



INDUSTRIAL FOR LEASE

68,000 SF Warehouse Available For Lease

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91-1085 Lexington St, Kapolei, HI

Property Description:

This is a tremendous opportunity to secure a turnkey facility in a market with a vacancy rate under 1%. Located at 91-1085 Lexington in Kalaeloa Industrial Park, just off Roosevelt Avenue and close to major businesses like Costco and Ka Makana Alii, the 68,000 SF warehouse features air-conditioned office space, two loading docks, and roughly 50,000 SF of secured outdoor storage and private parking space. Situated in Kapolei, Oahu's Second City, it is home to various federal, state, and local government facilities. Nearby neighbors include the new Akaka VA Clinic, Swinerton, Mid Pac Petroleum, Servco, and a growing residential community led by Gentry Homes.

Features & Benefits:

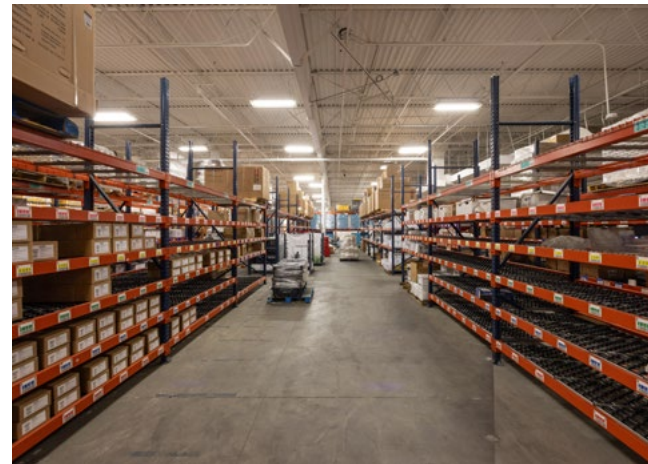
- 3-phase power (800 amps)
- Ample shared parking
- Two, dock high loading bays
- ~50K SF of fenced outdoor storage and dedicated parking space
- Multiple access points to H-1 Freeway via Kalaeloa Boulevard, Fort Barrette Road, and Kualakai Parkway

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For Lease

Property Highlights

Area:	Kapolei
TMK:	1-9-1-13-23
Address:	91-1085 Lexington St, Kapolei, HI
Zoning:	HCDA/T-5/Urban Core (Light Industrial or R&D)
Available Spaces:	Building 1844 (47,382 SF) Building 1659 (18,459 SF)
Base Rent:	\$1.55 PSF/Month
Operating Expenses:	Building 1844 (\$0.47 PSF/Mo.) Building 1659 (\$0.37 PSF/Mo.)
Term:	3 - 5 Years



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