

Open for  
Occupancy



# INDUSTRIAL CONDOMINIUMS

For Sale (FS) and For Lease

**Address** 91-1965 Lauwiliwili St.  
Kapolei, HI 96707

**TMK** (1) 9-1-175-012

**Zoning** I-2

**Available Space** 1,280 SF - 38,861 SF

**Pricing** Ground Floor  
starting at \$500 PSF

2nd Floor  
starting at \$400 PSF

**AMPLE PARKING - ADDITIONAL PARKING  
AVAILABLE FOR PURCHASE**

[Interest Form](#)

[TheCrossingKapolei.com](http://TheCrossingKapolei.com)

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# THE OPPORTUNITY

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The Crossing at Kapolei Business Park West offers convenient and accessible options for small industrial users consisting of warehouse condominiums ranging in size from 1,280 – 38,861 square feet. Medium and large users can also combine units for a maximum contiguous space of 59,700 square feet (in future phase).

The I-2 zoned property offers prime frontage at the highly visible corner of Kalaeloa Boulevard and Lauwiliwili Street, minutes away from the H-1 Highway. The center will feature 26' (Ground Floor) and 13' & 14' (2nd floor) clear heights, rooftop parking, loading dock access, security, and other desirable amenities.

# PROJECT HIGHLIGHTS

## UTILITIES

- Hawaiian Electric Power (directly metered - arranged by each unit)
- Possibility for heavy industrial power\*
- Water and sewer stub outs into each unit (submetered)
- Access to a conduit that facilitates connection to high-speed data lines



## AMPLE PARKING

- Onsite assigned parking fronting units
- Additional rooftop tandem parking stalls available for purchase

