RCA TRADE CENTER



Kahuku, HI

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TABLE OF CONTENTS

- 01 Executive Summary
- 02 Property Description
- 03 Investment Highlights
- 04 Location Overview



EXECUTIVE SUMMARY RCA TRADE CENTER \$14,000,000 Fee Simple

56-1089 Kamehameha Highway Kahuku, HI 96731 #20-27



TMK: 1-5-6-003-053-0020, 0021, 0022, 0023, 0024, 0025, 0026, 0027

An exceptional opportunity awaits in the historical Marconi Point Development, offering a rare chance to acquire 8 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.

PROPERTY DESCRIPTION

• # of Units: 8 (#20-27)

• 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





- 12¹ 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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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	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 Public uses and structures	Permitted Permitted
	1
Chapter 21-3 Land Use Code AG-2 P/c = Permitted uses subject to sta	The second secon
Agricultural products processing, minor	P/c
The second secon	170
Centralized bulk collection, storage and	
distribution of agricultural products to wholesale and retail markets	P/c
Composting, minor	P/c
	170
Sale and service of machinery used in	P/a
agricultural production Sawmills	P/c
	P/c
Storage and sale of seed, feed, fertilizer	
and other products essential to agricultural	
production	P/c P/c
Kennels, commercial	
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	THE RESERVE OF THE PROPERTY OF THE PERSON OF
Ac = Accesory Use subject to star	ndards in Article 5
Roadside stands, accessory	Ac
	Ac
Home occupations	
	Ac Ac
Home occupations Dwellings for cemetery caretakers Chapter 21 Land Use Code AG-2 Cm = Conditional Use Permit, Minor Subject to	Ac Ac ZONING DISTRICT o Article 5, No Public Hearing
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