

# Kapaa Industrial Park

201 Kapaa Quarry Road, Kailua, HI 96734

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

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# Property Highlights



## Property Specifications

|                          |                                           |
|--------------------------|-------------------------------------------|
| Address                  | 201 Kapaa Quarry Road<br>Kailua, HI 96734 |
| Zoning                   | I-1 & I-2 (Intensive Industrial)          |
| Available Warehouse Size | 2,250 - 30,000 square feet                |

- On Site Management
- 24-hour roving security
- Cooperative community atmosphere
- Modified gross rent structure
- Newly built turn-key units

View Video



## Interactive Site Plan





## Property Description

Comprised of more than 35 buildings with over 350,000 square feet of office and warehouse improvements, and 25 acres of industrial yard space, Kapaa Industrial Park presents a very unique opportunity to house and grow your business all in one location. Kapaa Industrial Park's mixture of first class office space, high cube warehouse space, graveled and paved yard spaces, and affordable quonset huts allows businesses of all sizes to thrive.

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## Convenient Location

Downtown Honolulu

10 miles

Waikiki

14 miles

Pearl City

20 miles

Waipahu

23 miles

Kapolei

30 miles

# For Lease

## Building B **Unit 104B**

Colliers

### Unit Highlights

Mezzanine storage offered at no charge

Easy access

24/7 security

On site property management



### Property Specifications

|                 |                                     |
|-----------------|-------------------------------------|
| Address         | 203 Quarry Road<br>Kailua, HI 96734 |
| Available Space | Unit 104B (2,400 SF)                |
| Base Rent       | \$2.40 PSF/Mo                       |
| Term            | 3 - 5 Years                         |

Unit 104B provides 2,400 square feet of well-designed warehouse space, featuring a built-out ground-floor office, convenient mezzanine storage, private restroom, and three reserved parking stalls.



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# For Lease

## Building B Unit 104C

Colliers

### Unit Highlights

Mezzanine storage offered at no charge

Easy access

24/7 security

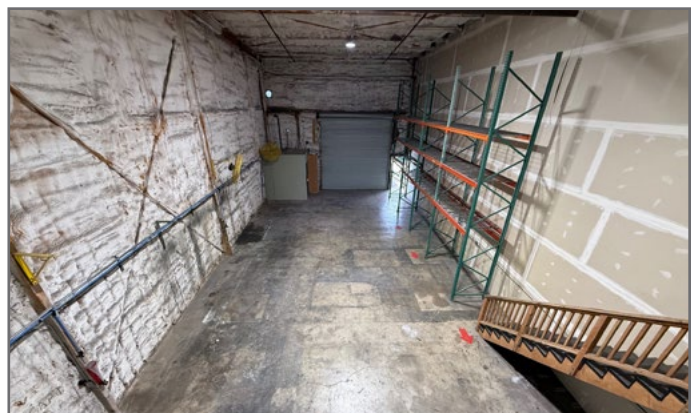
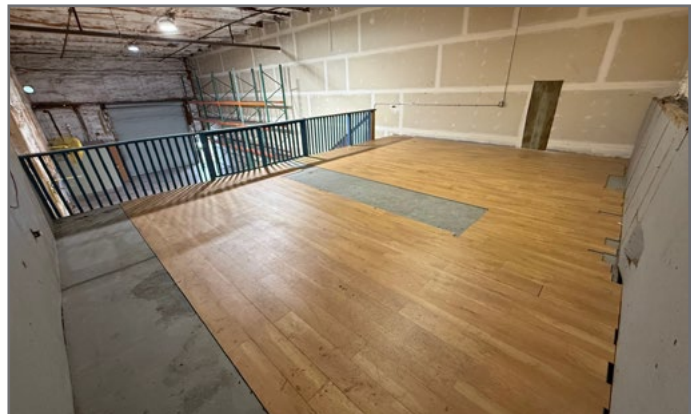
On site property management



### Property Specifications

|                 |                                     |
|-----------------|-------------------------------------|
| Address         | 203 Quarry Road<br>Kailua, HI 96734 |
| Available Space | Unit 104C (2,400 SF)                |
| Base Rent       | \$2.40 PSF/Mo                       |
| Term            | 3 - 5 Years                         |

Unit 104C offers 2,400 square feet of versatile warehouse space, featuring a ground-floor office, mezzanine storage, a private restroom, and three dedicated parking stalls.



