

KAPOLEI

BUSINESS PARK WEST - LOT 22

OPPORTUNITY ZONE PROPERTY
FOR SALE | FEE SIMPLE



KAPOLEI BUSINESS PARK WEST - LOT 22 (1.738 Acres)

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.

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OVERVIEW



I-2 Zoning
Intensive Industrial



TMK Number
(1) 9-1-175: 026



91-491 Kapolei Kai St
Kapolei, HI 96707



Fee Simple



\$4,920,955
(\$65.00 PSF)



1.738 Acres
75,707 SF



Ready for
Occupancy



Access to 2nd busiest
commercial port

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.).