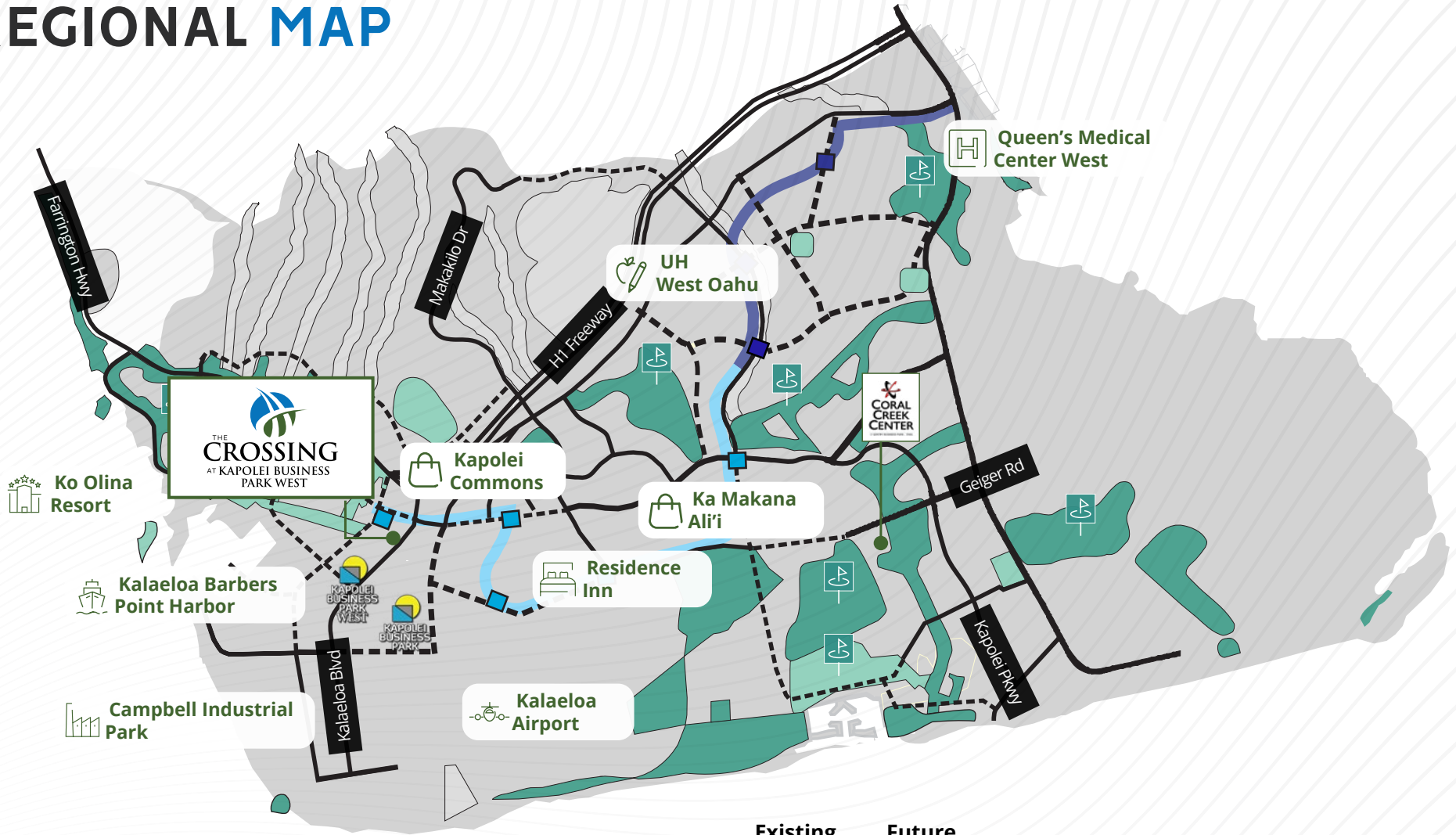
## FEATURES & BENEFITS

- 26' (Ground Floor) and 13'/14' for (2nd Floor) clear warehouse height
- Concrete precast construction
- Access to common loading docks and loading areas
- Grade-level overhead roll-up doors
- Fire sprinkler system
- Glass storefront with entry door
- Troweled concrete floor
- Fire alarm AV signal and manual stations at exits
- Rooftop pads for future HVAC
- 4-inch vent to roof

*\*Negotiable based on need*

*Renderings shown are for illustrative purposes only, not to scale, and may be subject to change.*

# REGIONAL MAP



Existing	Future	
		Highway & Existing Major Streets
		Elevated Rail Transit Line
		Rail Transit Station
		Parks & Golf Courses

# AREA DEMOGRAPHICS

	3-Mile	5-Mile	7-Mile
Estimated Population	49,154	109,709	177,231
Projected Population	49,064	109,472	176,021
Median Household Income	\$109,381	\$109,823	\$106,468
Median Home Value	\$675,666	\$684,362	\$681,151