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# For Lease

## Building 23 **Unit 2301**

Colliers

### Unit Highlights

Turn key air conditioned office space

5 reserved parking stalls

Adjacent yard space also available to lease

Easy access to highways

24 hour roving security

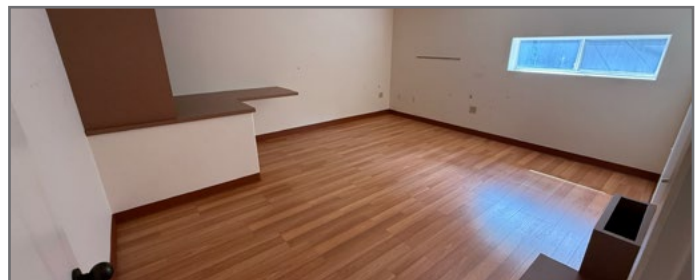
On site property management



### Property Specifications

|                     |                                                                        |
|---------------------|------------------------------------------------------------------------|
| Address             | 203 Quarry Road<br>Kailua, HI 96734                                    |
| Available Space     | Unit 2301 (2,400 SF warehouse and 600 SF air conditioned office space) |
| Modified Gross Rent | \$2.65 PSF/Mo                                                          |
| Term                | 3 - 5 Years                                                            |

Unit 2301 is comprised of 2,400 SF of ground floor warehouse space and 600 sf of second floor mezzanine storage & office space.



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# For Lease

## Building 23 **Unit 2303**

Colliers

### Unit Highlights

5 private offices

Kitchenette & conference room

Easy access to highways

24 hour roving security

On site property management



### Property Specifications

|                     |                                     |
|---------------------|-------------------------------------|
| Address             | 203 Quarry Road<br>Kailua, HI 96734 |
| Available Space     | Unit 2303 (3,395 SF)                |
| Modified Gross Rent | \$3.00 PSF/Mo                       |
| Term                | 3 - 5 Years                         |

Unit 2303 is comprised of 2216 SF of air conditioned office and 1179 square feet of high cube warehouse space.



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# For Lease

## Building 24 **Unit 24C**

Colliers

### Unit Highlights

4 roll up doors

High cube warehouse

Clear span

Ample yard space for  
container staging

Roving security



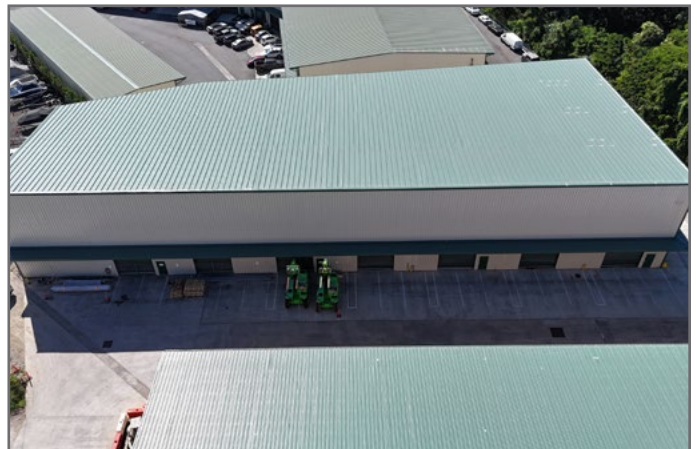
### Property Specifications

|         |                                     |
|---------|-------------------------------------|
| Address | 203 Quarry Road<br>Kailua, HI 96734 |
|---------|-------------------------------------|

|                 |           |
|-----------------|-----------|
| Available Space | 10,509 SF |
|-----------------|-----------|

|                        |               |
|------------------------|---------------|
| Modified Gross<br>Rent | \$2.50 PSF/Mo |
|------------------------|---------------|

|      |             |
|------|-------------|
| Term | 3 - 5 Years |
|------|-------------|



