



**KAPOLEI**  
HARBORSIDE

**BUILDING II**

CLASS A WAREHOUSE FOR LEASE - 2026 DELIVERY

**CURRENTLY UNDER CONSTRUCTION**



Access to H1

91-1900 Lauwiliwili Street | Kapolei, HI 96707



**JAMES CAMPBELL**  
COMPANY



Offering  
Presentation



## OPPORTUNITY



**ZONING**  
IMX-1



**OCCUPANCY DATE**  
4th quarter 2026.

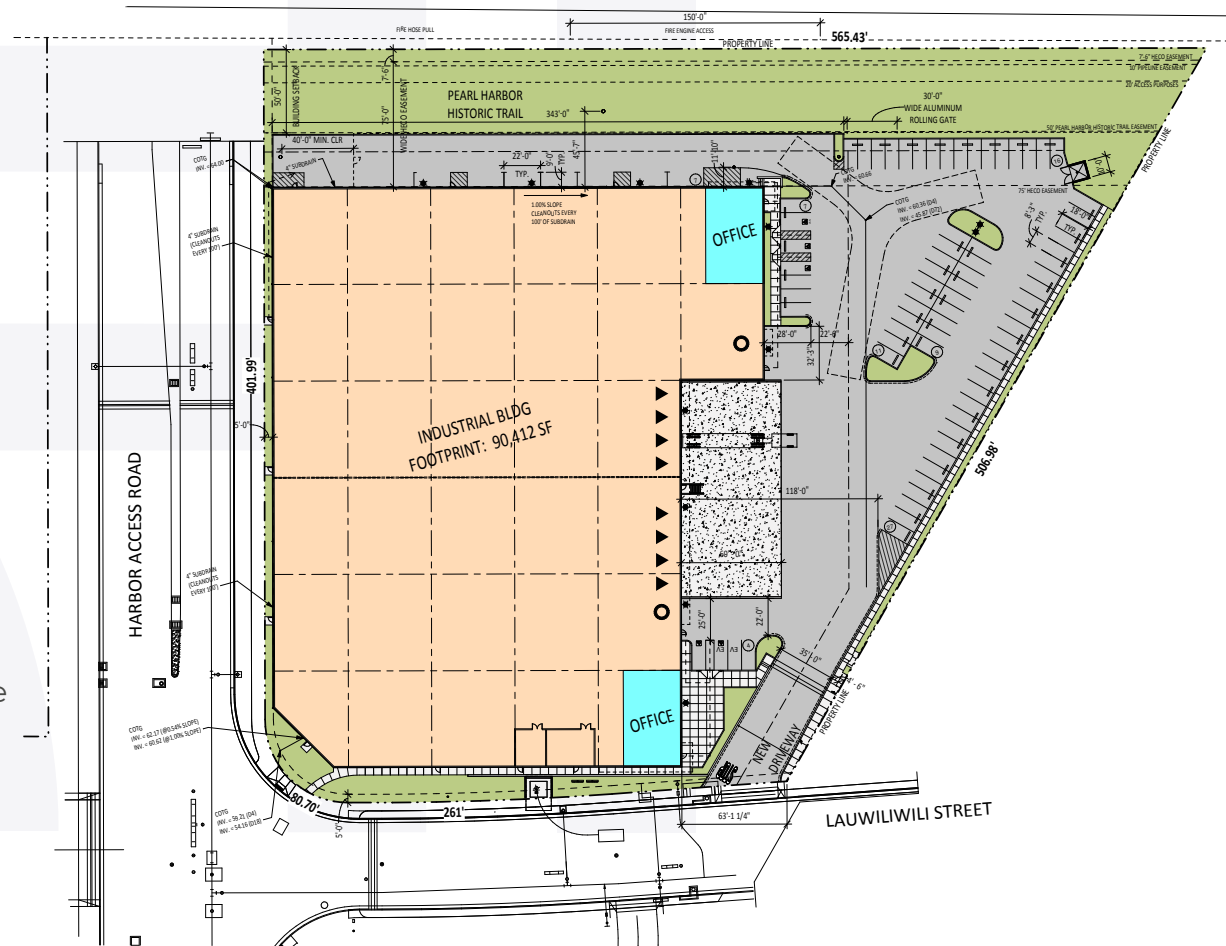
Kapolei Harborside Building II offers a rare opportunity for long-term tenancy in a modern, **Class A warehouse**. Part of James Campbell Company's master-planned industrial development, it is strategically located next to Kalaeloa Harbor in Oahu's fastest-growing region. As the **only large-scale I-zoned industrial warehouse project** expected on the island, it provides valuable space for businesses seeking a prime location.

Adjacent to Campbell Industrial Park, Hawaii's largest industrial hub, the property is surrounded by major national companies like Coca-Cola, CVS, and Amazon. Its proximity to Kalaeloa Barbers Point Harbor, the state's second-largest and busiest harbor, further enhances its appeal for businesses with transportation and distribution needs.



## BUILDING FEATURES

- **TMK NUMBER**  
1-9-1-14-89
- **LOT SIZE**  
4.48 Acres
- **SIZE AVAILABLE**  
90,412 SF
- **ZONING**  
IMX-1
- **BASE RENT**  
\$1.85 NNN
- **CAM**  
\$0.29 PSF/Month  
(estimated for 2026)
- **TERM**  
Negotiable
- **CEILING HEIGHT**  
32' clear height
- **SPRINKLERS**  
ESFR Sprinklers
- **POWER**  
1,200 AMP
- **LOADING**  
8 dock-high doors & 3  
grade-level doors
- **PARKING**  
81 parking stalls
- **CONSTRUCTION**  
New construction  
concrete tilt-up
- **OFFICE SPACE**  
Flexible office build-  
out (turn-key package  
available)





**JAMES CAMPBELL  
INDUSTRIAL PARK**

**KAPOLEI  
BUSINESS PARK**

**KAPOLEI  
BUSINESS  
PARK WEST**

**KAPOLEI  
HARBORSIDE**  
BUILDING II

**KALAELOA HARBOR**

**LAULIMA  
GATEWAY CENTER**

Star Advertiser

**Laulima Gateway  
Residential Phase I**  
1,205 Multi-Family Units

**KAPOLEI COMMONS**

**Future Road to H-1 Freeway**



**ADT 69,700**

**Makaiwa Hills**  
4,300 Planned Homes





## LOCATION

Kapolei Harborside offers a prime industrial location with easy access to Kalaheoa Harbor, Kalaheoa Airport, and key transportation routes. Enhanced infrastructure improves capacity and reduces congestion, ensuring seamless logistics. Nearby amenities, including dining, retail, and banking, make it an ideal hub for businesses seeking connectivity and efficiency.



BUILDING II FOR LEASE

## CONTACT

**William Froelich (B), JD, SIOR, CCIM\***

Vice Chair

Industrial Services Division

Lic# RB-21658

808 523 9711

[william.froelich@colliers.com](mailto:william.froelich@colliers.com)

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



**JAMES CAMPBELL**  
COMPANY

220 S. King Street, Suite 1800  
Honolulu, Hawaii 96813  
808 524 2666  
[colliers.com](http://colliers.com)

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). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