## DEMOGRAPHICS AT A GLANCE (7-MILE)



DAYTIME POPULATION

**138,000**



HOUSEHOLD FAMILIES

**48,496**



MEDIAN AGE

**35.0**



BACHELOR'S DEGREE+

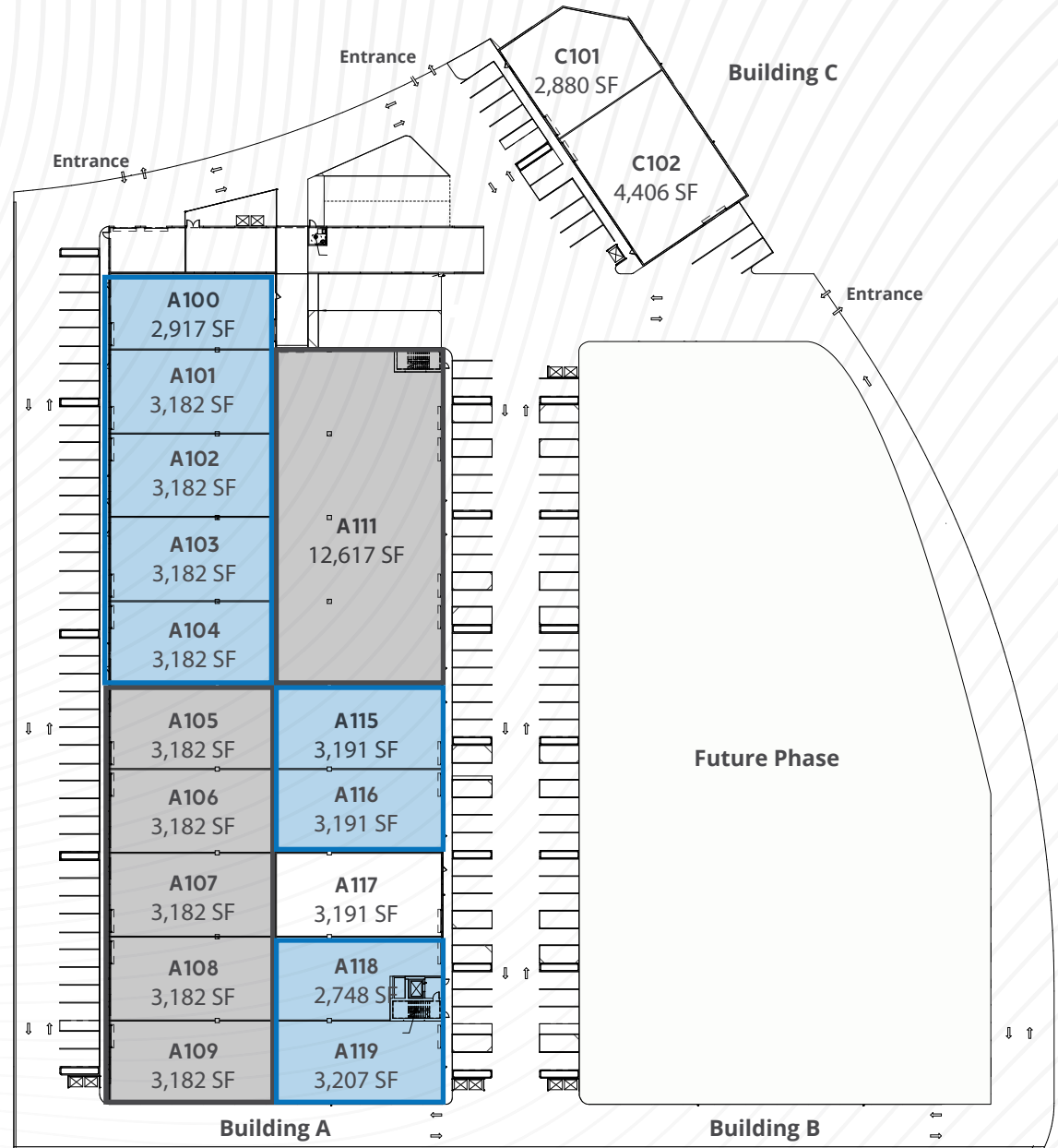
**21.5%**

# SITE PLAN

## FIRST FLOOR

Building A	59,700 SF
Building C	7,286 SF
Future Phase	-



- Reserved / In Escrow
- Available

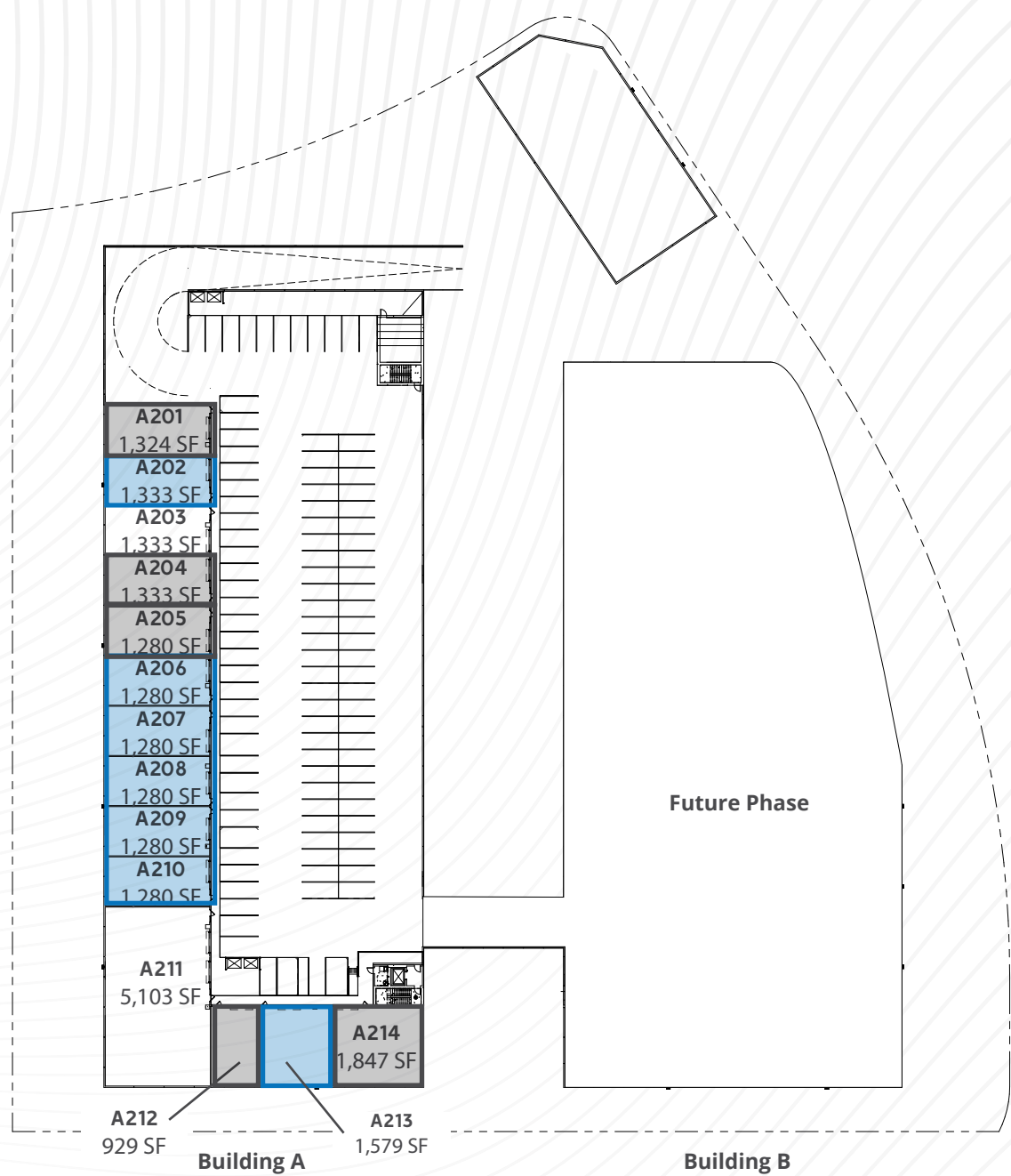


