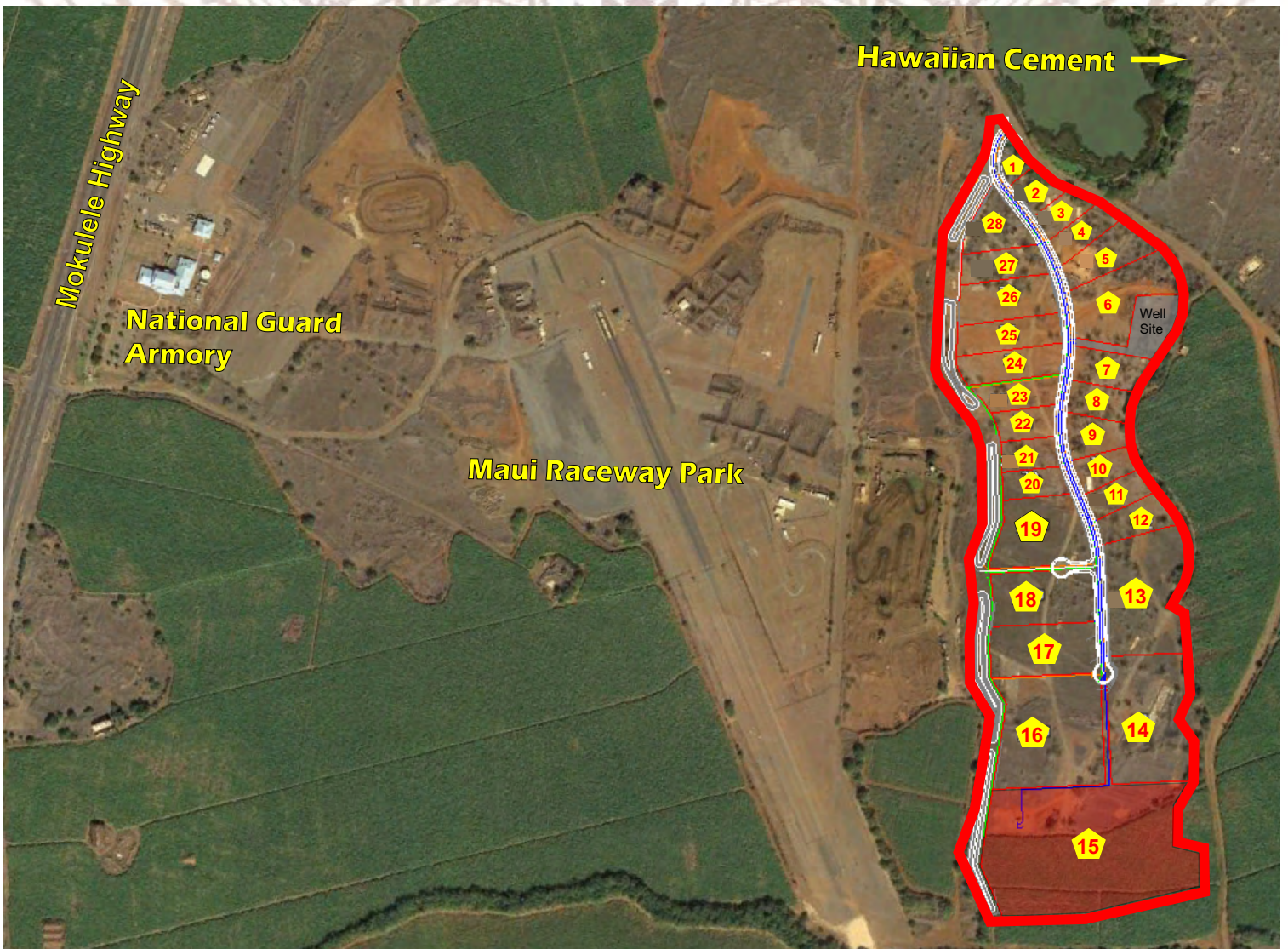


# Pulehunui

INDUSTRIAL PARK



HEAVY INDUSTRIAL LOTS  
FOR SALE

[www.pulehunui.com](http://www.pulehunui.com)



COMMERCIAL PROPERTIES  
OF MAUI



## PROPERTY DESCRIPTION

The 86-acre, 28 lot Pulehunui Heavy Industrial Park is Maui's first subdivision to offer the new County M3 Restricted Industrial zoning, which allows heavy industrial uses such as construction and lumber baseyards, manufacturing, recycling, stockpiling, crushing, and heavy equipment storage. Many of these industrial uses typically require costly short-term County Special Use Permits that expire and need to be repeatedly renewed, are permitted under the County M3 Restricted Industrial zoning.

