

*“A unique opportunity for a long term ground lease on one of the largest industrial properties on the island of Oahu.”*

CBRE is pleased to present a

# **50+ ACRE INDUSTRIAL PROPERTY FOR GROUND LEASE**

in the heart of the James Campbell  
Industrial Park on the island of Oahu.

Available Now.  
Can be divided.



THE  
RMR  
GROUP

**CBRE**

91-399 Kauhi Street  
James Campbell Industrial Park



One of a kind large industrial  
parcel in a low-vacancy market



Favorable location  
within JCIP



Good access points  
and flat topography



Easily divisible and zoned  
for maximum flexibility

TMK 9-1-032-001 | Lot Area 2,237,547 SF (51.367 acres) | Zoning District I-2 Intensive Industrial District



# Project Information

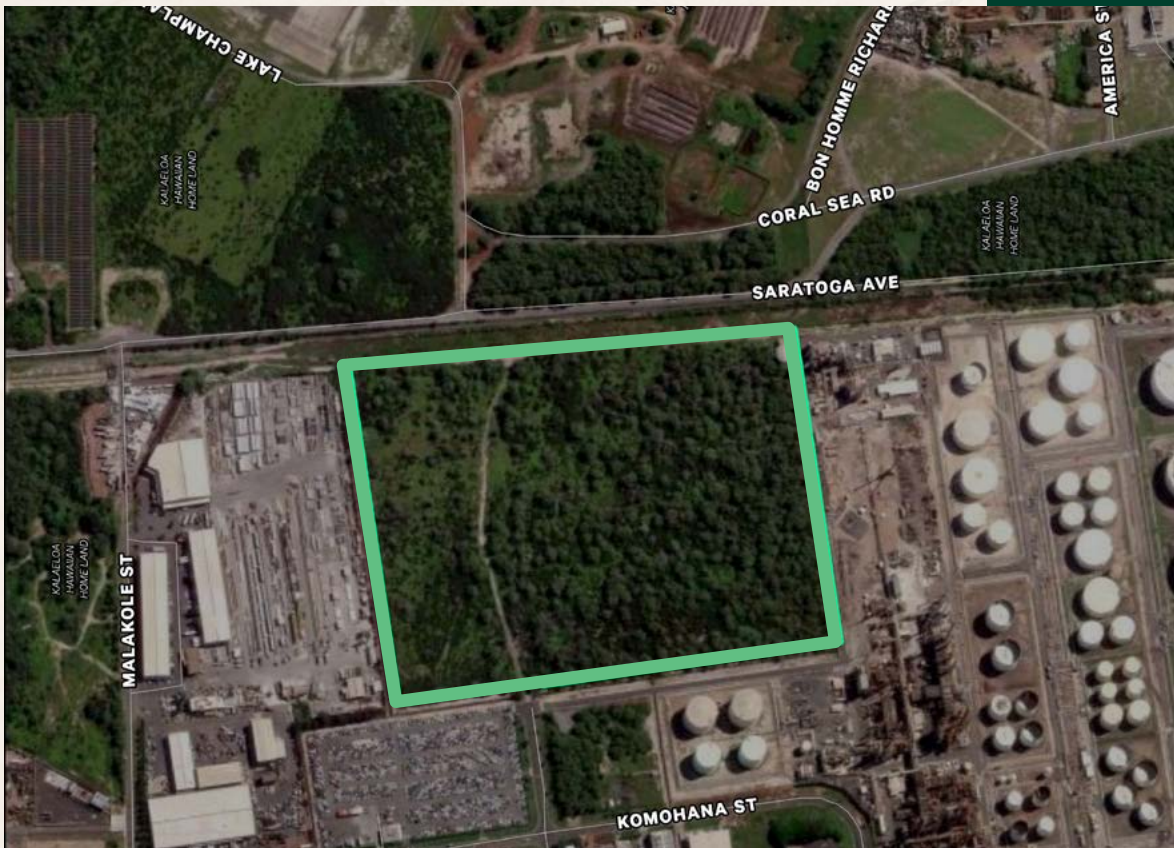
<b>SITE LOCATION</b>	91-399 Kauhi St., Kapolei, HI, 96707
<b>TMK</b>	9-1-032-001
<b>ZONING DISTRICT</b>	I- Intensive Industrial District
<b>PROPERTY TAX CLASS</b>	Industrial
<b>LOT AREA</b>	2,237,547 SF (51.367 acres)
<b>FLOOD ZONE</b>	D, Undetermined Flood Hazard
<b>DEVELOPMENT PLAN AREAS</b>	Ewa Development Plan
<b>CURRENT TENANT</b>	Par Petroleum (exp. 3/31/2024)

## CURRENT USE

Undeveloped. Par Petroleum issued a sub-license agreement with a contractor of the Board of Water for storing recycled water, 10,800 SF.

