

AVAILABLE FOR SALE

RARELY AVAILABLE
FEE SIMPLE FACILITY
WITH DOCKS

603 KOMOHANA STREET
KAPOLEI, HAWAII 96706

33,323 SF Warehouse + *Office Space*

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Investment &
Land Services



603 Komohana Street provides an extremely rare opportunity to acquire the fee simple interest, by way of sale and short term leaseback, of this large functional warehouse facility in West Oahu. Located within Kapolei Business Park and adjacent to the bustling City of Kapolei, this tilt up concrete facility boasts ceiling heights of 34 feet and includes 7-dock high loading stations, 2-ramp accessed drive in loading doors, air conditioned office space and more.

Site Plan

603 KOMOHANA STREET, KAPOLEI, HI

WAREHOUSE SPACE

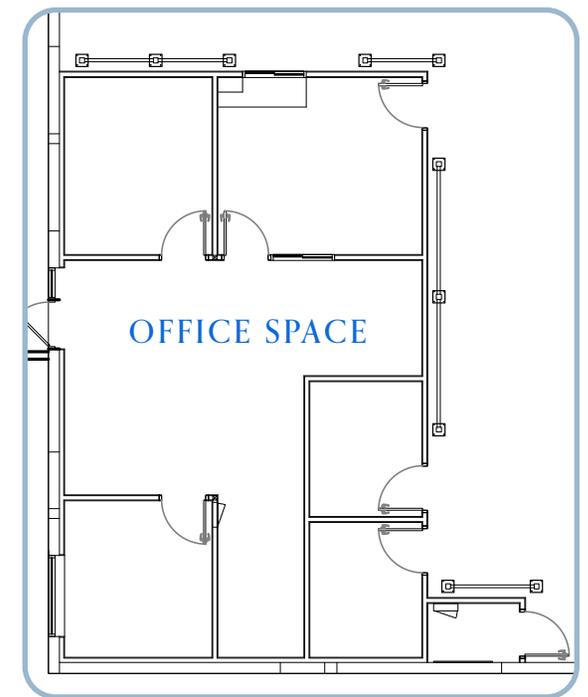
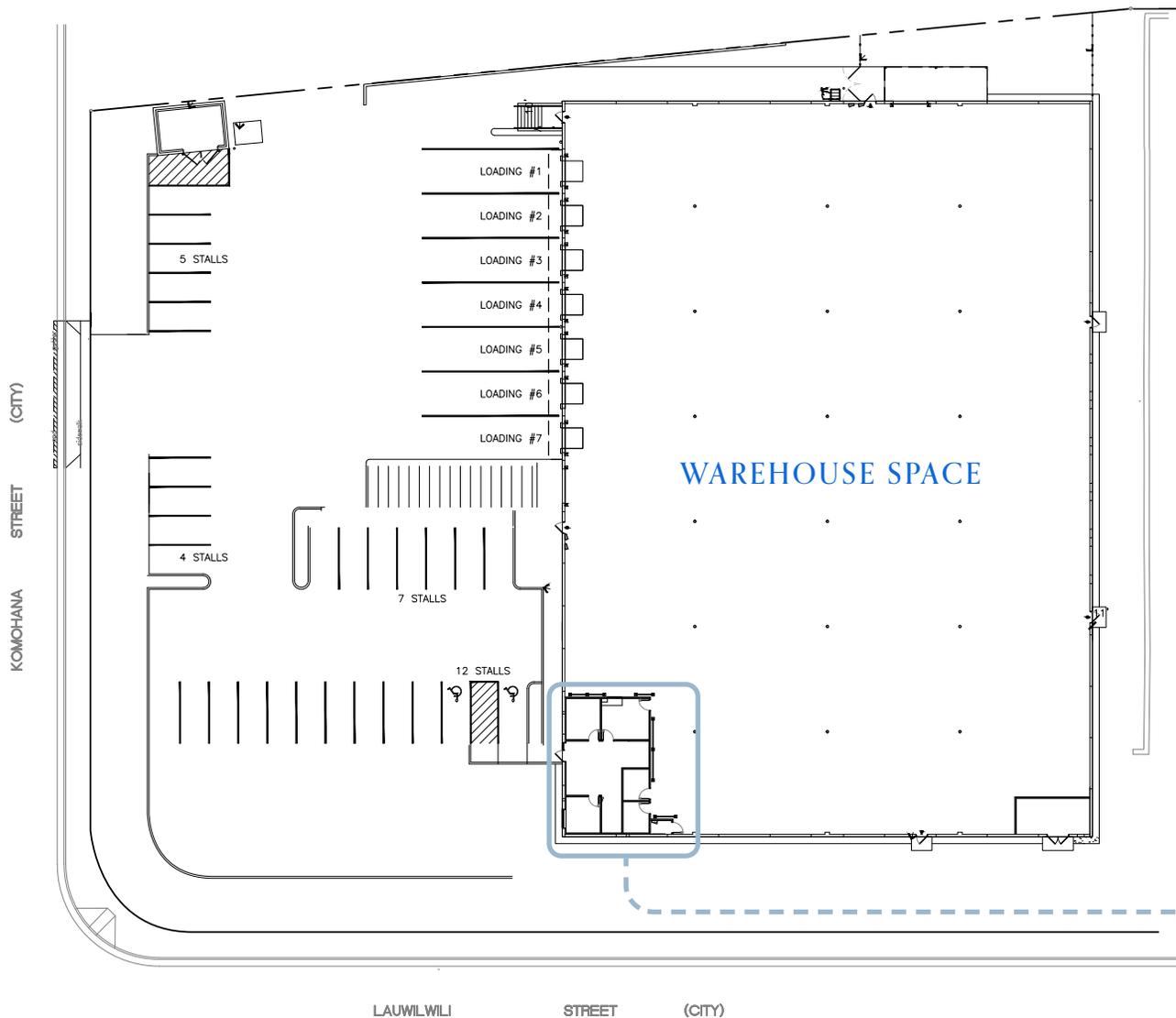
33,323 SF