# SITE PLAN

## **SECOND FLOOR**

Building A	22,461 SF
Future Phase	-

-  Reserved / In Escrow
-  Available



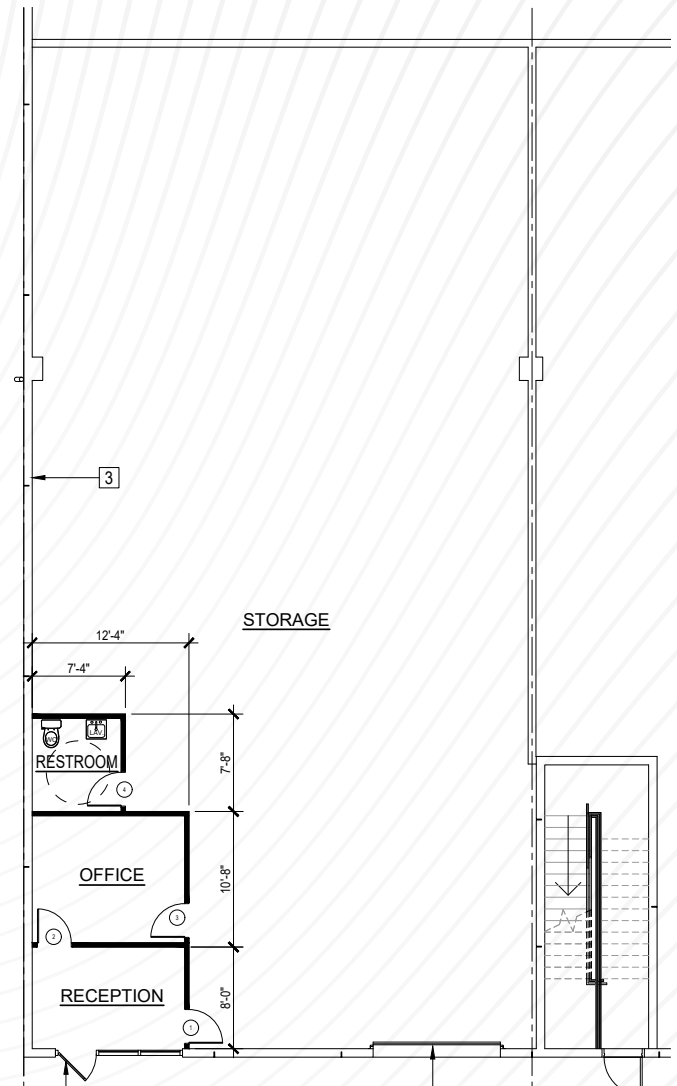
# UNIT DETAILS A119

BUILDING A				
Unit	SF	Assigned Stalls	Optional Stalls*	Total Parking Stalls
A119	3,207	1	3	4

Warehouse/office Space in development – early 2026 delivery! Ideal for those who prefer the convenience of a turn-key space.

