



## 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 Aliʻi, the property features two separate warehouse buildings that can be leased together or individually, offering flexibility for a range of occupiers. Building 1844 totals 47,382 SF and is fully climate controlled, while Building 1659 totals 18,459 SF, for a combined total of 65,841 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

### Contact Us:

#### Michael Gomes (S)

Lic#: RS-82817  
808 285 9502  
michael.gomes@colliers.com

#### Alika Cosner (S), SIOR

Lic#: RS-69441  
808 292 4599  
alika.cosner@colliers.com

#### William R. Froelich (B) JD, SIOR, CCIM\*

Lic#: RB-21658  
808 523 9711  
william.froelich@colliers.com

220 S. King Street, Suite 1800  
Honolulu, Hawaii 96813  
808 524 2666  
colliers.com



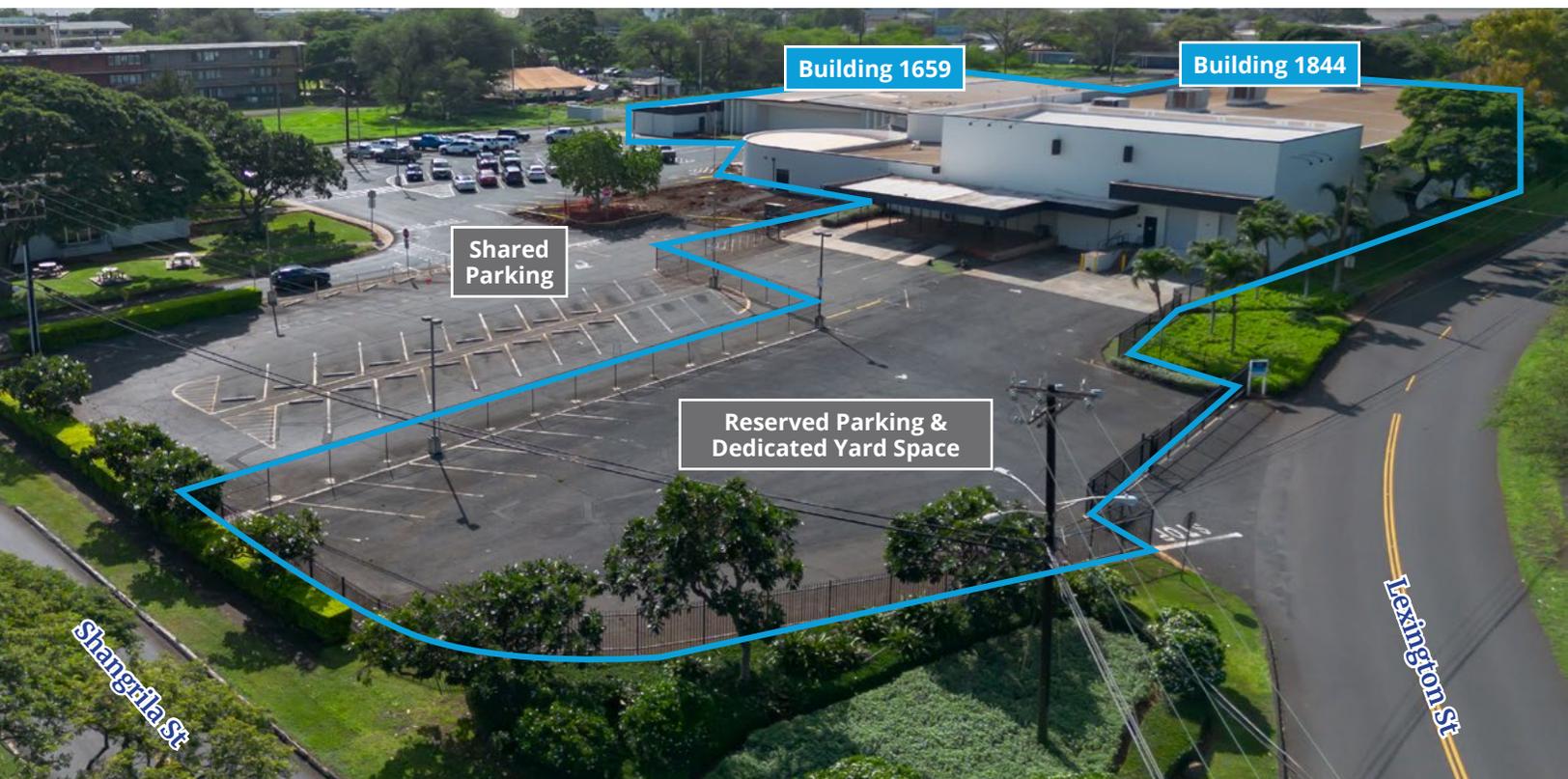
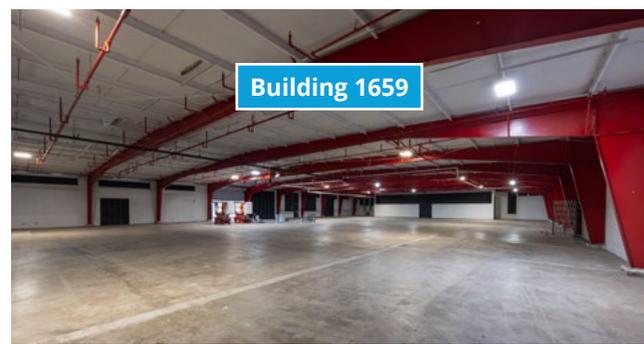
Colliers

\*FFFM LLC, Exclusively contracted to Colliers International HI, LLC. This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

# 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 (47,382 SF) Building 1659 (18,459 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



**Michael Gomes (S)**  
Lic#: RS-82817  
808 285 9502  
michael.gomes@colliers.com

**Alika Cosner (S), SIOR**  
Lic#: RS-69441  
808 292 4599  
alika.cosner@colliers.com

**William R. Froelich (B) JD, SIOR, CCIM\***  
Lic#: RB-21658  
808 523 9711  
william.froelich@colliers.com

\*FFFM LLC, Exclusively contracted to Colliers International HI, LLC.

**KALAELOA  
TOWN**

**Colliers**