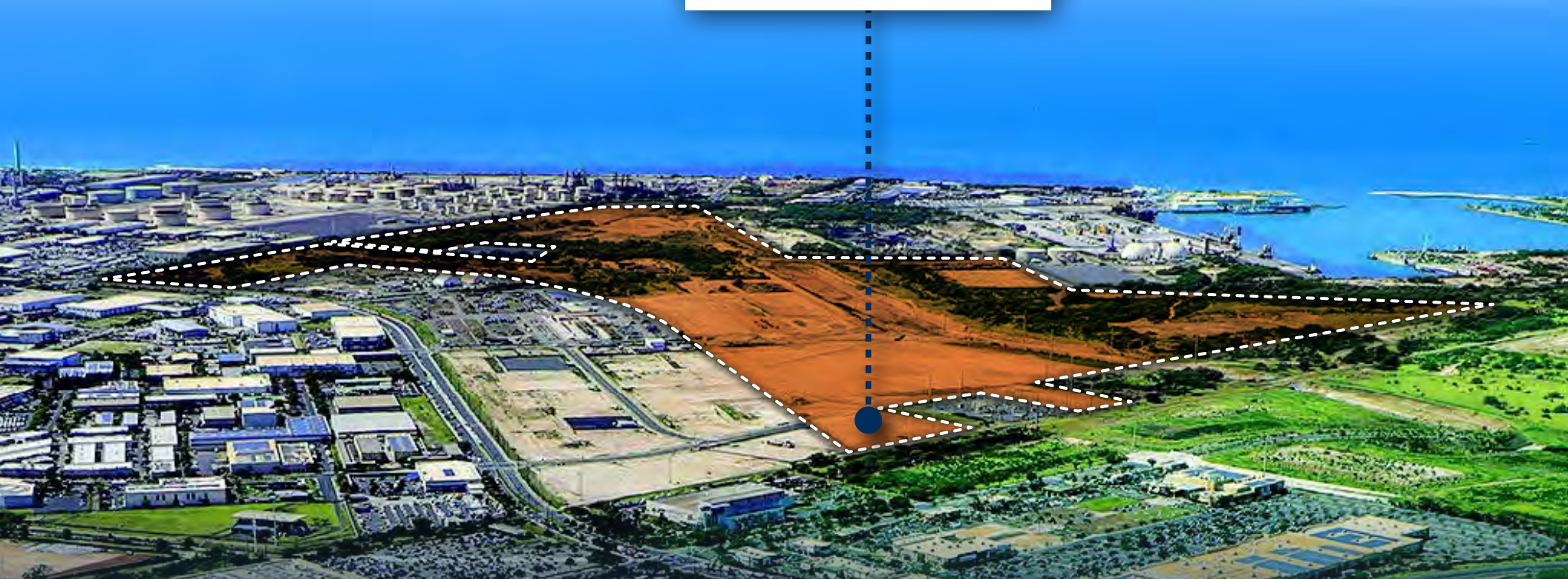


FOR LEASE



BUILDING II



KAPOLEI HARBORSIDE BUILDING II

91-1900 LAUWILIWILI STREET | KAPOLEI, HI 96707

Marcus & Millichap



JAMES CAMPBELL
COMPANY

PROPERTY OVERVIEW

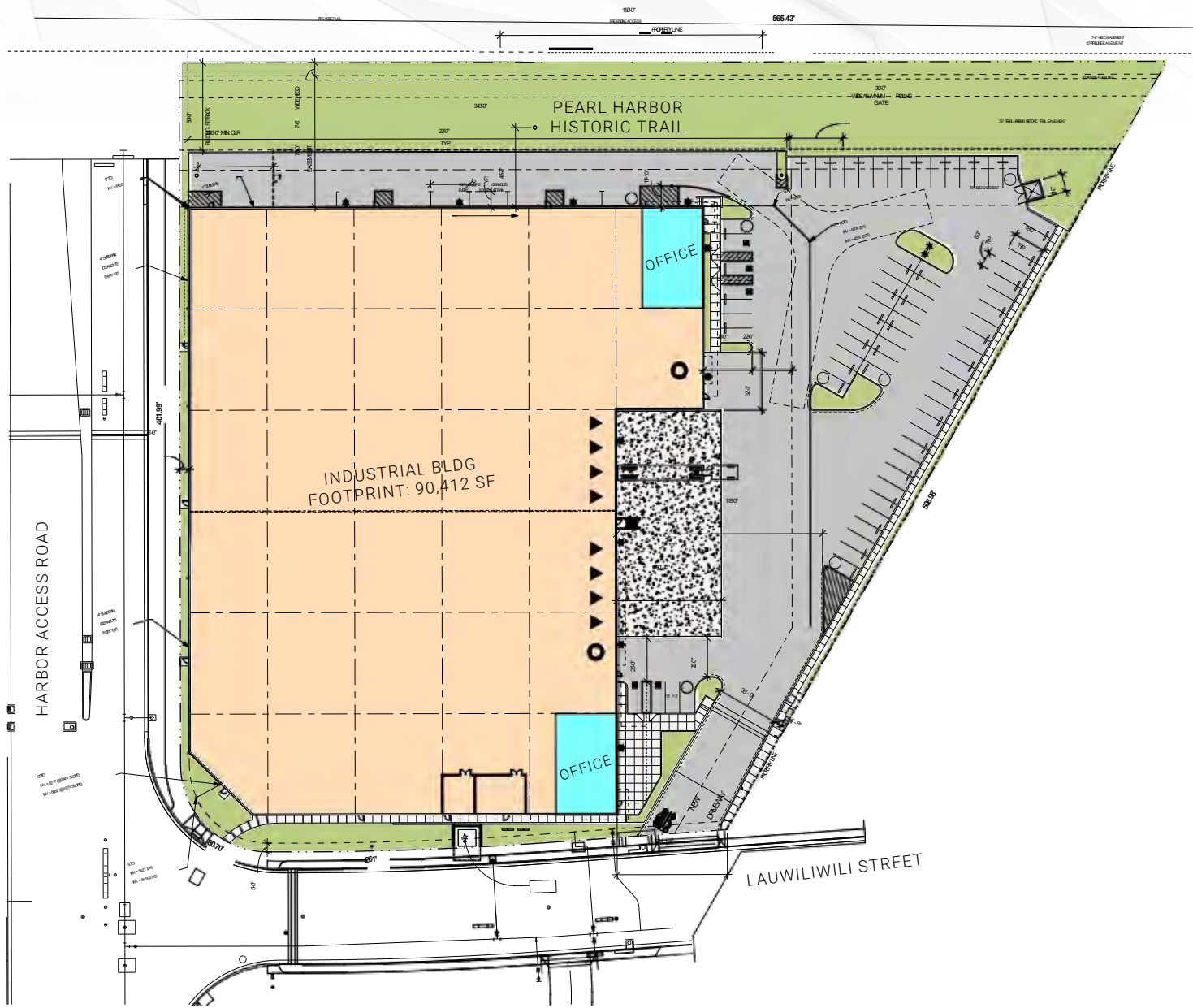
KAPOLEI HARBORSIDE BUILDING II

Kapolei Harborside Building II is a premier Class A industrial warehousing facility located within James Campbell Company's master-planned development. Situated in Kapolei's rapidly expanding industrial market, the property offers rare large-scale IMX-1-zoned warehouse space with immediate access to major transportation infrastructure. Surrounded by national occupiers such as Amazon, Coca-Cola, and CVS, and adjacent to Hawaii's largest industrial park, James Campbell Industrial Park, the development is strategically positioned to serve both local and regional operations. The property is also in close proximity to Kalaeloa Barbers Point Harbor, further enhancing connectivity and supply chain efficiency.



SITE PLAN

KAPOLEI HARBORSIDE BUILDING II



OFFERING SUMMARY

KAPOLEI HARBORSIDE BUILDING II



ASKING BASE RENT

\$1.85 NNN



SIZE

30,000 (Approx.) -
90,412 SF Available



ZONING

IMX-1

PROPERTY DETAILS

TMK	1-9-1-14-89
Lot #	24
Zoning	IMX-1
Asking Base Rent	\$1.85/SF/mo
CAM	\$0.29/SF/mo (2026 estimate)
Size	30,000 (Approx.) - 90,412 SF Available
Term	Negotiable
Ceiling Height	32' Clear Height
Sprinklers	ESFR
Power	3-Phase, 1,200 AMP
Loading	8 Dock-High Doors & 3 Grade-Level Doors
Parking	81 Parking Stalls
Construction	New Construction Concrete Tilt-Up
Office Space	Flexible Office Buildout



