For Sale | Fee Simple
Modern, High-Functioning Industrial Warehouse

2254 Lauwiliwili Street
Kapolei, HI 96707

Colliers

Investment Overview

- **Premier Industrial Asset** — Rare opportunity to acquire a modern industrial warehouse in Kapolei Business Park Phase II, one of Oahu's most sought-after business addresses
- **1.31-Acre I-2 Zoned Parcel** — Strategically situated site offering flexibility for a wide range of industrial uses
- **34,180 SF Turnkey Warehouse** — Completed in 2021 with new-construction quality, no deferred maintenance, and decades of useful life ahead

- **30-Foot Clear Ceiling Heights** — Maximum operational flexibility for industrial, logistics, distribution, and manufacturing operations
- **Executive-Level Office Build-Out** — Polished, professional workspace that delivers a first-class corporate presence alongside full warehouse functionality
- **Eight (8) Grade-Level Roll-Up Doors** — Seamless loading and unloading designed for high-volume operations

- **Ample On-Site Parking** — Accommodates employees, fleet vehicles, and visitors with ease
- **Owned Solar Panel System** — Meaningfully reduces energy costs for a lasting operational advantage
- **Ideal Owner-User Opportunity** — Combines warehouse efficiency with corporate-grade office space under one roof range of industrial, logistics, distribution, and manufacturing uses.

Investment Summary

List Price:	**Submit Offer**
Reproduction Cost	$25,300,000
Address:	2254 Lauwiliwili Street Kapolei HI 96707
TMK:	(1) 9-1-75: 64
Zoning:	I-2
Land Size (Acres):	1.31 Acres
Land Size (Sq. Ft.):	**57,064 Sq. Ft.**
Building Size:	**34,180 Sq. Ft.**
Ground Floor:	21,476 Sq. Ft.
Office	4,278 Sq. Ft.
Warehouse	17,198 Sq. Ft.
2nd Floor:	6,362 Sq. Ft.
3rd Floor:	6,362 Sq. Ft.
Year Built:	2021
# of Parking Stalls	49
RPT:	$108,085.84
Height Limit:	60'
# of Roll Up Doors	8 grade-level

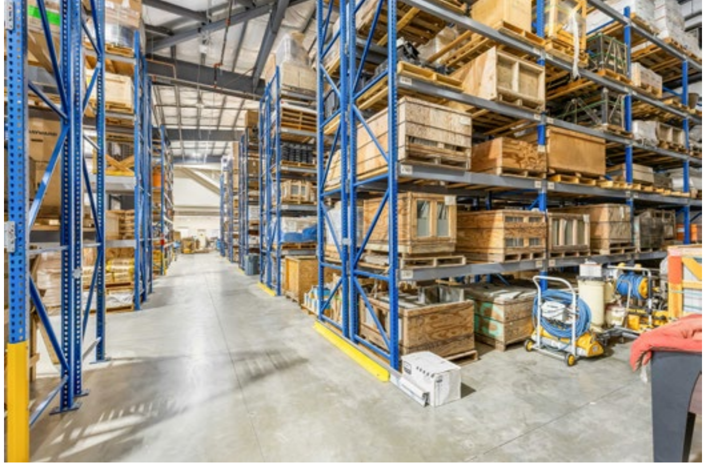
Investment Highlights

Scarcity & Demand: low vacancy, limited industrial zoned land, high land and construction costs, and difficult permitting environment makes new industrial development difficult to replicate.

Asset Quality: Modern, 2021 construction eliminate near-term capital expenditure concerns and deferred maintenance risk.

Market & Location: Kapolei's continued growth as West Oahu's commercial and industrial hub drives strong long-term demand for quality industrial space.

Owned Solar Panels: captures the full economic benefits of on-site generation - reducing monthly utility costs. Owned solar panels enhances the property's long-term value, providing a hedge against rising electricity rates.



Property Highlights

- Kapolei Business Park Phase II — premier Oahu industrial location
- 30' clear ceiling heights
- New construction — completed 2021
- Executive-level office build-out, auto shop and chemical room
- Owned solar panels — reduced energy costs
- 8 grade-level roll-up doors
- Concrete surface w/ Ample on-site parking

3D Matterport Tour

https://my.matterport.com/show/?m=tT8dYfs51mm

Location Description

Situated within Kapolei Business Park Phase II, this property sits at the heart of West Oahu's most active commercial development corridor. As part of one of Hawaii's newest master-planned industrial parks, it reflects the next generation of business infrastructure on the island — drawing quality tenants, modern amenities, and long-term institutional investment.

