



KAPOLEI
HARBORSIDE

BUILDING II

CLASS A WAREHOUSE FOR LEASE - 2026 DELIVERY

**CURRENTLY UNDER CONSTRUCTION
WALLS UP. DELIVERY ON SCHEDULE.**



Access to H1



Offering
Presentation

91-1900 Lauwiliwili Street | Kapolei, HI 96707





OPPORTUNITY



ZONING
IMX-1



OCCUPANCY DATE
4th quarter 2026.

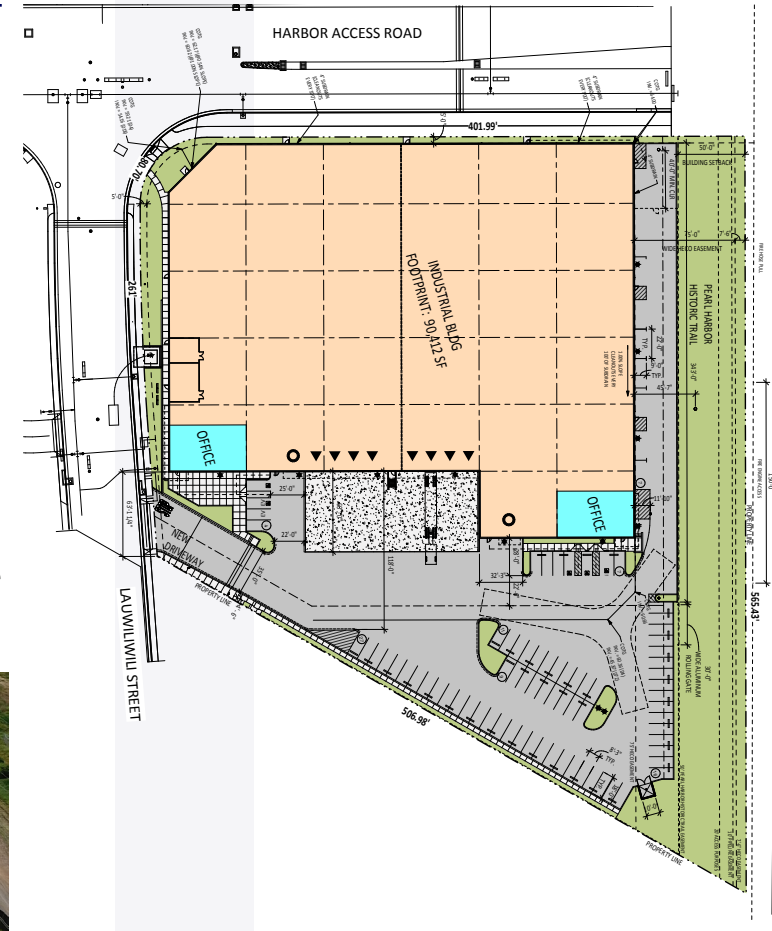
Kapolei Harborside Building II offers a rare opportunity for long-term tenancy in a modern, **Class A warehouse**. Part of James Campbell Company's master-planned industrial development, it is strategically located next to Kalaeloa Harbor in Oahu's fastest-growing region. As the **only large-scale I-zoned industrial warehouse project** expected on the island, it provides valuable space for businesses seeking a prime location.

Adjacent to Campbell Industrial Park, Hawaii's largest industrial hub, the property is surrounded by major national companies like Coca-Cola, CVS, and Amazon. Its proximity to Kalaeloa Barbers Point Harbor, the state's second-largest and busiest harbor, further enhances its appeal for businesses with transportation and distribution needs.



BUILDING FEATURES

- **TMK NUMBER**
1-9-1-14-89
- **LOT SIZE**
4.48 Acres
- **SIZE AVAILABLE**
90,412 SF
- **ZONING**
IMX-1
- **BASE RENT**
\$1.85 NNN
- **CAM**
\$0.29 PSF/Month
(estimated for 2026)
- **TERM**
Negotiable
- **CEILING HEIGHT**
32' clear height
- **SPRINKLERS**
ESFR Sprinklers
- **POWER**
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 build-
out (turn-key package
available)



**JAMES CAMPBELL
INDUSTRIAL PARK**

**KAPOLEI
BUSINESS PARK**

Kalaeloa Blvd

**KAPOLEI
BUSINESS
PARK WEST**

**KAPOLEI
HARBORSIDE
BUILDING II**

KALAELOA HARBOR

**LAULIMA
GATEWAY CENTER**

Star Advertiser

**Laulima Gateway
Residential Phase I
1,205 Multi-Family Units**

KAPOLEI COMMONS

Future Road to H-1 Freeway

**INTERSTATE
H1
ADT 69,700**

**Makaiwa Hills
4,300 Planned Homes**



LOCATION

Kapolei Harborside offers a prime industrial location with easy access to Kalaeloa Harbor, Kalaeloa Airport, and key transportation routes. Enhanced infrastructure improves capacity and reduces congestion, ensuring seamless logistics. Nearby amenities, including dining, retail, and banking, make it an ideal hub for businesses seeking connectivity and efficiency.



BUILDING II FOR LEASE

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