



Colliers

Kapaa Industrial Park

201 Kapaa Quarry Road, Kailua, HI 96734

kapaaindustrialpark.com

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Property Highlights



Property Specifications

Address	201 Kapaa Quarry Road Kailua, HI 96734
Zoning	I-1 & I-2 (Intensive Industrial)
Available Warehouse Size	2,250 - 30,000 square feet

- On Site Management
- 24-hour roving security
- Cooperative community atmosphere
- Modified gross rent structure
- Newly built turn-key units

[Click To See Site Plan](#)



Interactive Site Plan





Property Description

Comprised of more than 35 buildings with over 350,000 square feet of office and warehouse improvements, and 25 acres of industrial yard space, Kapaa Industrial Park presents a very unique opportunity to house and grow your business all in one location. Kapaa Industrial Park's mixture of first class office space, high cube warehouse space, graveled and paved yard spaces, and affordable quonset huts allows businesses of all sizes to thrive.

Convenient Location

Downtown Honolulu

10 miles

Waikiki

14 miles

Pearl City

20 miles

Waipahu

23 miles

Kapolei

30 miles

For Lease

Building B Unit 104B



Unit Highlights

Mezzanine storage offered at no charge

Easy access

24/7 security

On site property management

Property Specifications

Address	203 Quarry Road Kailua, HI 96734
Available Space	Unit 104B (2,400 SF)
Base Rent	\$2.45 PSF/Mo
Term	3 - 5 Years

Unit 104B provides 2,400 square feet of well-designed warehouse space, featuring a built-out ground-floor office, convenient mezzanine storage, private restroom, and three reserved parking stalls.



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Building 23 **Unit 2303**

Unit Highlights

- 5 private offices

- Kitchenette & conference room

- Easy access to highways

- 24 hour roving security

- On site property management



Property Specifications

Address	203 Quarry Road Kailua, HI 96734
Available Space	Unit 2303 (3,395 SF)
Modified Gross Rent	\$3.00 PSF/Mo
Term	3 - 5 Years

Unit 2303 is comprised of 2216 SF of air conditioned office and 1179 square feet of high cube warehouse space.



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Building 25 **Unit 2501**

Unit Highlights

Air conditioned office space

Easy access to highways

24 hour roving security

On site property management



Property Specifications

Address	203 Quarry Road Kailua, HI 96734
Available Space	Unit 2501 (1,300 SF)
Modified Gross Rent	\$3.50 PSF/Mo
Term	3 - 5 Years

Unit 2501 consists of 1,300 square feet of air conditioned office space. With (4) private offices, a kitchenette, and conference room, this space offers a unique opportunity for growing Windward businesses.



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Building 25 Unit 2502

Unit Highlights

Easy access to highways

24 hour roving security

On site property management

Ample parking



Property Specifications

Address	203 Quarry Road Kailua, HI 96734
Available Space	Unit 2502 (3,900 SF)
Modified Gross Rent	\$2.65 PSF/Mo
Term	3 - 5 Years

Unit 2502 is a desirable corner unit with ample parking and excellent accessibility. The clear-span layout offers a wide-open floor plan, complemented by (2) roll-up doors and a small built-out office, which can be removed if preferred—making it ideal for a variety of uses.



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Building 29 **Unit 2902**

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Unit Highlights

Easy access to highways

24 hour roving security

On site property management

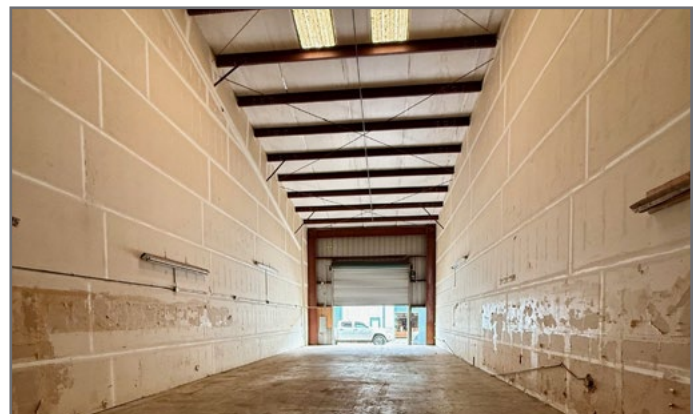
Ample parking



Property Specifications

Address	203 Quarry Road Kailua, HI 96734
Available Space	Unit 2902 (2,000 SF)
Modified Gross Rent	\$2.60 PSF/Mo
Term	3 - 5 Years

High-cube shell space ideal for small contractors, storage users, or light industrial operations. The unit includes one reserved parking stall and access to common restrooms, offering a functional and efficient layout suited for a variety of business uses.



