

# Fee Simple Industrial Lot for Sale - Lot #1



## LOCATION BENEFITS

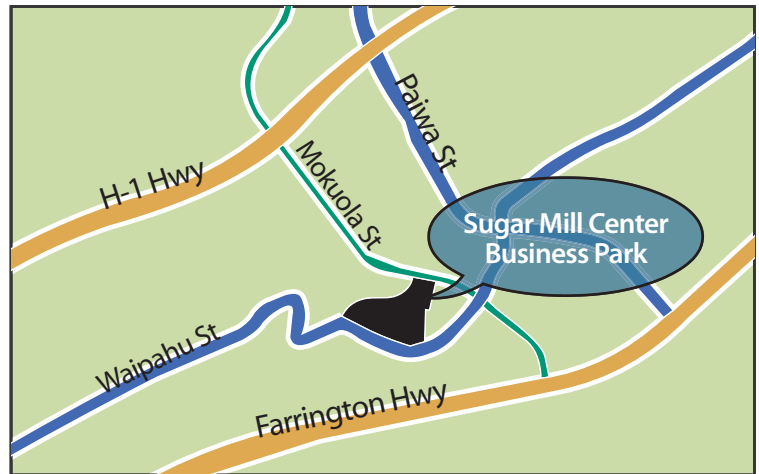
- Prime Corner Lot.
- Adjacent to Plaza At Mill Town (Retail Ctr)
- Adjacent to Leeward YMCA & FilCom Center
- Easy/Quick Access to H-1 & Farrington Hwys

## LAND/LOT SPECIFICATIONS

Tax Key:	(1) 9-4-161:005 Lot 32B (Portion of)
Zoning:	I-2, Intensive Industrial District
FAR/Height Limit:	2.5/60 Feet
Lot Area:	45,050 Square Feet
List Price:	\$2,630,000

## LOT IMPROVEMENTS

Improvements provided by developer shall include county-standard roadways, curbs, gutters, street lights, street trees, and fire hydrants. Curb cuts, water, sewer and electrical hook-ups shall be provided.



## DISCLAIMER

No sub-agency is offered. All information contained in this statement is provided with the understanding that all negotiations relating to the possible purchase of the above-described property shall be conducted exclusively through Avalon Commercial. All information furnished regarding this property development is gathered from sources deemed reliable; however, no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, lot size or other conditions, prior sale or lease, or withdrawal without notice. All figures, sizes, amounts, etc. are estimates only. Maps are not to scale.

## FOR ALL INQUIRIES


**AVALON**  
 COMMERCIAL  
**(808) 587-7770**  
[www.sugarmillcenter.com](http://www.sugarmillcenter.com)