## Strengths

- One of a kind large industrial parcel in a low vacancy market
- Easily divisible
- Generally flat topography
- Favorable location within CIP
- Fully serviced parcel
- Good access points





# Surrounding Infrastructure



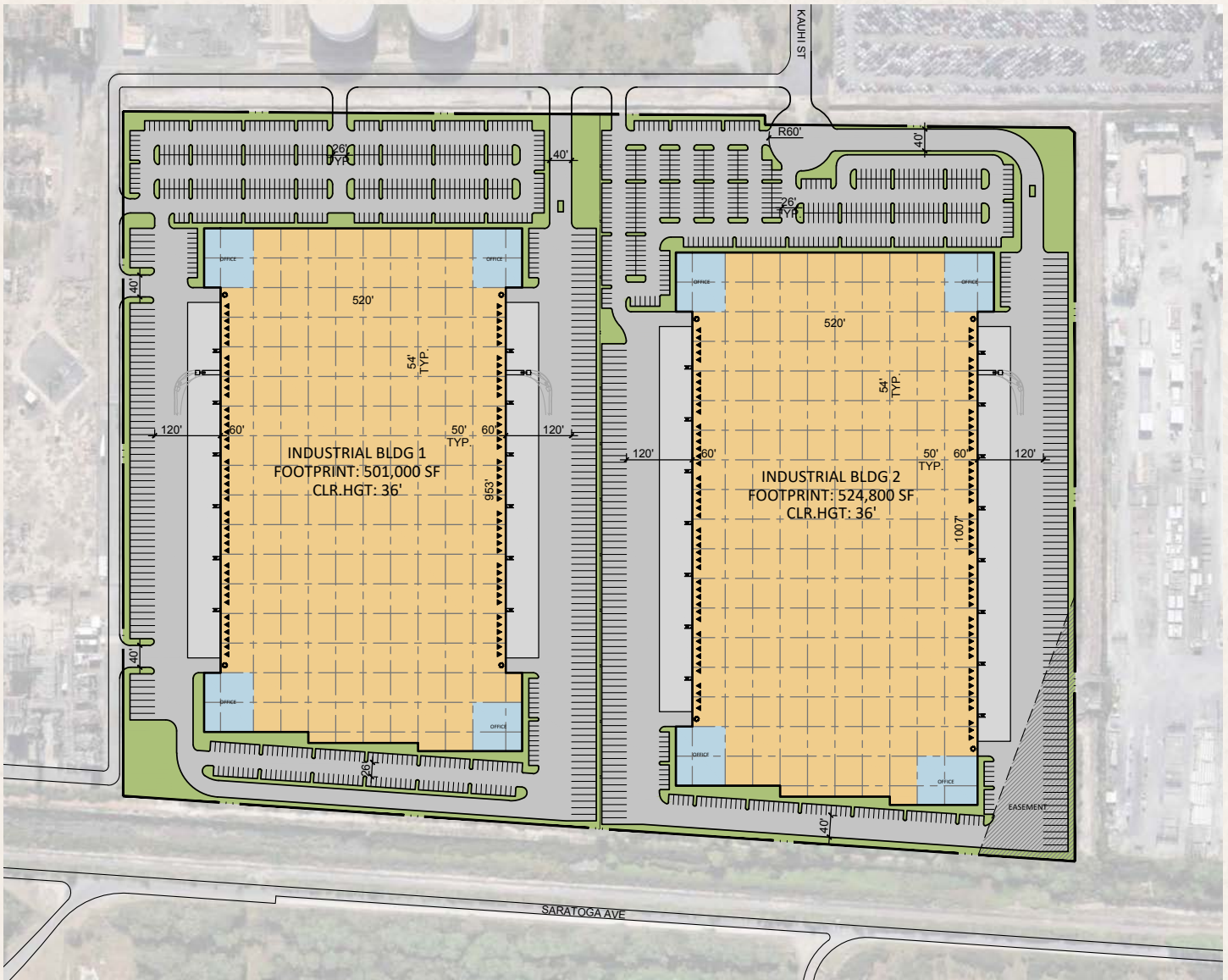
## Distance from the site to:

- Daniel K. Inouye International Airport = **10.8 Miles**
- Honolulu Harbor = **13.8 Miles**
- Kalaeloa Barbers Point Harbor = **2.20 Miles**



# Demisable

## Sample Option - Two Tenants



**91-399 Kauhi Street** is well situated within Campbell Industrial Park, the state's largest industrial park, and adjacent to Kalaeloa Barbers Point Harbor, Hawaii's second largest and most active harbor. This parcel is well situated to capitalize on the growing residential, commercial and industrial activity in West Oahu and Hawaii.



# 91-399 Kauhi Street

James Campbell Industrial Park



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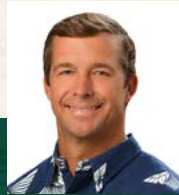
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