Pulehunui Industrial Park is centrally located for Maui Island making it an ideal site to serve the island's long-term public, business, commercial and industrial land use needs. Pulehunui Industrial Park is located within County of Maui's designated Planned Urban Growth Boundary which includes the master development plans of the surrounding landowner the State of Hawaii, Department of Land & Natural Resources.

28 fee simple lots in a variety of sizes are being offered at special pre-development prices of \$17 to \$24 per square foot. Why pay up to twice this per square foot in the Kahului business area when your business can take advantage of this value option just a few minutes away. Consider relocating, expanding your space, or starting your new business at the Pulehunui Industrial Park.

## PROPERTY SUMMARY

<b>Tenure:</b>	Fee Simple
<b>Lot Sizes:</b>	28 lots ranging from 23,685 SF (.54 acres) up to 291,278 SF (6.7 acres)
<b>Zoning:</b>	M3 Restricted Industrial
<b>State Land Use:</b>	Urban
<b>Delivery:</b>	Projected completion in first quarter of 2018

Seller will offer options for lot finishes such as graded, graveled or paved with drainage

## SUBDIVISION HIGHLIGHTS

- Projected bonded subdivision approval in the second quarter of 2017
- Contractor is Goodfellow Bros., Inc.
- Private water system
- Private wastewater system
- Master drainage system with drainage pipe stubbed to each lot
- Security gate at entrance
- Overhead electrical and communications allowing for flexibility of power needs

## WHAT IS M3 ZONING?

Passed in 2012, Chapter 19.25 of the Maui Code allows for those uses which include the manufacturing, processing, storage or treatment of goods from raw materials. The district is intended to include manufacturing and nuisance industries. General retail and office uses are specifically excluded from this district. Uses allowed without a County of Maui special use permit include asphalt and concrete manufacturing and storage, auto wrecking, recycling, rock crushing, and others. See [www.pulehunui.com](http://www.pulehunui.com) for a copy of the ordinance.

# Pulehunui

## INDUSTRIAL PARK

*Effective as of November 2016. Prices subject to change.*

LOT #	ACRES	LIST PRICE	COMMENTS
1	0.54	\$ 590,000	Mass graded
2	0.85	\$ 855,000	Mass graded
3	0.88	\$ 890,000	Mass graded
4	1.12	\$1,075,000	Mass graded
5	1.83	\$1,650,000	Mass graded
6	3.31	\$2,290,000	Mass graded
7	1.45	\$1,200,000	Hardscape removed
8	1.19	\$ 980,000	Hardscape removed
9	1.26	\$1,040,000	Hardscape removed
10	1.07	\$ 950,000	Hardscape removed
11	1.05	\$ 930,000	Hardscape removed
12	1.36	\$1,125,000	Hardscape removed
13	5.40	\$3,700,000	Hardscape removed
14	5.77	\$3,900,000	Hardscape removed
15	14.45	Reserved	Reserved
16	6.69	\$4,400,000	Hardscape removed
17	2.89	\$2,250,000	Hardscape removed
18	2.96	\$2,195,000	Hardscape removed
19	3.32	\$2,400,000	Hardscape removed
20	1.02	\$ 975,000	Hardscape removed
21	0.97	\$ 895,000	Hardscape removed
22	1.00	\$ 970,000	Mass graded
23	1.34	\$1,195,000	Mass graded
24	1.77	\$1,700,000	Mass graded
25	1.83	\$1,750,000	Mass graded
26	2.26	\$1,990,000	Mass graded
27	1.45	\$1,390,000	Mass graded
28	1.61	\$1,625,000	Mass graded

### For More Information



**Ben Walin, CCIM R(B)**

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2145 Wells Street • Suite 105 • Wailuku, HI 96793-2225 • [mauibiz.com](http://mauibiz.com)

# Pulehunui

## INDUSTRIAL PARK

### COUNTY M-3 RESTRICTED INDUSTRIAL DISTRICT

**Purpose and intent.** Those uses which include the manufacture, processing, storage or treatment of goods from raw materials are permitted in the County M-3 Restricted Industrial District. The district is intended to include manufacturing and nuisance industries. General retail and office uses are specifically excluded from this district. (Ord. No. 3977, § 1, 2012)

