

# Kapaa Industrial Park

201 Kapaa Quarry Road, Kailua, HI 96734

[kapaaindustrialpark.com](http://kapaaindustrialpark.com)

**Michael Gomes (S)**

Lic# RS-82817  
Industrial Services Division  
808 285 9502  
[michael.gomes@colliers.com](mailto:michael.gomes@colliers.com)

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

Lic# RB-21658  
Industrial Services Division  
808 523 9711  
[william.froelich@colliers.com](mailto:william.froelich@colliers.com)

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

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# Property Highlights



## Property Specifications

|                          |                                           |
|--------------------------|-------------------------------------------|
| Address                  | 201 Kapaa Quarry Road<br>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 10 **Unit 1001**

Colliers

### Unit Highlights

Easy access to highways

24 hour roving security

On site property management

Ample parking



### Property Specifications

|                     |                                     |
|---------------------|-------------------------------------|
| Address             | 203 Quarry Road<br>Kailua, HI 96734 |
| Available Space     | Unit 1001 (4,200 SF)                |
| Modified Gross Rent | \$2.20 PSF/Mo                       |
| Term                | 3 - 5 Years                         |

Unit 1001 is a 4,200 SF Quonset hut featuring two large roll-up doors that provide excellent ventilation and airflow. The space includes a private restroom, built-out office area, a small dedicated yard behind the warehouse, and two reserved parking stalls directly in front.



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# For Lease

## Building 15 **Unit 1501**

Colliers

### Unit Highlights

Easy access to highways

24 hour roving security

On site property management

Ample parking



### Property Specifications

|                     |                                     |
|---------------------|-------------------------------------|
| Address             | 203 Quarry Road<br>Kailua, HI 96734 |
| Available Space     | Unit 1501 (4,800 SF)                |
| Modified Gross Rent | \$2.20 PSF/Mo                       |
| Term                | 3 - 5 Years                         |

Unit 1501 is a recently renovated 4,800 SF Quonset hut featuring two large roll-up doors and six reserved parking stalls.



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# For Lease

## Building 23 **Unit 2303**

Colliers

### 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<br>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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# For Lease

## Building 25 **Unit 2501**

Colliers

### Unit Highlights

Air conditioned office space

Easy access to highways

24 hour roving security

On site property management



### Property Specifications

|                     |                                     |
|---------------------|-------------------------------------|
| Address             | 203 Quarry Road<br>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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# For Lease

## Building 25 Unit 2502

Colliers

### Unit Highlights

Easy access to highways

24 hour roving security

On site property management

Ample parking



### Property Specifications

|                     |                                     |
|---------------------|-------------------------------------|
| Address             | 203 Quarry Road<br>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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# For Lease

## Building 28 **Unit 2808**

Colliers

### Unit Highlights

Easy access to highways

24 hour roving security

On site property management

Ample parking



### Property Specifications

|                     |                                     |
|---------------------|-------------------------------------|
| Address             | 203 Quarry Road<br>Kailua, HI 96734 |
| Available Space     | Unit 2808 (1,800 SF)                |
| Modified Gross Rent | \$2.65 PSF/Mo                       |
| Term                | 3 - 5 Years                         |

This 1,800 SF warehouse features one roll-up door, a recently refurbished office, access to common restrooms, and one reserved parking stall. The space also includes a steel mezzanine that provides additional usable area at no extra cost.



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# For Lease

## Building 29 **Unit 2902**

Colliers

### Unit Highlights

Easy access to highways

24 hour roving security

On site property management

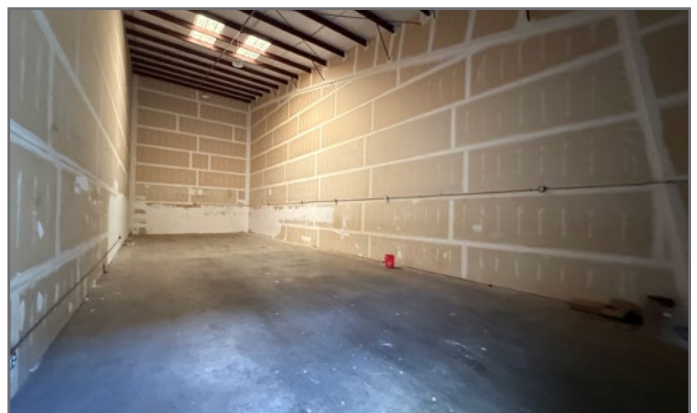
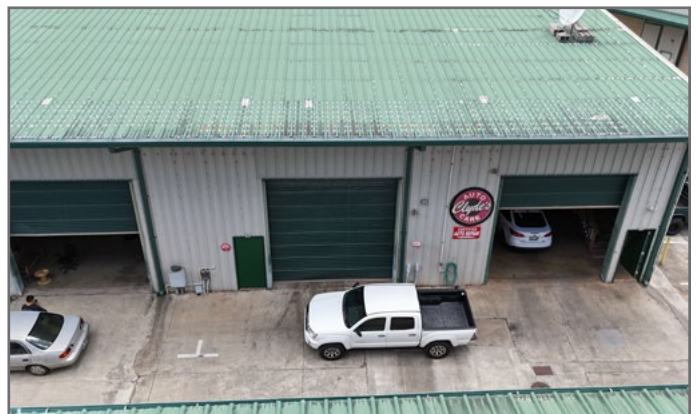
Ample parking



### Property Specifications

|                     |                                     |
|---------------------|-------------------------------------|
| Address             | 203 Quarry Road<br>Kailua, HI 96734 |
| Available Space     | Unit 2902 (2,000 SF)                |
| Modified Gross Rent | \$2.65 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 29 **Unit 2904**

