



For Sublease

BRAND NEW 23,250 SF OF HIGH-CUBE, HEAVY POWER
WAREHOUSE IN KAPOLEI'S INDUSTRIAL CORE

1001 KO'OLOA'ULA STREET

KAPOLEI, HI 96707



Property OVERVIEW

This modern, Class A I-2 zoned concrete tilt-up warehouse on Kooloaula Street in Kapolei positions your operation in the center of Oahu's fastest-growing industrial region. Strategically located near Kalaeloa Barbers Point Harbor, the state's second-largest commercial harbor, the property offers a logistical advantage for import, export, and inter-island distribution users who depend on efficient port access.

Bordering Campbell Industrial Park, Hawaii's largest industrial hub, you're surrounded by established national and regional operators who rely on this corridor for scale, infrastructure, and workforce access.

Inside, the building is purpose-built for performance: 32-foot clear heights, expansive open-span layout, durable concrete floors, multiple loading docks, and strong power capacity to support manufacturing, distribution, and high-volume logistics. A generous yard area provides flexibility for container storage, fleet staging, or equipment laydown, complemented by ample on-site parking and efficient truck circulation.

For companies that prioritize access, scale, and long-term positioning, this Kapolei facility delivers the infrastructure and location that drive serious operations.

LOCATION	Kapolei
ADDRESS	1001 Ko'oloa'ula St Kapolei, HI 96707
TMK	1-9-1-14-96
ZONING	I-2 Intensive Industrial
TERM	Through June 2031
AVAILABLE SPACE	Zone 3 (23,250 SF)
BASE RENT	\$1.80 PSF/MO
OPERATING EXPENSES	\$0.36 PSF/MO (2026 estimate)



Property FEATURES

- + **Brand new, Class A concrete tilt-up construction** designed for modern industrial, manufacturing, and distribution operations.
- + **Prime Kapolei location** neighboring Kalaeloa Barbers Point Harbor and Campbell Industrial Park, supporting import, export, and inter-island movement.
- + **High-performance warehouse features including 32-foot clear heights**, open-span layout, multiple loading docks, strong power capacity, large yard area, and ample parking for trucks and employees. compared to new construction or urban infill projects
- + **Docks & Roll up Doors**, Four (4) loading docks and One (1) Grade Level Roll up Door.