View Video



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# For Lease

## Building 25 **Unit 2501**

Colliers

### Unit Highlights

Air conditioned office space

Easy access to highways

24 hour roving security

On site property management



### Property Specifications

|                     |                                     |
|---------------------|-------------------------------------|
| Address             | 203 Quarry Road<br>Kailua, HI 96734 |
| Available Space     | Unit 2501 (1,300 SF)                |
| Modified Gross Rent | \$3.50 PSF/Mo                       |
| Term                | 3 - 5 Years                         |

Unit 2501 consists of 1,300 square feet of air conditioned office space. With (4) private offices, a kitchenette, and conference room, this space offers a unique opportunity for growing Windward businesses.



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# For Lease

## Building 25 **Unit 2502**

Colliers

### Unit Highlights

Easy access to highways

24 hour roving security

On site property management

Ample parking



### Property Specifications

|                     |                                     |
|---------------------|-------------------------------------|
| Address             | 203 Quarry Road<br>Kailua, HI 96734 |
| Available Space     | Unit 2502 (3,900 SF)                |
| Modified Gross Rent | \$2.65 PSF/Mo                       |
| Term                | 3 - 5 Years                         |

Unit 2502 is a desirable corner unit featuring seven dedicated parking stalls and excellent accessibility. The clear-span layout offers a wide-open floor plan, ideal for a variety of uses.



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# For Lease

## Building 30 **Unit 3001**

Colliers

### Unit Highlights

Turn key office space

Ample parking

Double sided warehouse bays  
for easy access & loading

On site maintenance and  
management

24 hour roving security

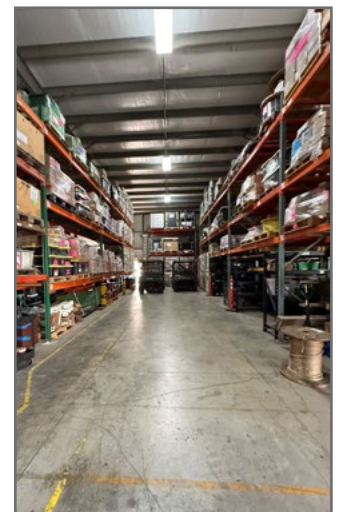
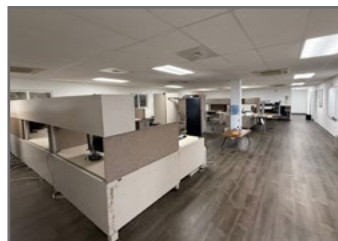
Highly visible location in  
center of project



### Property Specifications

|                 |                                     |
|-----------------|-------------------------------------|
| Address         | 203 Quarry Road<br>Kailua, HI 96734 |
| Available Space | Unit 3001 (13,340 SF)               |
| Gross Rent      | Please inquire                      |
| Term            | 3 - 5 Years                         |
| Available       | 2/1/2026                            |

Establish your presence in the heart of Kapa'a Industrial. Unit 3001 offers outstanding visibility, accessibility, and functionality. Enjoy ample parking and dual-sided warehouse bays designed for seamless flow and efficient loading. The two-story, turnkey office space features a versatile layout - ideal for serving as your company's headquarters.



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# For Lease

## Building 34

Colliers

### Unit Highlights

Brand new high cube  
warehouse space

Each bay includes 600 SF of  
air conditioned, second floor  
office space

28 ft ceilings

Easy access to highways

24 hour roving security



### Property Specifications

Address 203 Quarry Road  
Kailua, HI 96734

Available Space 2,250 - 36,000 SF

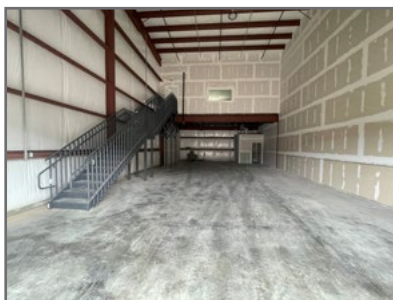
Gross Rent Please Inquire

Term 3 - 5 Years

Available June 2025



View Video



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# For Lease

## Building 35

Colliers

### Unit Highlights

Common loading dock

40 FT clear height

Turn key office space

On site maintenance and management

24 hour roving security



### Property Specifications

|                 |                                     |
|-----------------|-------------------------------------|
| Address         | 203 Quarry Road<br>Kailua, HI 96734 |
| Available Space | 26,905 SF total                     |
| Gross Rent      | Please Inquire                      |
| Term            | 3 - 5 Years                         |
| Available       | Q1 2026 Delivery                    |

