

PROGRESS PHOTO (07/25)



Coming Soon
Delivery October 2025

amazon
Future Home

**KAPOLEI
BUSINESS
PARK**

**KAPOLEI
BUSINESS
PARK
WEST**

**Hardware
Hawaii**

**COSTCO
WHOLESALE**

Star Advertiser

Lauwiliwili St

Kalahele Blvd

Harbor Access Rd (Future)

INDUSTRIAL CONDOMINIUMS

For Sale (FS) and For Lease

Address 91-1965 Lauwiliwili St.
Kapolei, HI 96707

TMK (1) 9-1-175-012

Zoning I-2

**Available
Space** 1,280 SF - 38,861 SF

Pricing Ground Floor
starting at \$500 PSF
2nd Floor
starting at \$400 PSF

**AMPLE PARKING - ADDITIONAL PARKING
AVAILABLE FOR PURCHASE**

[Interest Form](#)

[TheCrossingKapolei.com](#)

Guy V. Kidder (B), SIOR
Executive Vice President
Land Services Division
Lic# RB-20319
Office 808 523 9735
Mobile 808 754-3337
guy.kidder@colliers.com

Scott L. Mitchell (B), SIOR
Executive Vice President
Land Services Division
Lic# RB-15492
Office 808 523 9702
Mobile 808 223-1564
scott.mitchell@colliers.com

Farah Cabrera (S), CCIM
Associate
Industrial Services Division
Lic# RS-76284
808 375 3867
farah.cabrera@colliers.com



THE OPPORTUNITY

The Crossing at Kapolei Business Park West offers convenient and accessible options for small industrial users consisting of warehouse condominiums ranging in size from 1,280 – 38,861 square feet. Medium and large users can also combine units for a maximum contiguous space of 59,700 square feet (in future phase).

The I-2 zoned property offers prime frontage at the highly visible corner of Kalaeloa Boulevard and Lauwiliwili Street, minutes away from the H-1 Highway. The center will feature 26' (Ground Floor) and 13' & 14' (2nd floor) clear heights, rooftop parking, loading dock access, security, and other desirable amenities.

PROJECT HIGHLIGHTS

UTILITIES

- Hawaiian Electric Power (directly metered – arranged by each unit)
- Possibility for heavy industrial power*
- Water and sewer stub outs into each unit (submetered)
- Access to a conduit that facilitates connection to high-speed data lines



AMPLE PARKING

- Onsite assigned parking fronting units
- Additional rooftop tandem parking stalls available for purchase

