

\$16,250,000 - 16-305 Volcano Rd, Keaau

MLS® #722539

\$16,250,000

0 Bedroom, 4.00 Bathroom,
Commercial on 7.03 Acres

KEAAU, Keaau, HI

An exceptional and irreplaceable offering in Keaau, Hawai'i: two contiguous parcels totaling 8.17 ac., featuring entitled industrial land, on-site renewable energy infrastructure, secure access to groundwater from the Mauna Loa Aquifer, and over 22,000 square feet of existing improvements including 1200 PV panels on the adjacent condo lot of 1.141 ac. This is an opportunity to acquire a fully positioned industrial asset in one of Hawai'i Island's most important and resource-conscious industrial corridors. At the core of this property is a fully permitted private well sourcing water from the Mauna Loa Aquifer—a clean, high-recharge aquifer recognized as one of Hawai'i's most reliable. With new well permits no longer being issued, this legally entitled access represents a rare and secure resource that cannot be replicated under current regulations for commercial use. The well is permitted to serve both parcels, w/up to 50% of its capacity transferable between them. Water use remains within sustainable and regulated limits and opens the door to a range of permitted on-site uses. In an era where supply, security and resource independence are critical, this property offers a powerful combination of water access, clean energy, and entitled land uses. The 7.03 ac. lot includes a Special Use Permit (SUP) allowing for industrial operations on agriculturally zoned land—a process that typically takes 24+ months to obtain in Hawai'i. This eliminates significant



entitlement risk and delay. The approx. 22,000 sq.ft. of existing improvements further reduce time and cost for deploymentâ€”avoiding lengthy permitting, construction, and inspection timelines. This property offers a self-reliant infrastructure with water, energy, land control, secure, permitted water rights which are non-reproducible and strategically valuable and, infrastructure advantages that save years of development time. Further valuation perspectives are available w/acceptable financial credentials and NDA.

Built in 1943

Essential Information

MLS® #	722539
Price	\$16,250,000
Bathrooms	4.00
Half Baths	3
Acres	7.03
Year Built	1943
Type	Commercial
Sub-Type	Industrial,Office,Warehouse
Status	Active

Community Information

Address	16-305 Volcano Rd
Subdivision	KEAAU
City	Keaau
State	HI
Zip Code	96760

Exterior

Lot Description	Cleared, Dead End, See Remarks, Wooded
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Additional Information

Date Listed	August 11th, 2025
Days on Market	72
Zoning	A-5A

Listing Details

Listing Office COMPASS

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Listing information last updated on October 22nd, 2025 at 7:34pm HST