RCA TRADE CENTER



Kahuku, HI

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COLDWELL BANKER COMMERCIAL | REALTY

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EXECUTIVE SUMMARY

RCA TRADE CENTER

NOW TWO OFFERINGS

$6,000,000 EACH - Fee Simple

56-1089 Kamehameha Highway Kahuku, HI 96731
UNITS #20-23 AND #24-27



NOW 2 LISTINGS! BUY 1 OR BOTH! Opportunity to acquire either of two independently offered four-warehouse portfolios, each consisting of four separate parcels. Units #20-23 (TMKs: 1-5-6-3-53-0020 through 0023) and/or Units #24-27 (TMKs: 1-5-6-3-53-0024 through 0027). An exceptional opportunity awaits in the historical Marconi Point Development, offering a rare chance to acquire warehouse units on approximately 6+ acres of fee simple AG-2 zoned land in Kahuku. This property is part of a unique agricultural Condominium Property Regime (CPR) that emphasizes agricultural-based land uses, perfectly blending functionality with the serene North Shore lifestyle.Qualified buyers may pursue either offering individually, providing flexibility for agricultural operators, investors, and owner-users.

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PROPERTY OVERVIEW

- Total # of Units: 8 (#20-27)
- Total Lot Size: 296,443 Square Feet (Approximately 6.8 acres)
- Zone: AG-2
- Multi-tenant building spaces from approximately 2,350 SF to 7,000 SF.
- Single tenant buildings of approximately 14,000 SF.
- Restroom and utilities available



Units #20-23
$6,000,000 Fee Simple
- 158,080 SF (Approx. 3.63 AC)
- Tenant Occupied - Contact us for more information

Units #24-27
$6,000,000 Fee Simple
- 138,363 SF (Approximately 3.17 AC)
- Currently Vacant

AVAILABLE NOW!

TWO SEPARATE OFFERINGS

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- 12' roll up doors
- Steel warehouses with concrete floors
- Cement paved roads

Unit	Building	Size
201	20	~2,317 SF
202	20	~2,353 SF
203	20	~2,364 SF
204	20	~2,364 SF
205	20	~2,366 SF
206	20	~2,393 SF

Unit	Building	Size
210	21	~14,000 SF
220	22	~14,000 SF
230	23	~14,000 SF

Unit	Building	Size
240	24	~14,000 SF
250	25	~14,000 SF
260	26	~14,000 SF
270	27	~14,000 SF



Square Footage is approximate.
Buyer to do own due diligence.

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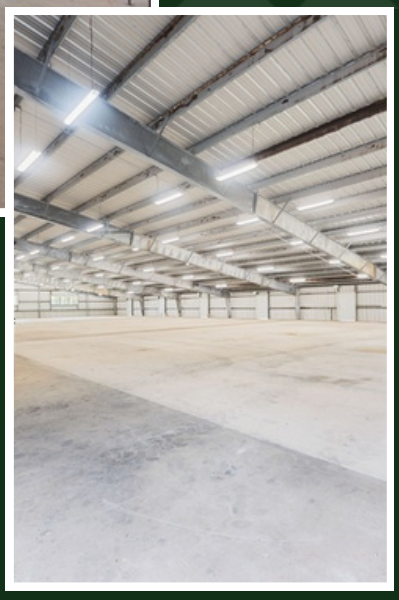





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INVESTMENT HIGHLIGHTS

RCA TRADE CENTER

- Extraordinary opportunity for agriculture businesses to form partnerships in an agriculture focused community.
- High tourism traffic with over a million annual visitors making it ideal for agritourism.
- Value-add opportunity - custom spaces that are scalable. Steel-framed structures can accommodate a diverse range of operators such as hydroponics, aquaponics, breweries, and other businesses focused on sustainable production.
- Enterprise Zone: State tax benefits including exemptions and tax credits - https://invest.hawaii.gov/business-programs/enterprise-zones/#zones