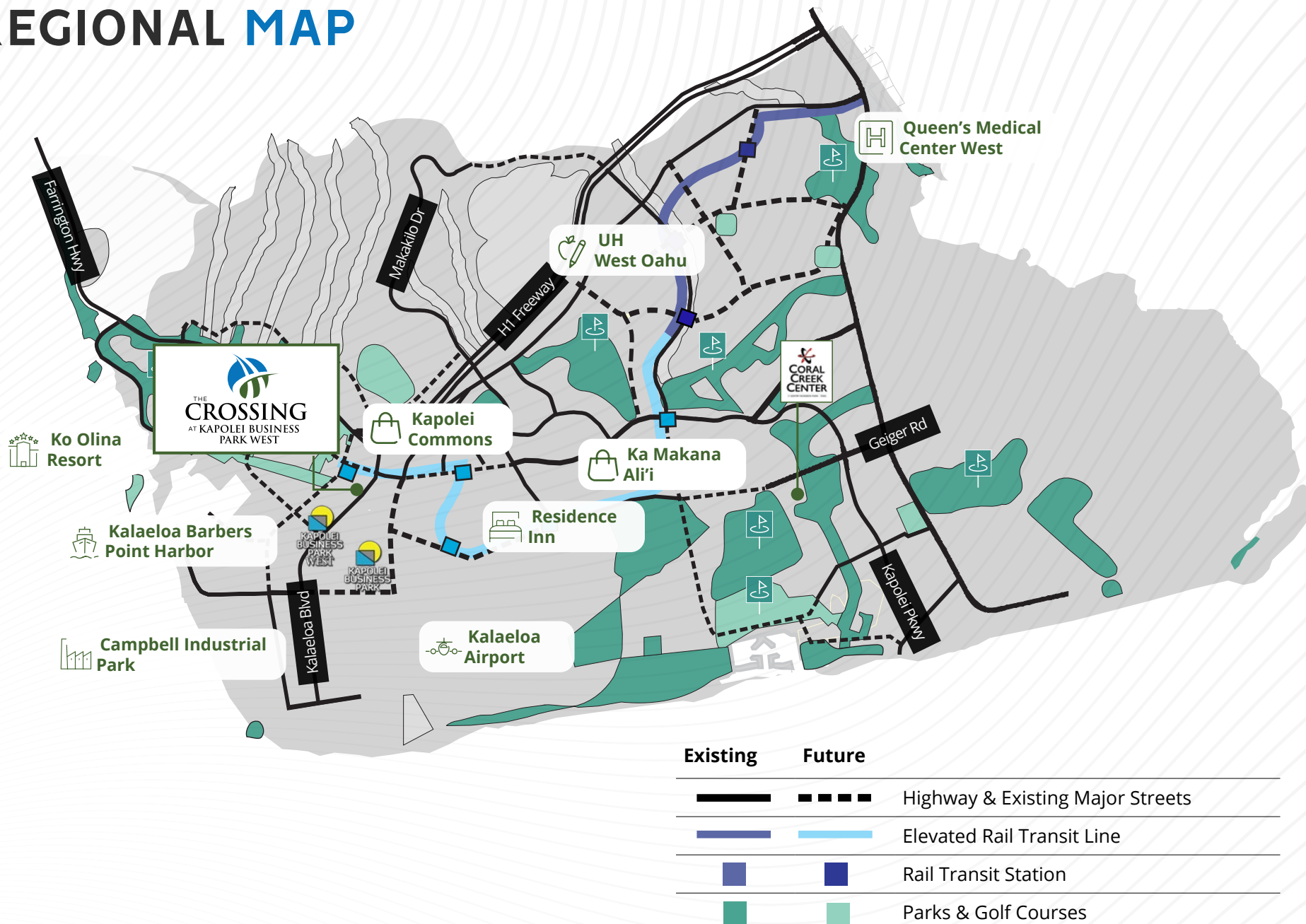
FEATURES & BENEFITS

- 26' (Ground Floor) and 13'/14' for (2nd Floor) clear warehouse height
- Concrete precast construction
- Access to common loading docks and loading areas
- Grade-level overhead roll-up doors
- Fire sprinkler system
- Glass storefront with entry door
- Troweled concrete floor
- Fire alarm AV signal and manual stations at exits
- Rooftop pads for future HVAC
- 4-inch vent to roof

**Negotiable based on need*

Renderings shown are for illustrative purposes only, not to scale, and may be subject to change.

REGIONAL MAP





AREA DEMOGRAPHICS

	3-Mile	5-Mile	7-Mile
Estimated Population	49,154	109,709	177,231
Projected Population	49,064	109,472	176,021
Median Household Income	\$109,381	\$109,823	\$106,468
Median Home Value	\$675,666	\$684,362	\$681,151

DEMOGRAPHICS AT A GLANCE (7-MILE)