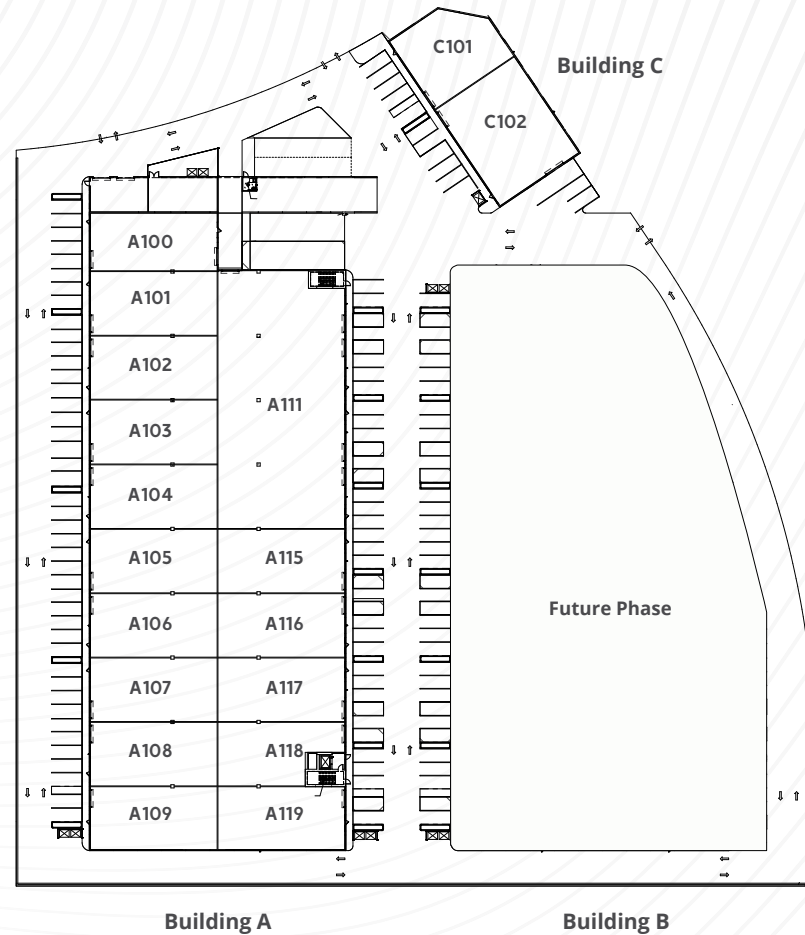
## Features

- Corner Unit
- ADA restroom
- Air-Conditioned office space
- Dedicated reception area
- Glass storefront with a man door
- 10x12 overhead roll-up door
- Standard electrical service
- Lighting – office and warehouse
- Fire sprinkler system
- 26' clear height
- 4 stalls available



