



INDUSTRIAL FOR LEASE

Dual-Building Industrial Facility with Dock Loading & Secured Yard

91-1085 Lexington St, Kapolei, HI

Property Description:

This is a tremendous opportunity to secure a turnkey industrial facility in a market with a 1% vacancy. Located at 91-1085 Lexington Street in Kalaeloa Industrial Park, just off Roosevelt Avenue and near major users like Costco and Ka Makana Alii, the property features two separate warehouse buildings that can be leased together or individually, offering flexibility for a range of occupiers. Building 1844 totals 46,868 SF and is fully climate controlled, while Building 1659 totals 20,638 SF, for a combined total of 67,506 SF. The site also includes dock-high loading and roughly 50,000 SF of secured outdoor storage and private parking, supporting a wide range of operations. Situated in Kapolei, Oahu's Second City, the area is home to numerous 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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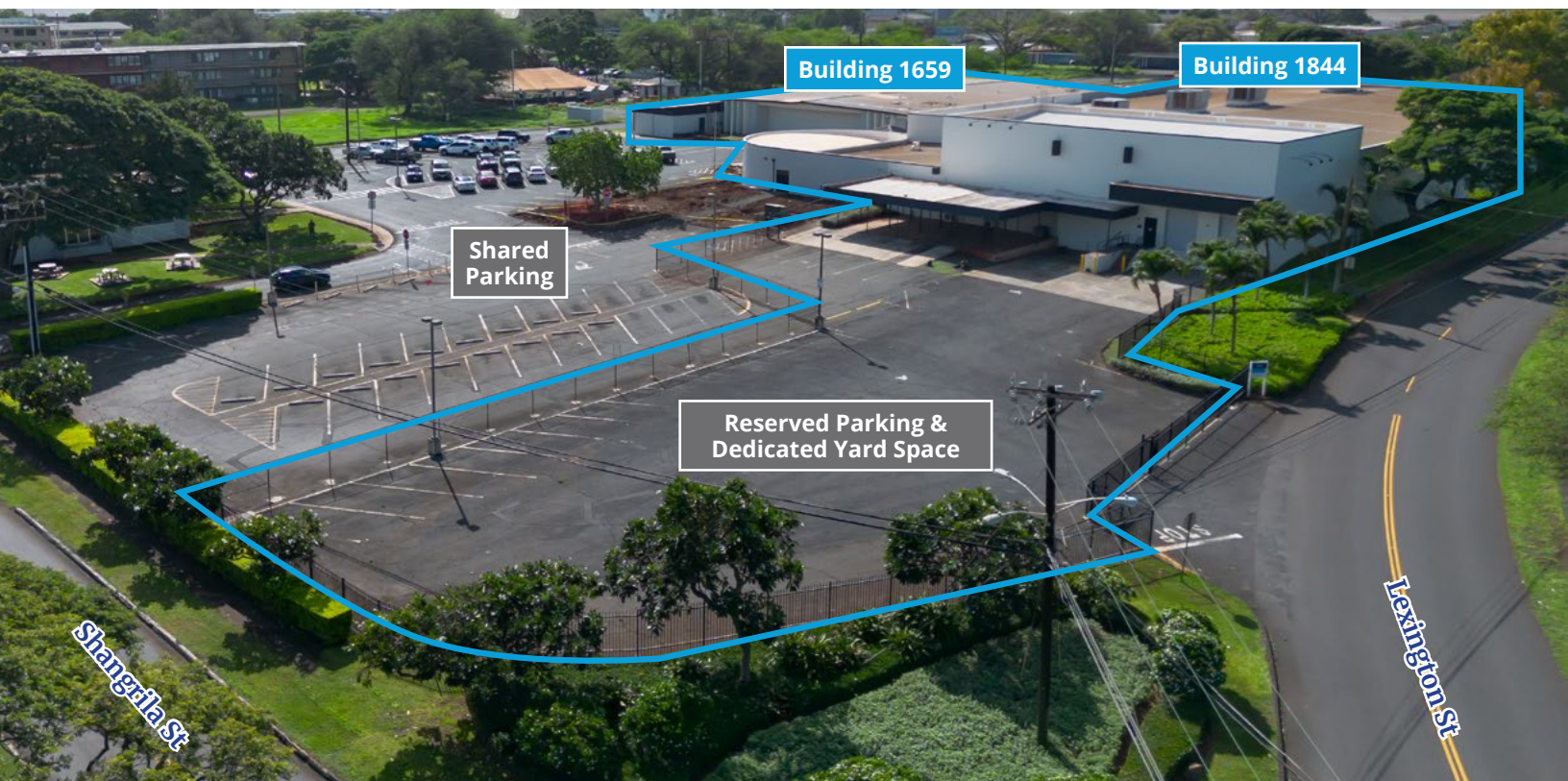
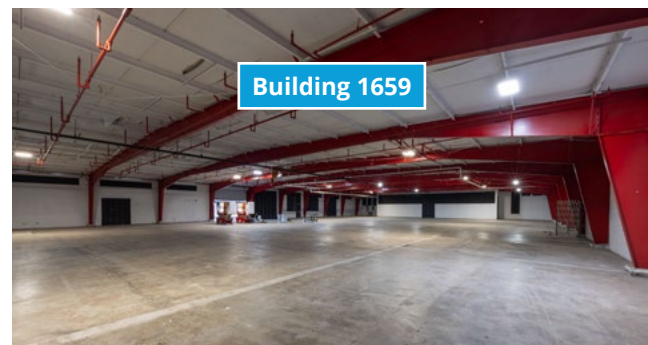


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For Lease

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 (46,868 SF) Building 1659 (20,638 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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