KAPOLEI BUSINESS PARK WEST - LOT 22

OPPORTUNITY ZONE PROPERTY FOR SALE | FEE SIMPLE

Komohana St



Kapolei Business Park West (KBPW) is a modern and efficient master planned 63-acre industrial park located in a designated opportunity zone allowing buyers to utilize incentives including capital gains tax breaks.

Surrounded by a vast array of businesses, residential, shopping, dining and entertainment, KBPW is 1.4 miles east of Kalaeloa Barbers Point Deep Draft Harbor, with services that include bulk product tug and barge service throughout the Hawaiian Islands as well as the West Coast.

William Froelich (B) JD, SIOR, CCIM* Investment & Industrial Services Division Lic#: RB-21658 808.523.9711 william.froelich@colliers.com

Kapolei Commons

Malakole Industrial Park

nlei Business Parl

Lauwiliwili St

Kapolei Pkwy

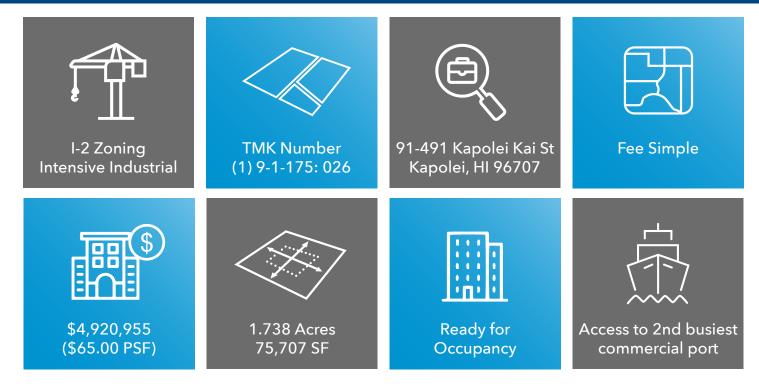
220 S. King Street, Suite 1800 Honolulu, Hawaii 96813 808 524 2666 colliers.com



*FFFM LLC, Exclusively contracted to Colliers International HI, LLC. This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



OVERVIEW



Industrial or Business Friendly Ownership Benefits

- > Maximum lot coverage ratio For maximum efficiency, the Covenants, Conditions and Restriction (CC&R's) permit up to a 65% lot coverage maximizing utility.
- > Minimum building setbacks Five (5) foot front setback and no setbacks along the side and back boundaries.
- > Flexibility in use of exterior construction materials Concrete, stone, steel frame, CMU block, glass, textured metal panels that look like concrete are examples of the acceptable exterior construction material.
- > **Underground backbone utility infrastructure** Lot buyers may pursue their connections with the individual utility agencies (HECO, BWS, DPP-Wastewater, Telephone, Cable TV, etc.).