DAYTIME POPULATION

138,000



HOUSEHOLD FAMILIES

48,496



MEDIAN AGE

35.0





BACHELOR'S DEGREE+

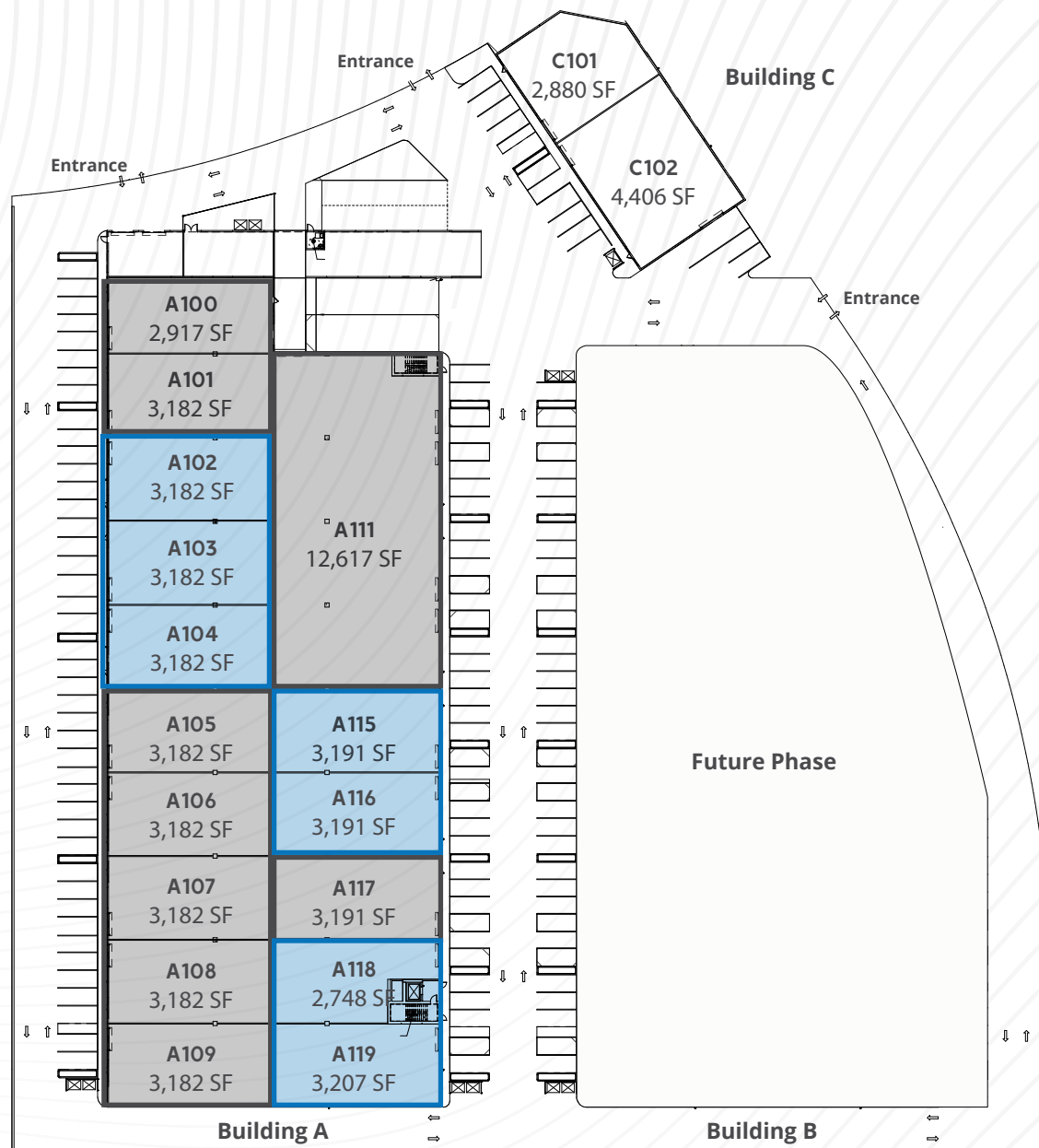
21.5%

SITE PLAN

FIRST FLOOR

Building A	59,700 SF
Building C	7,286 SF
Future Phase	-

-  Reserved / In Escrow
-  Available





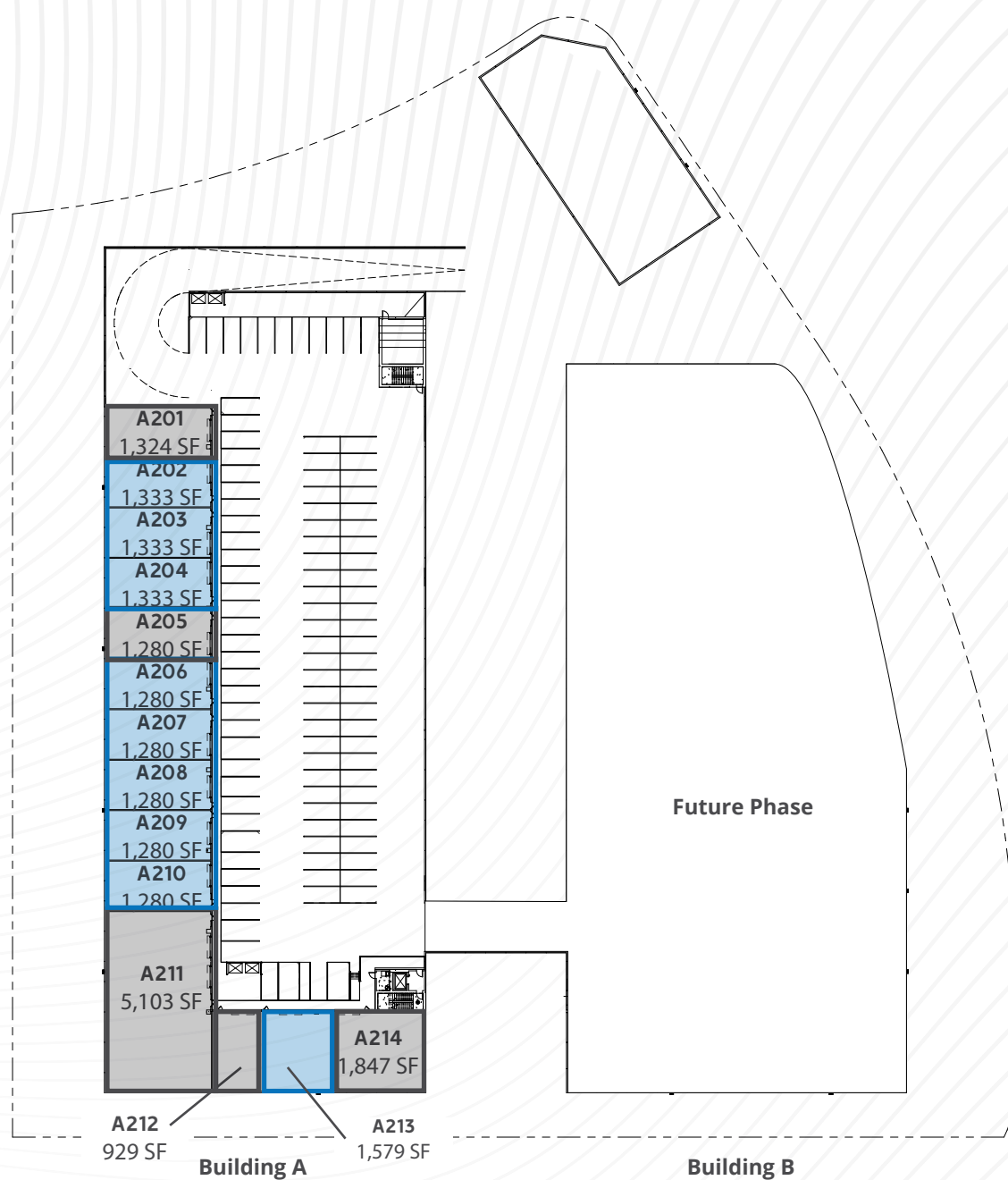
