

FOR LEASE

91-1085 Lexington St

Kapolei, HI



Colliers



Dual-Building Industrial Facility with
Loading Dock & Secured Yard



Video
Tour

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Property Description

This is a tremendous opportunity to secure a turnkey industrial facility in a market with a 1% vacancy. Located at 91-1085 Lexington Street in Kalaheo, just off Roosevelt Avenue and near major users like Costco and Ka Makana Alii, the property features two separate warehouse buildings that can be leased together or individually, offering flexibility for a range of occupiers. Building 1844 totals 46,868 SF and is fully climate controlled, while Building 1659 totals 20,638 SF, for a combined total of 67,506 SF. The site also includes dock-high loading and roughly 50,000 SF of secured outdoor storage and private parking. Situated in Kapolei, Oahu's Second City, the area is home to numerous federal, state, and local government facilities. Nearby industrial neighbors include the new Akaka VA Clinic, Swinerton, Mid Pac Petroleum, Servco, and a growing residential community led by Gentry Homes.

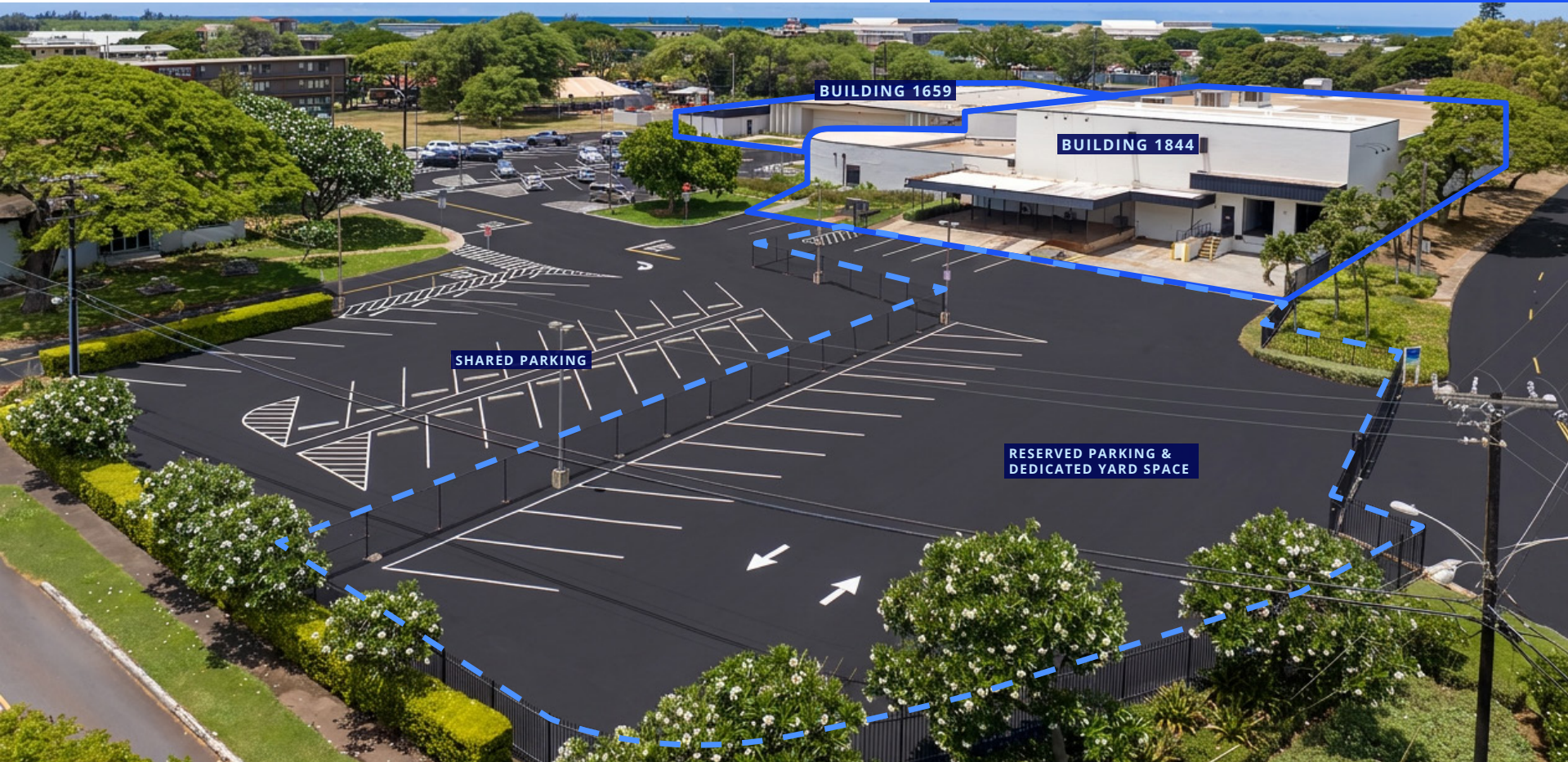
Property Highlights

Area	Kapolei	
TMK	(1) 9-1-13-23	
Address	91-1085 Lexington St., Kapolei, HI	
Zoning	HCDA/T-5/Urban Core (Light Industrial or R&D)	
Base Rent	Warehouse	\$1.30 PSF/Month
	Yard Space	\$0.25 PSF/Month
Operating Expenses	Building 1844	\$0.47 PSF/Month
	Building 1659	\$0.37 PSF/Month
Term	5+ Years	

Features & Benefits

- 3-phase power (800 amps)
- Ample shared parking
- Two, dock high loading bays
- ~50K SF of fenced outdoor storage and dedicated parking space
- Multiple access points to H-1 Freeway via Kalaeloa Boulevard, Fort Barrette Road, and Kualakai Parkway

Available Spaces	Building 1844	46,868 SF
	Building 1659	20,638 SF
	Total	67,506 SF



Building 1844 Photos



Building 1659 Photos





**KALAELOA
TOWN**

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