Amazing opportunity to secure a newly constructed high cube warehouse with loading dock and 40 ft clear height.



|                                        |                                        |                                        |                                        |                                        |                                        |
|----------------------------------------|----------------------------------------|----------------------------------------|----------------------------------------|----------------------------------------|----------------------------------------|
| TOTAL: 2,361 SF<br>Warehouse: 2,343 SF | TOTAL: 3,110 SF<br>Warehouse: 2,510 SF | TOTAL: 3,343 SF<br>Warehouse: 2,743 SF | TOTAL: 3,576 SF<br>Warehouse: 2,976 SF | TOTAL: 6,543 SF<br>Warehouse: 5,534 SF | TOTAL: 7,341 SF<br>Warehouse: 6,333 SF |
| Office: 618 SF                         | Office: 600 SF                         | Office: 600 SF                         | Office: 600 SF                         | Office: 1,009 SF                       | Office: 1,028 SF                       |

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# For Lease

## Building 50 **Unit 5007**

Colliers

### Unit Highlights

Easy access

24/7 security

On site property management



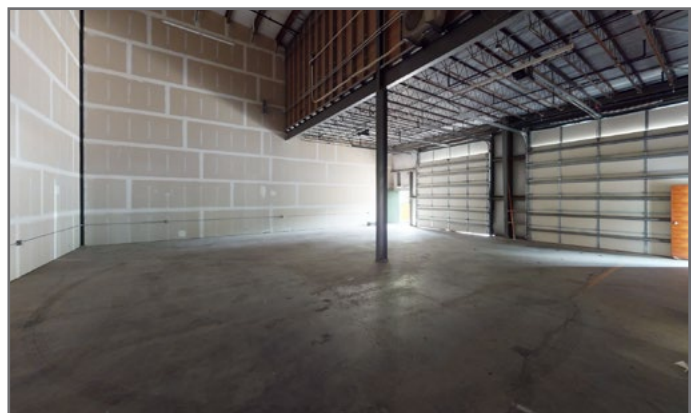
### Property Specifications

|                 |                                     |
|-----------------|-------------------------------------|
| Address         | 203 Quarry Road<br>Kailua, HI 96734 |
| Available Space | Unit 5007 (3,797 SF)                |
| Base Rent       | \$2.65 PSF/Mo                       |
| Term            | 3 - 5 Years                         |

View Video



Unit 5007 features 2,547 square feet of high cube, insulated warehouse space and 1,250 square feet of turn key airconditioned office. The unit features (2) power rollup doors and 5 reserved parking stalls.



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# For Lease

## Yard 1

Colliers

### Unit Highlights

Easy access

24/7 security

On site property management



### Property Specifications

|                        |                                     |
|------------------------|-------------------------------------|
| Address                | 203 Quarry Road<br>Kailua, HI 96734 |
| Available Space        | 10,000 - 65,340 SF (1.50<br>Acres)  |
| Modified Gross<br>Rent | Please Inquire                      |
| Term                   | Negotiable                          |

Strategically located with easy access to both H-3 and Pali Highway, this base yard offers business owners a rare opportunity to secure storage space on the Windward side, complete with 24/7 security.



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## Yard 2

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### Property Specifications

|                     |                                     |
|---------------------|-------------------------------------|
| Address             | 203 Quarry Road<br>Kailua, HI 96734 |
| Available Space     | 4,920 SF                            |
| Modified Gross Rent | \$0.71 PSF/Mo                       |
| Term                | Negotiable                          |



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