OFFICE SPACE

1,000 SF

PARKING

28-STALLS / 7-DOCKS



About The Property

PROPERTY DETAILS

Header	Header
Area	KAPOLEI
TMK	9-1-075-072
LOT SIZE	1.775 ACRES / 77,319 SQUARE FEET
BUILDING SIZE	33,323 SQUARE FEET
OFFICE SIZE	1,000 SQUARE FEET
YEAR BUILT	2019
ZONING	I-2 INTENSIVE INDUSTRIAL
TENURE	FEE SIMPLE
ASKING PRICE	\$16,662,500

INSIDE KAPOLEI BUSINESS PARK

603 Komohana Street is conveniently situated at the corner of Komohana and Lauwiliwili Streets and is a few short minutes to the H-1 freeway in both the east and west directions. The property is 1.775 acres with a 33,323 square foot warehouse / distribution facility. The facility boasts many features including 34 foot clear height warehouse ceilings, 7- dock high loading stations with load levelers in each bay, energy efficient motion sensor warehouse lighting, forklift charging stations, ESFR fire suppression and excellent parking. Kapolei Business Park is home to many national, regional and local credit occupants including, Medline, CVS, Coca Cola, Itoen, Cardinal Health, Family Foods, and more.

FEATURED *HIGHLIGHTS*

- High-cube concrete tilt up warehouse
- Seven dock-high loading docks with load levelers
- 34' interior clear height
- Energy efficient motion sensor warehouse lighting
- Early Suppression, Fast Response sprinkler system (ESFR)
- Two roll-up drive-in doors
- 28 parking stalls
- Fully fenced with a 35' by 6' rolling gate
- Multiple forklift charging stations
- Leaseback terms - 2 to 3 Years (contact for details)
- Air conditioned office with 2-private offices, kitchenette, reception, and M/W restrooms
- 120/208V - 225 Amps, and 277/480V - 225 Amps

Kapolei Business Park is located adjacent to the master planned community known as the City of Kapolei. For years, Kapolei has been the fastest growing region in the State of Hawaii. Currently home to over 140,000 residents and in excess of 65,000 jobs, it's population is anticipated to peak at over 170,000 by 2040 occupying over 100,000 jobs. With a wide range of shopping, dining and entertainment, the city is rapidly living up to its motto, "Live, Work and Play in Kapolei".



Kapolei Planning For *The Future*

HOME TO OVER 65,000 JOBS, RESIDENTS
CAN LIVE, WORK AND PLAY IN KAPOLEI

CURRENT DEVELOPMENTS

- 1 Amazon
- 2 Coca Cola
- 3 HART Pre-cast Yard
- 4 CVS Distribution
- 5 Hardware Hawaii
- 6 VA Hospital

FUTURE DEVELOPMENTS

- 1 Future H1 Ramp
- 2 Future Road to
Ko Olina

POINTS OF INTEREST

- 1 Kapolei Commons
- 2 Home Depot
- 3 Costco
- 4 Don Don Donki
- 5 Kapolei Courthouse
- 6 Kapolei City Hall
- 7 Kalaheo Harbor



603 Komohana is the only high-cube, tilt-up concrete stand-alone warehouse for sale in fee at this time on Oahu. With vacancy under 1% and development land all but gone, you will not want to miss this opportunity!



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