SITE PLAN



SECOND FLOOR

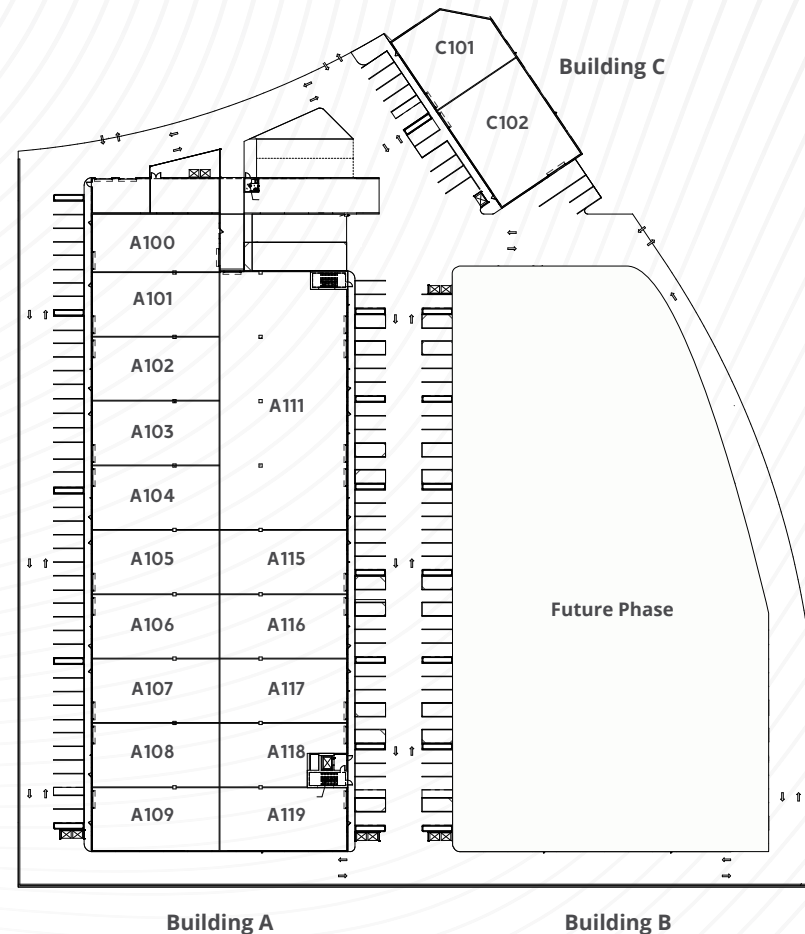
Building A	22,461 SF
Future Phase	-

-  Reserved / In Escrow
-  Available



UNIT DETAILS FIRST FLOOR

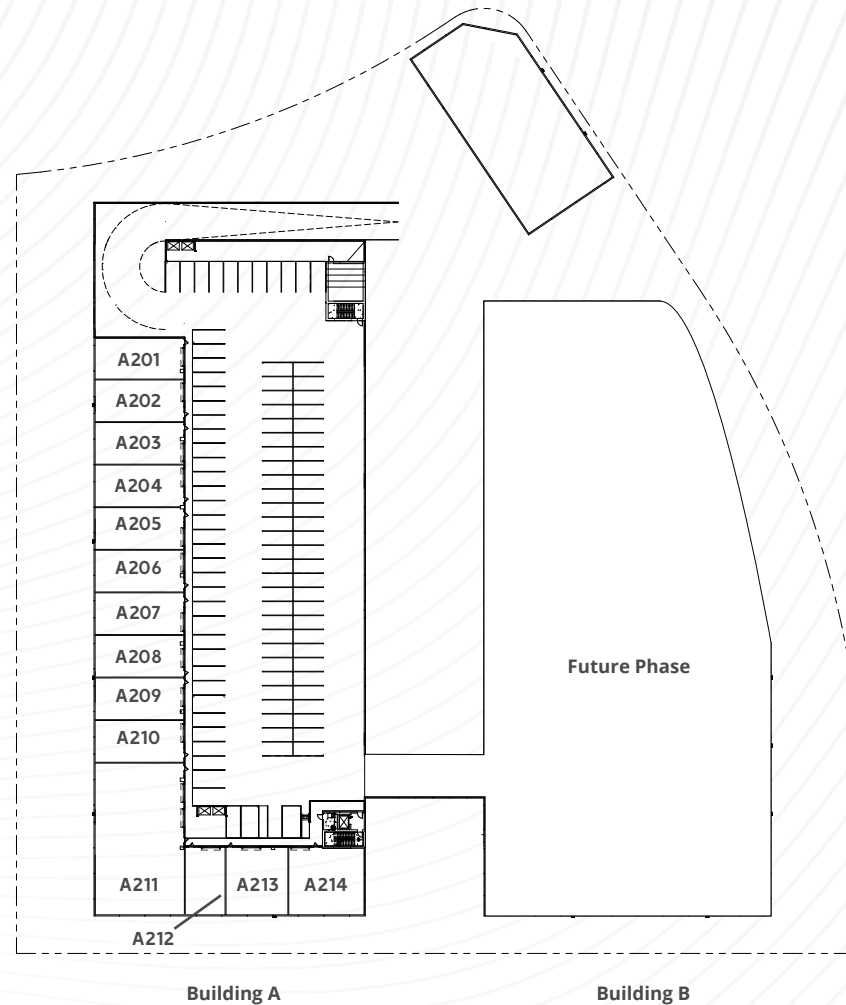
BUILDING A				
Unit	SF	Assigned Stalls	Optional Stalls*	Total Parking Stalls
A100	2,917	3	0	3
A101	3,182	4	0	4
A102	3,182	4	0	4
A103	3,182	4	0	4
A104	3,182	4	0	4
A105	3,182	4	0	4
A106	3,182	5	0	5
A107	3,182	4	0	4
A108	3,182	4	0	4
A109	3,182	3	0	3
A111	12,617	4	12	16
A115	3,191	1	3	4
A116	3,191	1	3	4
A117	3,191	1	3	4
A118	2,748	1	3	4
A119	3,207	1	3	4
Total	59,700	52	27	79