**Permitted uses.** Within the County M-3 Restricted Industrial District, no building, structure, or premises shall be used, and no building or structure hereafter erected, structurally altered, replaced, or enlarged except for one or more of the following uses:

#### **Uses:**

Acetylene gas manufacture or bulk storage  
Ammonia, bleaching powder or chlorine manufacture  
Blast furnace or coke oven  
Canneries  
Concrete or cement products manufacture  
Crematories, morgues  
Factories  
Fertilizer manufacture  
Foundries  
Glue manufacture  
Junk establishment used for storing, depositing, keeping junk or similar goods for business purposes  
Lumber yard and wood treatment facilities  
Petroleum or biofuel product manufacturing or wholesale storage of petroleum or biofuels  
Plating mill  
Railroad repair shops  
Rolling mills  
Saw mill  
Ship works  
Stock yard or feeding pens

Acid manufacture  
Asphalt manufacture of refueling and asphaltic concrete plant  
Boiler and steel works  
Cement, lime, gypsum, or plaster of paris manufacture  
Energy systems, power plants, substations, and utility facilities, major  
Freight classification yard (railroad)  
Heavy equipment storage, servicing, and sales  
Landfill, solid waste processing and disposal  
Machine shops  
Turpentine, lacquer, or varnish manufacture  
Plastic manufacture  
Recycling processing facilities or material recycling and recovery facilities  
Slaughter of animals  
Sugar mills and refineries

Alcohol manufacture  
Automobile wrecking  
Brick, tile or terra cotta manufacture  
Chemical manufacture  
Explosives manufacture or storage  
Fish canneries  
Garbage, offal or dead animals reduction or dumping  
Lime kilns  
Oilcloth or linoleum manufacture  
Petroleum refinery  
Quarry or stone mill  
Rock, sand, gravel, or earth excavation, crushing or distribution  
Soap manufacture  
Tannery or the curing or storage of raw hides  
Telecommunication towers, antenna and equipment  
Utility facilities, major  
Wood treatment plants

In general those uses which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, vibration and the like, and not allowed in any other district. **Exceptions:** Provided, however, that any use not specified in this section shall not be permitted unless approved by the planning director as conforming to the intent of this title

**Accessory uses and structures.** The following uses and structures, located on the same lot, are deemed accessory, customary, incidental, usual, and necessary to the above permitted uses in the district:

Energy systems, small-scale  
Office space related to the on-site permitted use

Fences, walls, patios, decks, and other landscape features  
Retail, or indoor product display area. (Limited to 20% of gross floor area)

Garages, porte-cochere, mailboxes, ground signs, and trash enclosures  
Security/watchman or custodian outbuildings

Subordinate uses and structures which are determined by the planning director to be clearly incidental and customary to the permitted uses listed herein

**Special uses.** The following uses and structures shall be permitted in the M-3 restricted industrial district provided a County special use permit, pursuant to section 19.510.070, Maui County Code, has first been obtained.

- A. Vent pipes, fans, chimneys, antennae, and equipment on roofs that exceed 199 feet. (Ord. No. 3977, § 2, 2012)

#### **Development standards.**

Minimum lot area: 10,000 square feet  
Minimum yard setback  
Side and rear: 0 or the same as the adjoining zoning category whichever is greater

Minimum lot width: 75 feet  
Front: None  
Free Standing antenna or wind turbine structures height and setback: Maximum height of 199 feet and shall be set back 1 foot for every foot in height from all property lines

Maximum building height: 90 feet  
Accessory structures allowed within setback area: Mailboxes, trash enclosures, boundary wall, and ground signs.

Accessory structures allowed within setback area: mailboxes, trash enclosures, boundary walls, and ground signs.