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For Lease

Building 30 Unit 3001

Unit Highlights

Turn key office space

Ample parking

Double sided warehouse bays for easy access & loading

On site maintenance and management

24 hour roving security

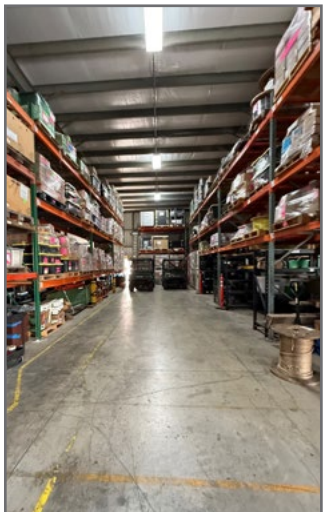
Highly visible location in center of project



Property Specifications

Address	203 Quarry Road Kailua, HI 96734
Available Space	Unit 3001 (13,340 SF)
Gross Rent	Please inquire
Term	3 - 5 Years

Establish your presence in the heart of Kapa'a Industrial. Unit 3001 offers outstanding visibility, accessibility, and functionality. Enjoy ample parking and dual-sided warehouse bays designed for seamless flow and efficient loading. The two-story, turnkey office space features a versatile layout - ideal for serving as your company's headquarters.



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Building 34

Unit Highlights

Brand new high cube warehouse space

Each bay includes 600 SF of air conditioned, second floor office space

28 ft ceilings

Easy access to highways

24 hour roving security



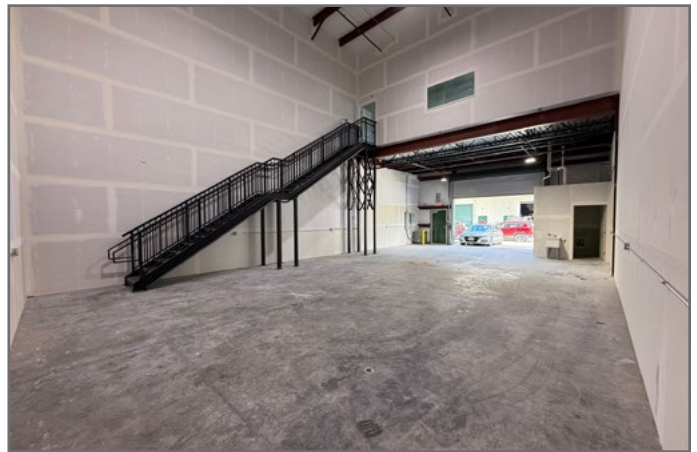
Property Specifications

Address 203 Quarry Road
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Available Space 2,250 - 36,000 SF

Gross Rent Please Inquire

Term 3 - 5 Years



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For Lease

Building 35

Unit Highlights

Common loading dock

40 FT clear height

Turn key office space

On site maintenance and management

24 hour roving security



Property Specifications

Address 203 Quarry Road
Kailua, HI 96734

Available Space 26,905 SF total

Gross Rent Please Inquire

Term 3 - 5 Years

Amazing opportunity to secure a newly constructed high cube warehouse with loading dock and 40 ft clear height.



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For Lease

Yard 1

Unit Highlights

- Easy access
- 24/7 security
- On site property management



Property Specifications

Address	203 Quarry Road Kailua, HI 96734
Available Space	10,000 - 65,340 SF (1.50 Acres)
Modified Gross Rent	Please Inquire
Term	Negotiable

Strategically located with easy access to both H-3 and Pali Highway, this base yard offers business owners a rare opportunity to secure storage space on the Windward side, complete with 24/7 security.



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