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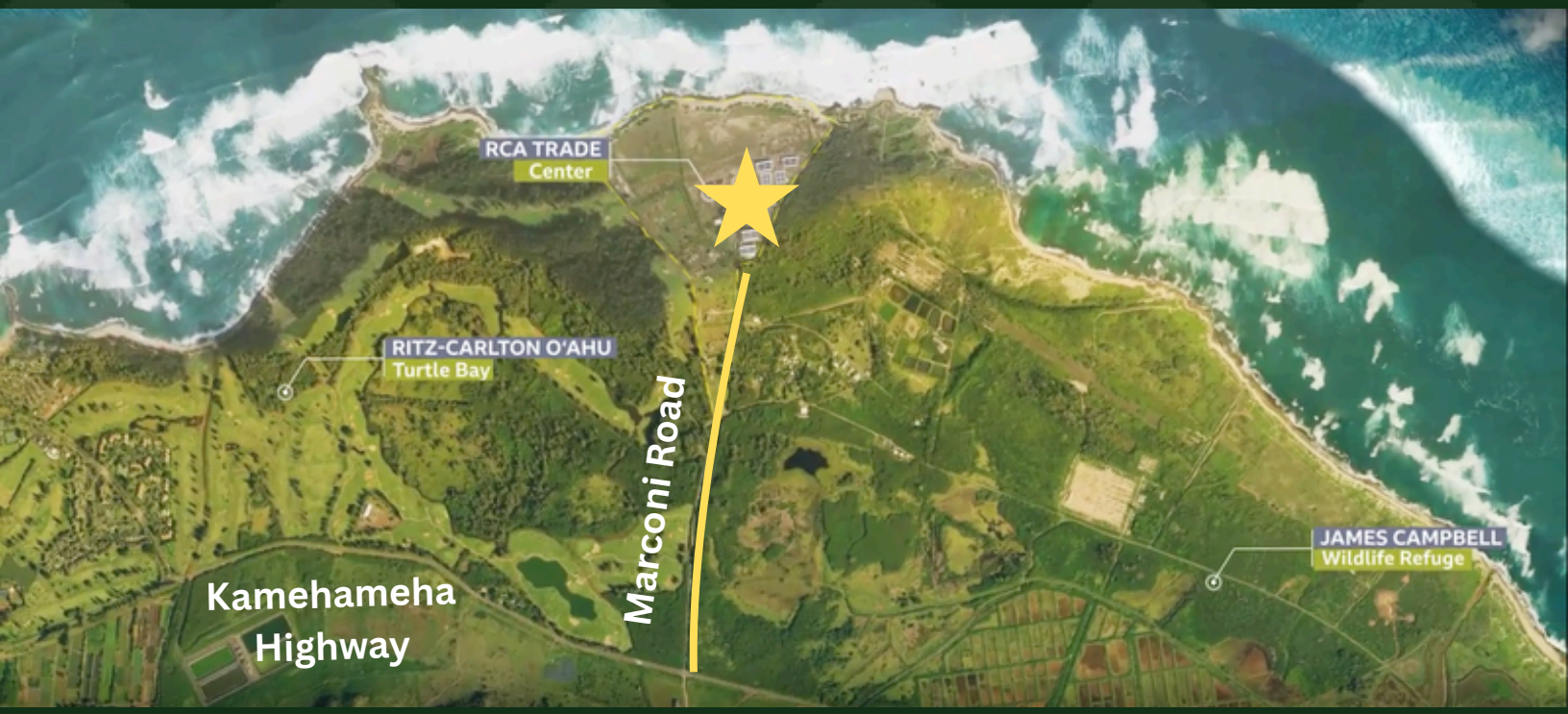
LOCATION OVERVIEW



RCA Trade Center is situated on O'ahu's scenic North Shore in Kahuku, a region renowned for its natural beauty, cultural heritage, and growing economic opportunities. The area is strategically positioned between world-famous attractions such as Turtle Bay Resort and the iconic surf destinations of Sunset Beach, Waimea Bay, and Banzai Pipeline, drawing consistent international tourism throughout the year. It also sits just minutes from the James Campbell Wildlife Refuge and Polynesian Cultural Center, one of Hawai'i's most visited cultural destinations, and the lively Kahuku Sugar Mill food truck hub, a popular stop for both visitors and locals.



Approximately:

45 Minutes from Downtown Honolulu
25 Minutes from Historic Haleiwa Town
10 Minutes from Laie
10 Minutes from Sunset Beach

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PERMITTED USES

Chapter 21-3 Land Use Code AG-2 ZONING DISTRICT	
Aquaculture	Permitted
Crop Production	Permitted
Forestry	Permitted
Open land	Permitted
Game preserves	Permitted
Livestock grazing	Permitted
Livestock production, minor	Permitted
Livestock veterinary services	Permitted
Public uses and structures	Permitted
Chapter 21-3 Land Use Code AG-2 ZONING DISTRICT P/c = Permitted uses subject to standards in Article 5	
Agricultural products processing, minor	P/c
Centralized bulk collection, storage and distribution of agricultural products to wholesale and retail markets	P/c
Composting, minor	P/c
Sale and service of machinery used in agricultural production	P/c
Sawmills	P/c
Storage and sale of seed, feed, fertilizer and other products essential to agricultural production	P/c
Kennels, commercial	P/c
Livestock production, major	P/c
Plant nurseries	P/c
Farm dwellings	P/c
Utility installations, Type A	P/c
Farm dwellings	P/c
Utility installations, Type A	P/c
Chapter 21-3 Land Use Code AG-2 ZONING DISTRICT Ac = Accesory Use subject to standards in Article 5	
Roadside stands, accessory	Ac
Home occupations	Ac
Dwellings for cemetery caretakers	Ac
Chapter 21 Land Use Code AG-2 ZONING DISTRICT Cm = Conditional Use Permit, Minor Subject to Article 5, No Public Hearing	
Wind machines	Cm Ac
Agribusiness activties	Cm
Neighborhood grocery stores	Cm
Recreation facilities, outdoor	Cm
Cemeteries and columbaria	Cm
Meeting facilities	Cm
Schools: Elementary, intermediate	Cm
Antennas, broadcasting	Cm
Utility installations, Type B	Cm
Historic structures, use of	Cm
Joint development	Cm
Chapter 21 Land Use Code AG-2 ZONING DISTRICT Cm = Conditional Use Permit, Major Subject to Article 5, Public Hearing	
Agricultural products processing, major	C
Composting, major	C
Zoos	C
Group living facilities	C
Biofuel processing facilities	C
Resource extraction	C
Waste disposal and processing	C
Day-care facilities	C
Helistops	C
Chapter 21 Land Use Code AG-2 ZONING DISTRICT, Plan Review Use	
Trade or convention center	PRU
Hospitals	PRU
Prisons	PRU
Universities, colleges	PRU
Airports	PRU









CONTACT US FOR MORE INFORMATION:



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BRING YOUR BEST OFFER

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