Colliers

### Unit Highlights

Easy access to highways

24 hour roving security

On site property management

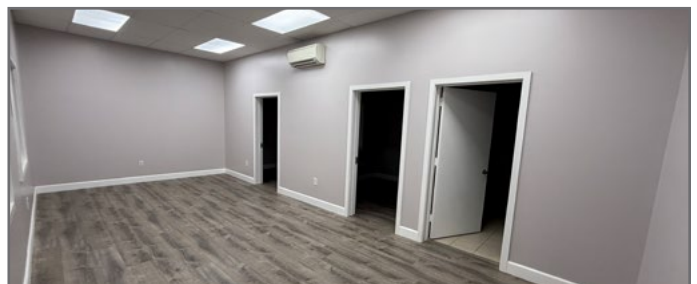
Ample parking



### Property Specifications

|                     |                                     |
|---------------------|-------------------------------------|
| Address             | 203 Quarry Road<br>Kailua, HI 96734 |
| Available Space     | Unit 801 (6,116 SF)                 |
| Modified Gross Rent | \$2.50 PSF/Mo                       |
| Term                | 3 - 5 Years                         |

Unit 2904 offers 6,116 SF of functional warehouse space, including 3,616 SF on the ground floor with a recently refurbished, air-conditioned 622 SF office. The unit also features a 2,500 SF wooden mezzanine, two roll-up doors, and eight reserved parking stalls.



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colliers.com

# For Lease

## Building 34

Colliers

### 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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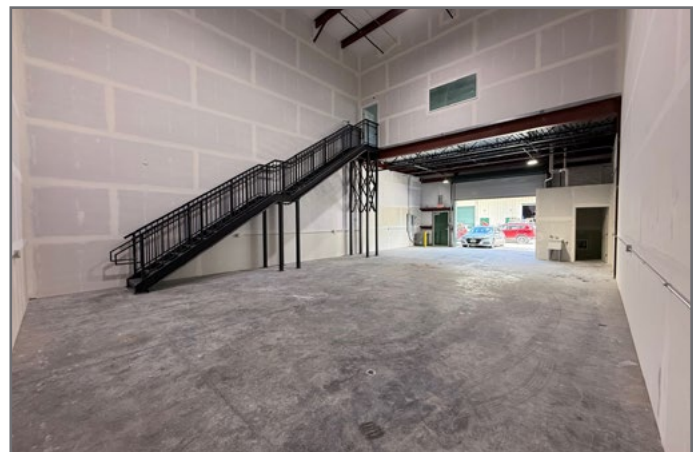
Available Space 2,250 - 18,000 SF

Gross Rent Please Inquire

Term 3 - 5 Years



View Video



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# For Lease

## Building 45 **Unit 4503**

Colliers

### Unit Highlights

Easy access to highways

24 hour roving security

On site property management

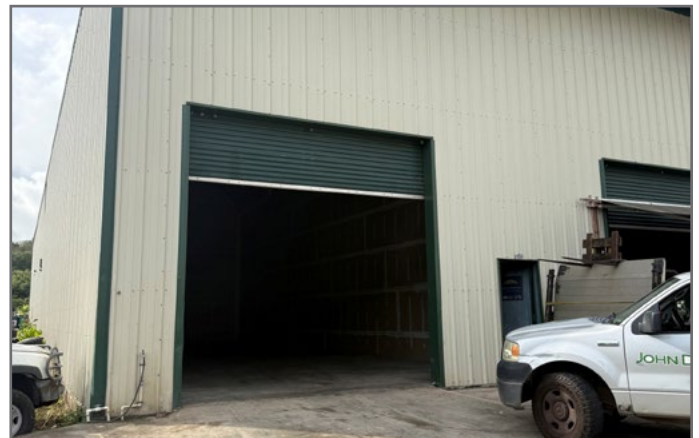
Ample parking



### Property Specifications

|                     |                                     |
|---------------------|-------------------------------------|
| Address             | 203 Quarry Road<br>Kailua, HI 96734 |
| Available Space     | Unit 4503 (1,960 SF)                |
| Modified Gross Rent | \$2.65 PSF/Mo                       |
| Term                | 3 - 5 Years                         |

Unit 4503 offers 1,960 SF of high-ceiling storage space in shell condition. The unit features one roll-up door, two reserved parking stalls, and access to common restrooms.



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michael.gomes@colliers.com

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colliers.com

# For Lease

## Building 50 **Unit 5012**

Colliers

### Unit Highlights

Easy access

24/7 security

On site property management



### Property Specifications

|                     |                                     |
|---------------------|-------------------------------------|
| Address             | 203 Quarry Road<br>Kailua, HI 96734 |
| Available Space     | Unit 5012 (3,623 SF)                |
| Modified Gross Rent | \$2.80 PSF/Mo                       |
| Term                | 3 - 5 Years                         |

Unit 5012 offers 3,623 SF, including 2,236 SF of ground-floor warehouse space and 1,387 SF of air-conditioned mezzanine office. The unit features two powered roll-up doors and five reserved parking stalls.



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# For Lease

## Yard 1

Colliers

### Unit Highlights

Easy access

24/7 security

On site property management



### Property Specifications

|                        |                                     |
|------------------------|-------------------------------------|
| Address                | 203 Quarry Road<br>Kailua, HI 96734 |
| Available Space        | 10,000 - 65,340 SF (1.50<br>Acres)  |
| Modified Gross<br>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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