# UNIT DETAILS FIRST FLOOR

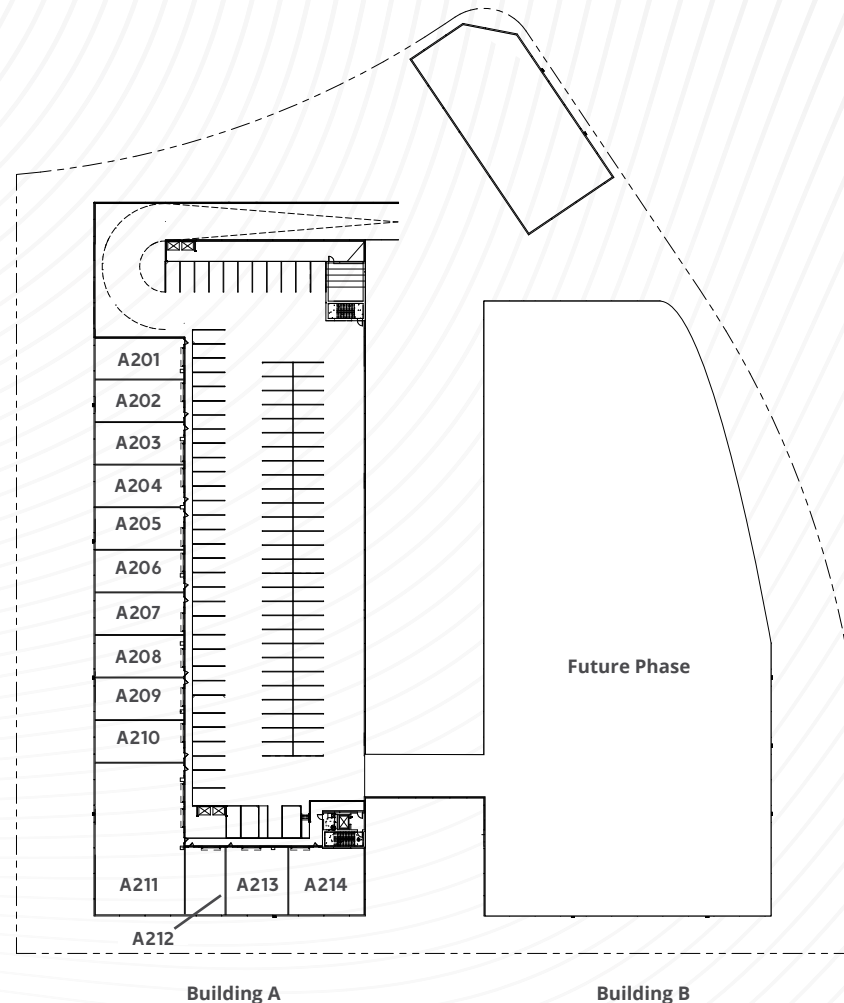
BUILDING A				
Unit	SF	Assigned Stalls	Optional Stalls*	Total Parking Stalls
A100	2,917	3	0	3
A101	3,182	4	0	4
A102	3,182	4	0	4
A103	3,182	4	0	4
A104	3,182	4	0	4
A105	3,182	4	0	4
A106	3,182	5	0	5
A107	3,182	4	0	4
A108	3,182	4	0	4
A109	3,182	3	0	3
A111	Sold	4	12	16
A115	3,191	1	3	4
A116	3,191	1	3	4
A117	Sold	1	3	4
A118	2,748	1	3	4
A119	3,207	1	3	4
<b>Total</b>	<b>59,700</b>	<b>52</b>	<b>27</b>	<b>79</b>



\* Option to add up to the number of stalls indicated. Current rental rate is \$40/mo. Option to purchase Optional/Additional Stalls at \$60,000/stall.

# UNIT DETAILS SECOND FLOOR BUILDING A

BUILDING A																			
Unit	SF	Assigned Stalls	Optional Stalls*	Total Parking Stalls															
A201	1,324	1	1	2															
A202	1,333	1	1	2															
A203	Sold	1	1	2															
A204	1,333	1	1	2															
A205	1,280	1	1	2															
A206	1,280	1	1	2															
A207	1,280	1	1	2															
A208	1,280	1	1	2															
A209	1,280	1	1	2															
A210	1,280	1	1	2															
A211	Sold	2	4	6															
A212	929	1	1	2	A213	1,579	1	1	2	A214	1,847	1	1	2	<b>Total</b>	<b>22,461</b>	<b>15</b>	<b>17</b>	<b>32</b>
A213	1,579	1	1	2															
A214	1,847	1	1	2															
<b>Total</b>	<b>22,461</b>	<b>15</b>	<b>17</b>	<b>32</b>															



\* Option to add up to the number of stalls indicated. Current rental rate is \$40/mo. Option to purchase Optional/Additional Stalls at \$60,000/stall.



# ABOUT THE DEVELOPER



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Avalon Development is a leading real estate development company that is focused on building better communities in Hawaii. Based in downtown Honolulu, Avalon is an active developer and investor of real estate while providing an array of services, including (but not limited to) project management, leasing and sales. Avalon has consistently sought out opportunities to help fill the needs of businesses around Hawaii, from developing large scale business centers like Mill Town Business Park, Sugar Mill Industrial Park, Kapolei Enterprise Center, Kapolei Business Park and Kapolei Business Park West, to owner-user warehouses such as the American Tire Warehouse, Medline Industrial Center, City Moving Industrial Center, and Leowahine Industrial Center. Currently, Avalon is developing Coral Creek Center, The Crossing at Kapolei Business Park West, and Royal Koa Center at Koa Ridge Industrial Park--which, combined, will create approximately 500,000 sqft. of industrial space on O'ahu. Avalon remains one of the most prolific industrial developers in the state of Hawai'i.

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