# Pulehunui

## INDUSTRIAL PARK



LOT	ACRES	SQUARE FEET
1	0.54	23,685
2	0.85	36,952
3	0.88	38,510
4	1.12	48,570
5	1.83	79,689
6	3.31	143,975
7	1.45	63,256
8	1.19	51,631
9	1.26	54,809
10	1.07	46,742
11	1.05	45,696
12	1.36	59,227
13	5.40	235,392

LOT	ACRES	SQUARE FEET
14	5.77	251,468
16	6.69	291,278
17	2.89	125,837
18	2.96	129,085
19	3.32	144,426
20	1.02	44,647
21	0.97	42,199
22	1.00	43,507
23	1.34	58,422
24	1.77	77,158
25	1.83	79,656
26	2.25	98,288
27	1.45	63,107
28	1.61	70,338

For More Information



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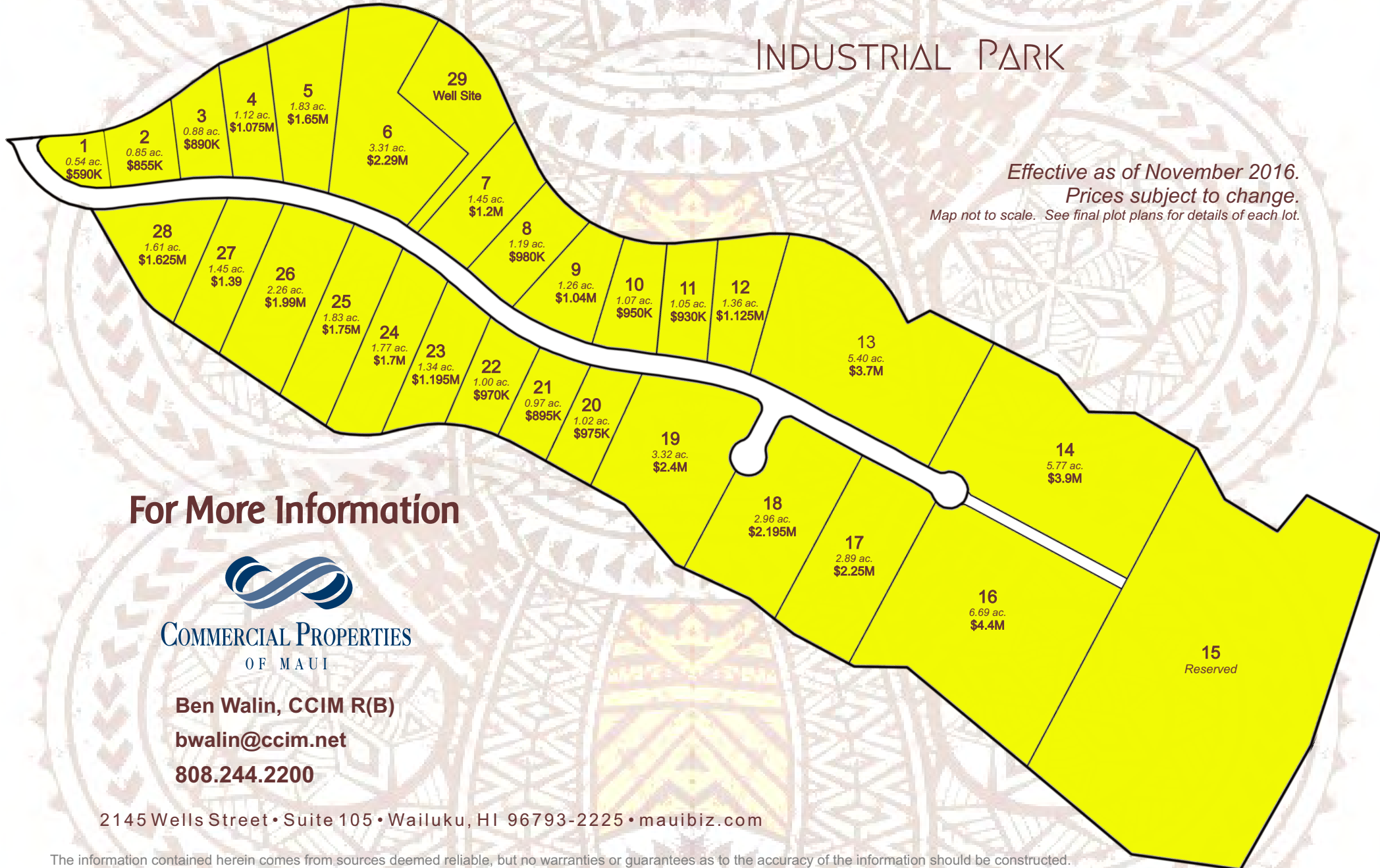
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## INDUSTRIAL PARK



*Effective as of November 2016.  
Prices subject to change.  
Map not to scale. See final plot plans for details of each lot.*

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