



PRIME WAREHOUSE SPACE FOR LEASE

WAREHOUSE SPACE AVAILABLE

**91-188 KALAELOA BLVD.
KAPOLEI, HI 96707**

Position your business in one of West Oahu's premier industrial locations. Located directly on Kalaeloa Boulevard, the primary thoroughfare through Campbell Industrial park, this 13,845 SF warehouse offers excellent accessibility and visibility.

The space includes a second floor office, three phase electrical service, and a rooftop solar system with 360 panels operating under NEM. A shared loading area provides efficient truck access, while signage opportunities along one of Kapolei's busiest industrial corridors offers valuable exposure for your business.

INVESTMENT SUMMARY

TMK:	1-9-1-32-39
Zoning:	I-2
Area:	Campbell Industrial, Kapolei
Available Space:	Unit A 13,845 SF
Lease Term:	5+ years
Base Rent:	Negotiable



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For Lease

PROPERTY DESCRIPTION

- 13,845 SF Open Warehouse space with 22' clear height
- Existing office and private restroom
- 3 phase electrical service
- Shared loading area
- Excellent frontage on Kalaeloa Blvd
- Immediate occupancy for warehouse, distribution, contractor, or light manufacturing

SNAPSHOT

Building:	Warehouse
Area:	Campbell Industrial Park
Zoning:	I-2
Lease Term:	5 Years
Lease Type:	NNN
Base Rent:	Contact Agent
Op. Expenses:	\$0.39 per SF/mo
Customer Parking:	Available
Access:	24/7



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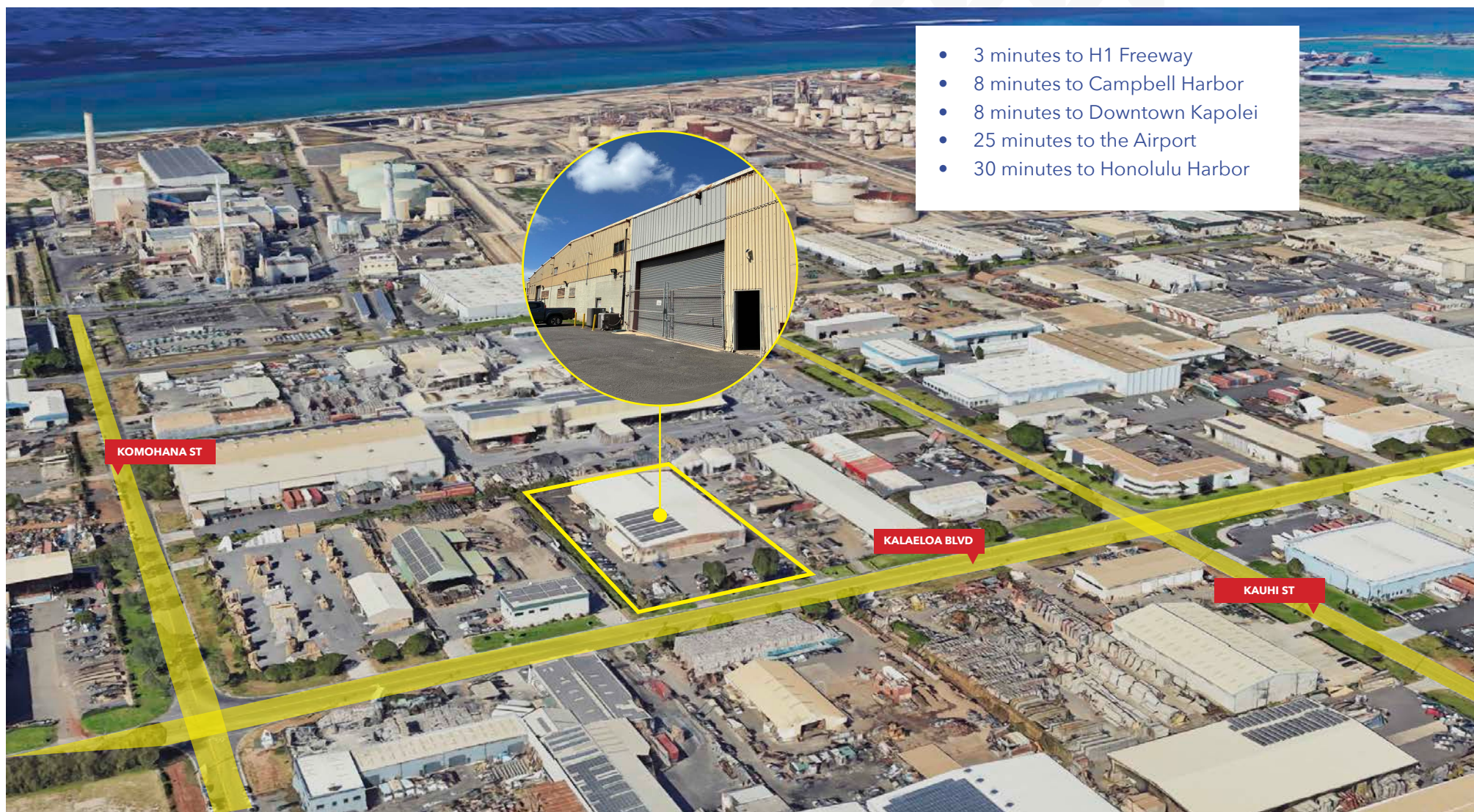


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- 3 minutes to H1 Freeway
- 8 minutes to Campbell Harbor
- 8 minutes to Downtown Kapolei
- 25 minutes to the Airport
- 30 minutes to Honolulu Harbor



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