HIGHLIGHTS

- Rare opportunity to secure Class A industrial space in a high-barrier-to-entry market with Oahu industrial vacancy remaining at approximately 1%.
- Positioned adjacent to the future Harbor Access Road, creating direct connectivity to H-1 via the new Kapolei interchange currently under construction.
- Strategically located near Kalaeloa Barbers Point Harbor, providing convenient access to Hawaii's second-largest commercial harbor.
- Just 20 miles from Daniel K. Inouye International Airport, enabling efficient regional and interisland distribution.
- Approximately 24 miles from Honolulu Harbor, offering seamless access to Hawaii's primary maritime shipping gateway.
- Located within one of Oahu's designated Opportunity Zones, offering potential tax advantages. HUB Zone eligible.



BUILDING FEATURES

- **Vertical Storage Density (32' Clear Height):** Maximizes cubic storage capacity per square foot, allowing tenants to significantly increase pallet counts compared to Oahu's legacy 20'-24' clear height facilities.
- **Loading & Turnaround Capabilities:** Equipped with 8 dock-high doors and 3 grade-level roll-up doors, designed for high-throughput distribution, container staging, and more.
- **Heavy Power Infrastructure:** Features 1,200 AMP, 3-phase power, ideal for cold storage conversion, automated fulfillment equipment, or light assembly/manufacturing.
- **ESFR Fire Suppression:** High-density Early Suppression, Fast Response sprinklers allow for maximum racking heights



PROJECT FEATURES & BENEFITS

- **Island Scarcity & Scale:** The only major Class A master-planned industrial park on Oahu for the foreseeable future.
- **IMX-1 Zoning:** Allows for a broader mix of quasi-retail, distribution, assembly, and service commercial uses.
- **Direct Harbor Access:** Direct Harbor Access creates an efficient maritime-to-warehouse supply chain corridor.
- **Institutional Pedigree:** Developed by James Campbell Company, one of Hawaii's legacy landowners ensuring institutional-grade infrastructure, long-term master-plan integrity, and sustained asset maintenance.

BUILDING II

- | | | | |
|---|--|--|--|
|  Kapolei Harborside |  Campbell Industrial Park |  Coral Creek Center |  Ka Makana / Kipuka / Kuapapa |
|  Kapolei Business Park (Phase 1) |  Wasach Group |  Wai Kai |  The Crossing Development Project |
|  Kapolei Business Park (Phase 2) |  Hunt Parcels |  Ho'opili | |



LOCATION OVERVIEW

KAPOLEI HARBORSIDE BUILDING II

KAPOLEI HARBORSIDE

- Strategic West Oahu Location – Kapolei Harborside is located in the heart of West Oahu, one of Hawaii's fastest-growing commercial and residential markets, approximately 20 miles west of Downtown Honolulu.
- Growing Employment Hub – Kapolei serves as Oahu's designated "Second City," attracting government offices, healthcare providers, educational institutions, retail, and corporate employers that continue to expand West Oahu's employment base.
- Continued Infrastructure Investment – Ongoing residential, commercial, and transportation improvements continue to support long-term growth throughout the Kapolei trade area.
- Investor & Occupier Appeal – Located within a Qualified Opportunity Zone and HUB Zone, offering potential federal tax advantages for investors and increased federal contracting opportunities for qualifying businesses.
- Proximity to Honolulu Harbor & Airport – Convenient access to Daniel K. Inouye International Airport, Honolulu Harbor, and the island's primary freight corridors via H-1 Freeway makes the area ideal for logistics, distribution, and industrial users.
- Excellent Transportation Access – Immediate connectivity via H-1 Freeway, Farrington Highway, Kalaeloa Boulevard, and Kapolei Parkway provides efficient access throughout Oahu.
- Nearby Retail & Amenities – Minutes from Ka Makana Ali'i, Kapolei Commons, Costco, Home Depot, Target, Walmart, numerous restaurants, hotels, and daily conveniences.
- Access to Kalaeloa & Ko Olina – Close to Kalaeloa Airport, Barbers Point Harbor, Ko Olina Resort, Disney's Aulani Resort, Four Seasons Resort Oahu, and multiple beaches and golf courses.



MAJOR DEMAND DRIVERS

KAPOLEI HARBORSIDE BUILDING II





BUILDING II



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