

COMMERCIAL ROW - 61B & 65B Laa Street WAREHOUSE CONDOMINIUMS FOR SALE OR LEASE

MAUI+LANI

VILLAGE CENTER

The Dynamic Center of Maui's Premier Master - Planned Community



Fee Simple professional commercial warehouse condominium buildings built at Maui's unique planned community, connecting Kahului and Wailuku with direct access to Honoapiilani Highway and Kuihelani Highway. Architectural designed with ample parking and loading zone. Price based on delivery of shell building only.

SALE OPTION

<i>Tenure:</i>	Fee simple	
<i>Unit:</i>	61B	65B
<i>Floor Area:</i>	4,208 SF	4,552 SF
<i>Price:</i>	\$1,297,552	\$1,376,931

LEASE OPTION

<i>Base Rent:</i>	\$1.35 to \$150 PSF NNN <i>(Base Rent subject to Tenant required improvements)</i>
<i>Operating Expenses:</i>	2019 estimated to be \$0.35 PSF



COMMERCIAL PROPERTIES
OF MAUI

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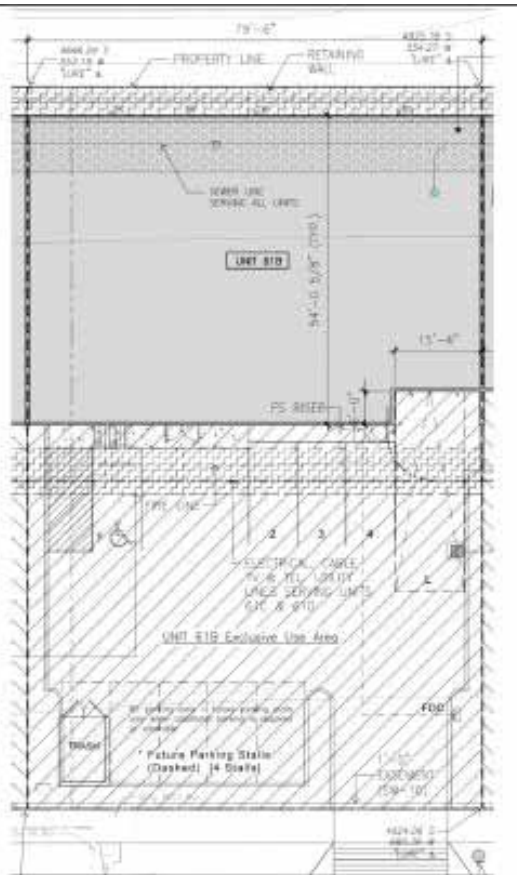
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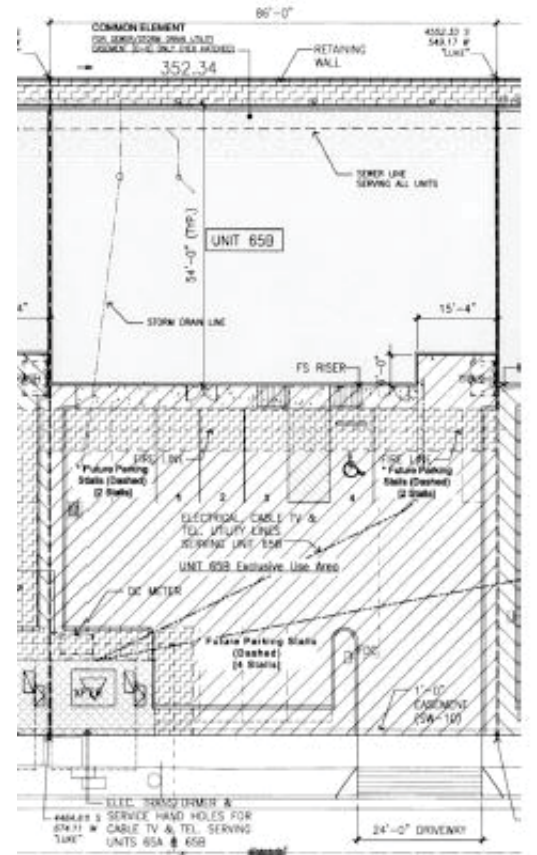
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UNIT 61A



UNIT 65B



HIGHLIGHTS

- Zoned - VMX - Village Mixed Use, which allows for higher floor area ratio
- Container loading zone
- High cube free span
- Fire sprinklers included
- Roll-up and personnel door
- Second floor storage mezzanine allowed
- Interior space planning services available
- Commercial financing available for owner/users with 10% down subject to SBA 504 loan qualifications
- Take advantage of tax benefits derived from ownership.



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