

SHIPMAN INDUSTRIAL PARK — KEA'AU, HAWAII



East Hawai'i's Newest Industrial Opportunity

Brand-new industrial space planned for Shipman Industrial Park in Kea'au, designed for warehousing, logistics, contractor operations, distribution, and light manufacturing.

BUILDING SIZE

12,000 SF

LEASE RATE

\$24/SF/YR

ZONING

MG-20 General Ind.

STATUS

Seeking Commitment

CONSTRUCTION TIMELINE

To commence upon lease commitment / LOI

NOW PRE-LEASING

Secure Your Space Before Construction Begins

Contact the exclusive leasing agent to discuss availability, layout, and lease terms.

Ka'ala Shea (S)

RS-77820 · NAI CBI Hawaii

808-372-1188

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Built for Industrial Operations

-  Brand-new construction
-  Flexible warehouse configuration
-  Heavy 3-phase power availability
-  High ceilings & wide bay spacing
-  Roll-up door access
-  Yard and loading area
-  Wet Fire Sprinkler System (NFPA-compliant)
-  MG-20 General Industrial zoning

Early Commitment Advantage

Early commitment may allow the selected full-building tenant to coordinate with ownership on certain operational and functional requirements before construction begins.



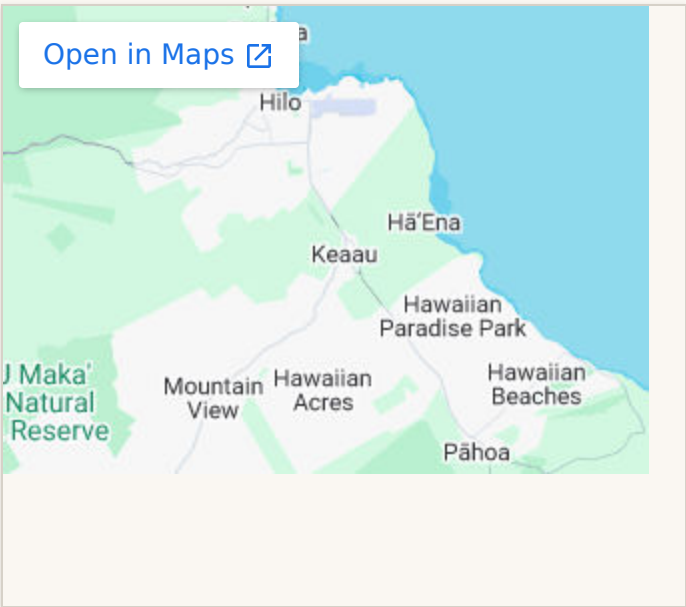
FLEXIBLE INDUSTRIAL CONFIGURATION

Ideal Tenant Types

-  General contractors
-  Building materials suppliers
-  Logistics and distribution
-  Equipment rental
-  Electrical & plumbing suppliers
-  Solar and battery storage
-  Agricultural processing
-  Light manufacturing
-  Disaster recovery storage

Strategic East Hawai'i Access

Located in Shipman Industrial Park, 16–245 Mikahala St provides direct access to East Hawai'i's major logistics, contractor, and industrial trade routes. Positioned to serve Hilo, Kea'au, Puna, and surrounding markets, the property offers efficient connectivity for goods movement, workforce access, and regional operations.



KEY MARKET ADVANTAGES

-  Limited new industrial supply
-  Growing East Hawai'i contractor demand
-  Strategic regional distribution location
-  Access to expanding Puna residential growth
-  Flexible industrial development opportunity



Hilo Harbor

15
MINUTES



Hilo International Airport

20
MINUTES



Kea'au Benioff Health Center

10
MINUTES



Hawai'i Belt Road

Immediate
ACCESS



Kea'au–Pāhoa Bypass

Near



East Hawai'i + Puna Growth Corridor

Serving



FRONT ELEVATION



SIDE ELEVATION



REAR LOADING AREA

Next Steps

- 1 Review space requirements
- 2 Discuss layout and operational needs
- 3 Submit LOI / lease commitment
- 4 Coordinate final design and construction timeline

Exclusive Leasing Agent

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CALL KA'ALA TO DISCUSS AVAILABILITY — 808-372-1188