



INDUSTRIAL
GROUP HAWAII

91-300 KALAELOA BLVD

NEW KAIMANA DEVELOPMENT IN KAPOLEI

AVAILABLE FOR LEASE

KAIMANA KAPOLEI



PROPERTY DETAILS

ADDRESS:	91-300 Kalaeloa Blvd, Kapolei, HI 96707
ZONING	I-2 (Heavy Industrial)
BASE RENT WAREHOUSE	\$1.70/SF/MO
BASE RENT OFFICE	\$2.00/SF/MO
CAM WAREHOUSE	\$0.45/SF/MO
CAM OFFICE	\$1.50/SF/MO
TERM	Negotiable
DELIVERY	2027

PROPERTY DESCRIPTION

Construction is quickly ramping up. Glazing for the building has been completed, interior office build-outs have commenced and both warehouses have roll-up doors installed, and TPO roofing has been completed. This project is slated for delivery in early 2027. Located at the entrance to James Campbell Industrial Park, the new Kaimana Kapolei Building, will be the modern gateway leading into the park. Warehouse "A" will feature 27,240 square feet of 36' clear height storage, multiple grade level roll-up doors and three (3) dock high loading doors with access to 4,166 square feet of ground floor ancillary office space. Warehouse "B" will feature 12,480 square feet of 36' clear height storage, include multiple grade level roll-up doors with ancillary office space of 2,330 square feet. This property will feature a large solar array with back-up battery power.



DRIVING DISTANCES



18

MILES

to Daniel K
Inouye Airport



21

MILES

to Piers
& Docks



23

MILES

to Downtown
Central Bus. Dist.

Located at the main intersection of Malakole Street and Kalaeloa Blvd as you enter James Campbell Industrial Park. This will be the "gateway" to JCIP. Nearby business include Napa Auto Parts, Rengo Packaging, Costco Wholesale, CVS Longs distribution center to name a few. You will not want to miss this opportunity.

KAMANA KAPOLEI

AVAILABLE UNITS:

WAREHOUSE A	27,240 SF
OFFICE	4,166 SF
TOTAL	31,406 SF

WAREHOUSE B	12,840 SF
OFFICE	2,330 SF
TOTAL	15,170 SF

FLOOR 1, QUICK SERVICE (with Plumbing)	961 SF
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OFFICE FLOOR 2	10,758 SF
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OFFICE FLOOR 3	10,758 SF
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OFFICE FLOOR 4	10,758 SF
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OFFICE FLOOR 5	10,758 SF
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