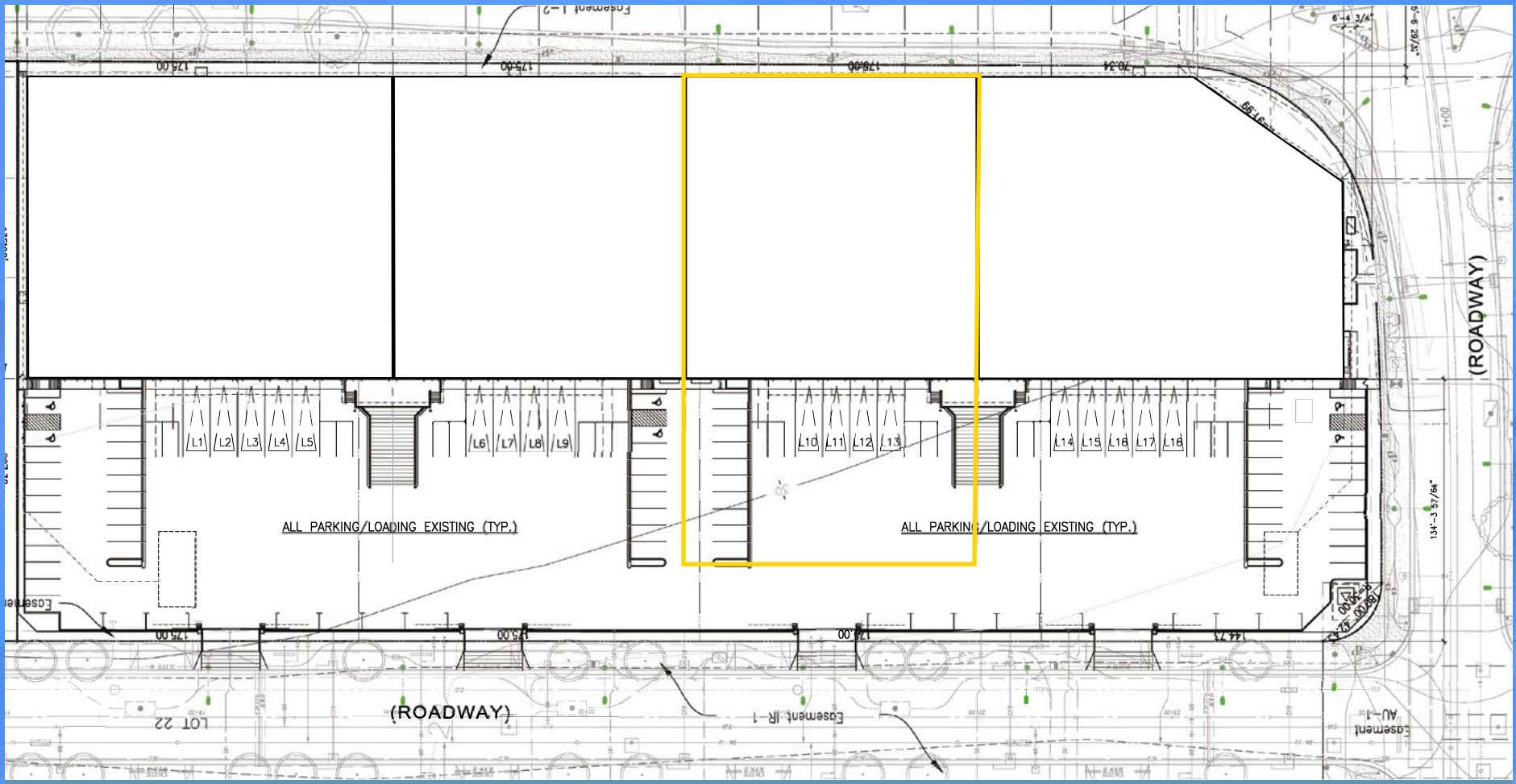
Property SITEPLAN

BUILDING

Available Space

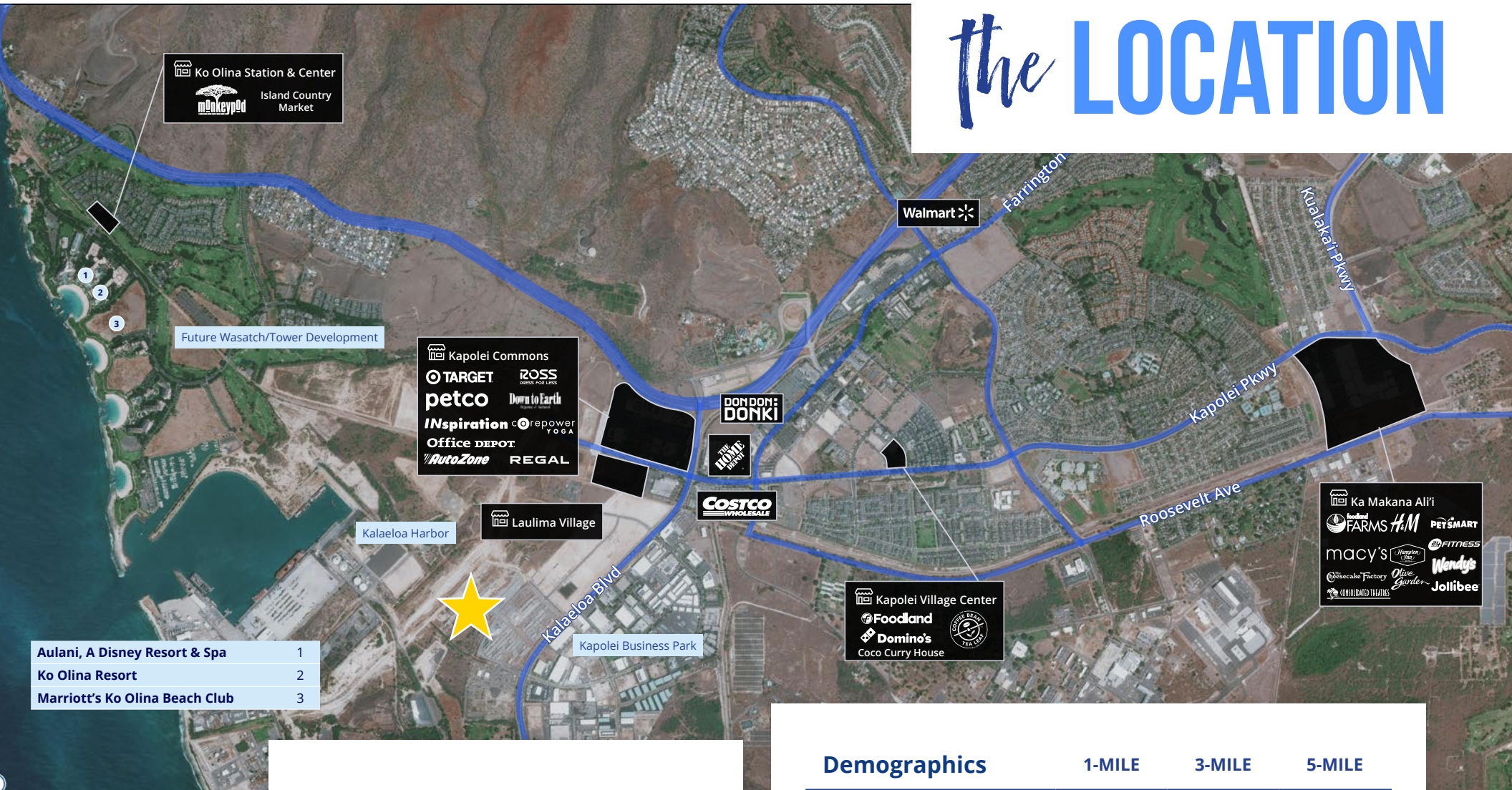
SQUARE FOOTAGE

23,250



Disclaimer: Space measurements and plans provided are for illustrative purposes only and may not align with public records; buyers are encouraged to verify details independently.

the LOCATION



- | | |
|--------------------------------|---|
| Aulani, A Disney Resort & Spa | 1 |
| Ko Olina Resort | 2 |
| Marriott's Ko Olina Beach Club | 3 |

Driving Times

Minutes

Waipahu	15
Waipio	20
Airport	28
Downtown	40

Demographics

1-MILE

3-MILE

5-MILE

Population	23,146	73,071	154,149
Households	7,063	21,860	43,104
Median Home Value	\$844,195	\$895,463	\$873,620
Median Age	36.4	35.0	36.3
Bachelor's Degree +	25.7%	22.9%	21.9%

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