



COMMERCIAL PROPERTIES OF MAUI LLC

SUITE 400, 1955 MAIN STREET, WAILUKU, HAWAII 96793

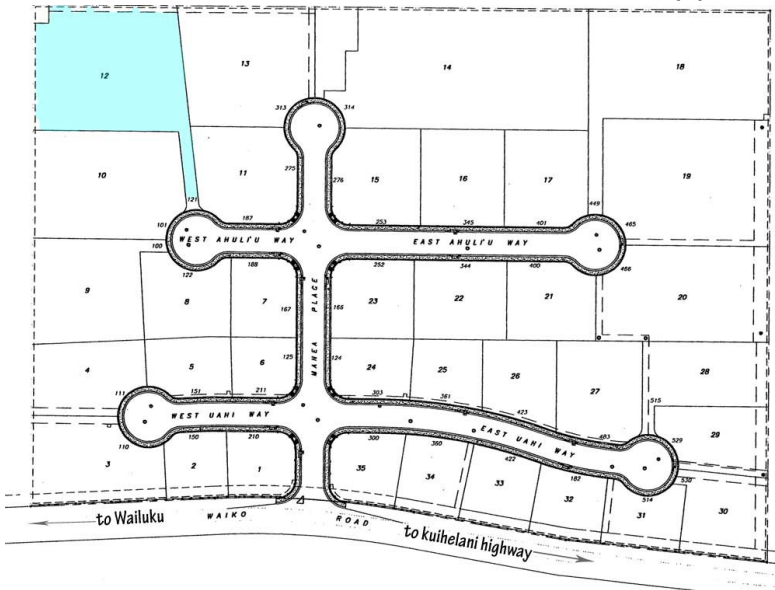
PHONE (808) 244-2200 FAX (808) 243-8614

WWW.MAUIBIZ.COM

**Industrial Vacant Land
FOR SALE or LEASE**

Consolidated Baseyards, Lot 12
121 West Ahuli'u Way
TMK (2) 3-8-94-12

REDUCED!
\$1,750,000 FS
~~\$1,850,000 FS~~



COMMENTS

Water: Private water system with potable well, tank, and facilities owned by owners association.

Drainage: Common drainage facility. Owner to install filtration on all storm drain water to remove any industrial waste.

Sewer: User to install aerobic individual wastewater system and connect to sewer lateral which leads to a common leach field.

Association: Currently \$360 per month. Covers maintenance of common areas including landscaping, water systems, drainage systems, roads, wastewater systems, etc.

Zoning: Conditional Light Industrial (M-1) with CC&R's

Conveyance of the property is subject to the Public Offering Statement and CC&Rs, as approved with the State of Hawaii DCCA

Vacant Land

53,005 sq ft

1.21 Acres

Also for lease at \$0.15/sq ft
(available July 1, 2009)

- Fenced & Graveled
- Build to suit available
- M-1 zoned (light industrial)
- Approved plans for mini-storage facility is also available.

EXCLUSIVE LISTING AGENT:
Commercial Properties of Maui LLC
Ben Walin, CCIM (R) B
bwalin@ccim.net
(808) 244-2200

The information contained herein comes from sources deemed reliable, but no warranties or guarantees as to the accuracy of the information should be construed.



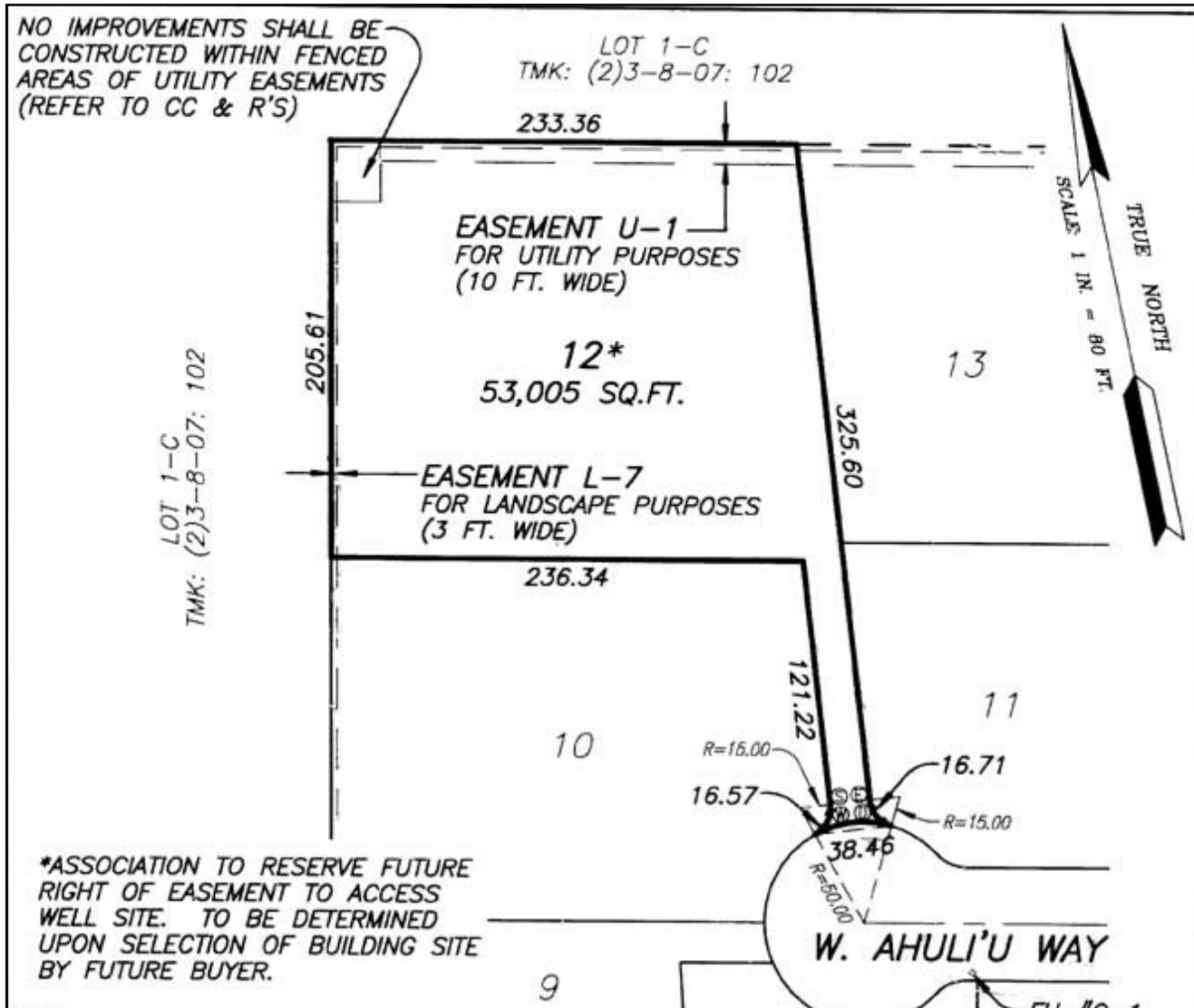
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