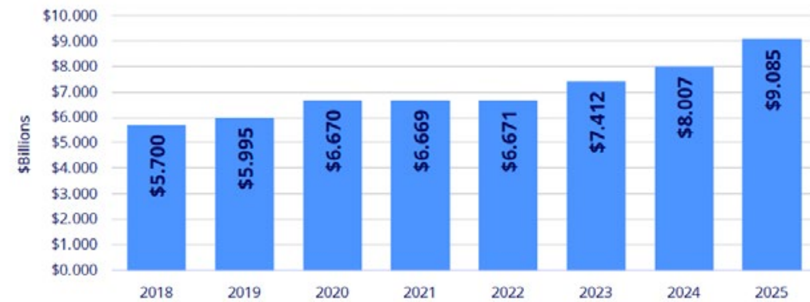
Kapolei has grown into Oahu's "second city," a thriving hub for commerce, industry, and residential expansion with a strong pro-business environment and continued public and private investment. The property benefits from excellent connectivity to the H-1 Freeway and major regional thoroughfares, allowing efficient movement of goods, employees, and fleet vehicles across the island.

Of particular strategic value is the property's proximity to Kalaeloa Harbor and Kalaeloa Airfield — a rare combination of deep-draft maritime access and general aviation capabilities from a single business address. For businesses with freight, logistics, aviation, or defense-related operations, this dual infrastructure advantage is difficult to match anywhere else in Hawaii.

Oahu's Industrial Market Overview

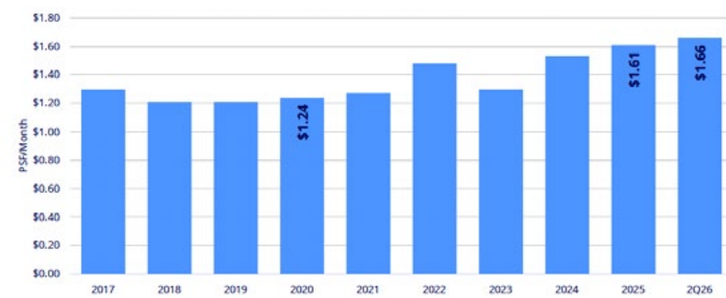
- Oahu's Industrial market remained exceptionally tight in Q2 2026, despite a modest 10,080 square decline in quarterly occupancy and a slight vacancy increase to 1.43% up from 1.40%.
- As the market normalizes after several years of undersupply, availability will remains near historic lows.
- Industrial-related job growth, wholesale sales and contracting activity remain elevated into the second half of 2026, supporting optimism that the sector can weather a potential economic slowdown.
- Inflation remains a key challenge, as the Urban Hawaii Consumer Price Index reached its highest level in two years and higher fuel prices increased shipping, construction, and travel costs.
- Overall, the outlook remains cautiously optimistic as market fundamentals hold steady and geopolitical uncertainty shows signs of easing.

Contracting Sales (December YTD)

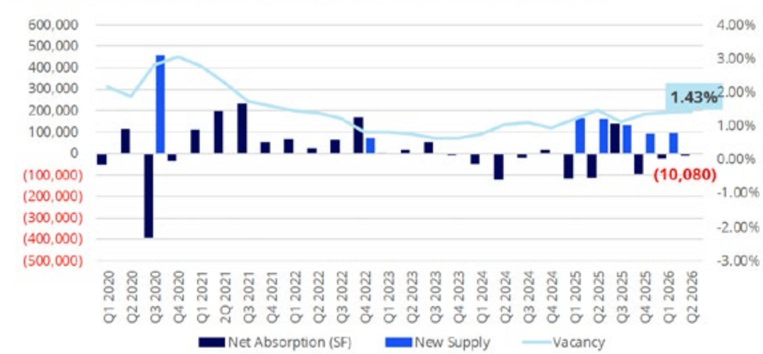


Source: Dept. of Business Economic Development and Tourism

Oahu Weighted Average Asking Base Rent



OAHU INDUSTRIAL NET ABSORPTION VS VACANCY RATE



OVERALL VACANCY RATE	Q2 NET ABSORPTION (SF)	UNDER CONSTRUCTION (SF)	DIRECT WTD AVG ASKING RENT (PSF/MO)
1.43% ▼ YOY ▲ Forecast	-10.1K ▲ YOY – Forecast	397K ▲ YOY – Forecast	$1.66 ▲ YOY ▲ Forecast

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