* Option to add up to the number of stalls indicated. Current rental rate is \$40/mo. Option to purchase Optional/Additional Stalls at \$60,000/stall.

UNIT DETAILS SECOND FLOOR BUILDING A

BUILDING A				
Unit	SF	Assigned Stalls	Optional Stalls*	Total Parking Stalls
A201	1,324	1	1	2
A202	1,333	1	1	2
A203	1,333	1	1	2
A204	1,333	1	1	2
A205	1,280	1	1	2
A206	1,280	1	1	2
A207	1,280	1	1	2
A208	1,280	1	1	2
A209	1,280	1	1	2
A210	1,280	1	1	2
A211	5,103	2	4	6
A212	929	1	1	2
A213	1,579	1	1	2
A214	1,847	1	1	2
Total	22,461	15	17	32



* Option to add up to the number of stalls indicated. Current rental rate is \$40/mo. Option to purchase Optional/Additional Stalls at \$60,000/stall.



ABOUT THE DEVELOPER



Avalon Development is a leading real estate development company that is focused on building better communities in Hawaii. Based in downtown Honolulu, Avalon is an active developer and investor of real estate while providing an array of services, including (but not limited to) project management, leasing and sales. Avalon has consistently sought out opportunities to help fill the needs of businesses around Hawaii, from developing large scale business centers like Mill Town Business Park, Sugar Mill Industrial Park, Kapolei Enterprise Center, Kapolei Business Park and Kapolei Business Park West, to owner-user warehouses such as the American Tire Warehouse, Medline Industrial Center, City Moving Industrial Center, and Leowahine Industrial Center. Currently, Avalon is developing Coral Creek Center, The Crossing at Kapolei Business Park West, and Royal Koa Center at Koa Ridge Industrial Park--which, combined, will create approximately 500,000 sqft. of industrial space on O'ahu. Avalon remains one of the most prolific industrial developers in the state of Hawai'i.



[Interest Form](#)

TheCrossingKapolei.com

Guy V. Kidder (B), SIOR
Executive Vice President
Land Services Division
Lic# RB-20319
Office 808 523 9735
Mobile 808 754-3337
guy.kidder@colliers.com



Scott L. Mitchell (B), SIOR
Executive Vice President
Land Services Division
Lic# RB-15492
Office 808 523 9702
Mobile 808 223-1564
scott.mitchell@colliers.com



Farah Cabrera (S), CCIM
Associate
Industrial Services Division
Lic# RS-76284
808 375 3867
farah.cabrera@colliers.com

