



Colliers

Kapaa Industrial Park

201 Kapaa Quarry Road, Kailua, HI 96734

kapaaindustrialpark.com

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Property Highlights



- On Site Management
- 24-hour roving security
- Cooperative community atmosphere
- Modified gross rent structure
- Newly built turn-key units



Property Specifications

Address	201 Kapaa Quarry Road Kailua, HI 96734
Zoning	I-1 & I-2 (Intensive Industrial)
Available Warehouse Size	1,500 - 30,000 square feet

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 23 **Unit 2303**



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 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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Building 24 **Unit 24C**

Unit Highlights

4 roll up doors

High cube warehouse

Clear span

Ample yard space for
container staging

Roving security



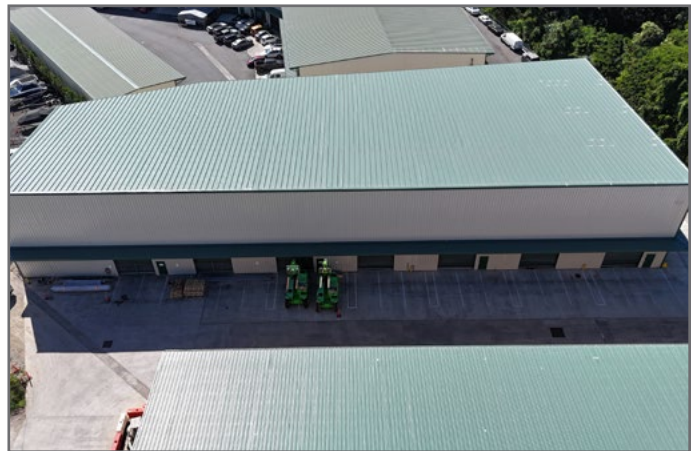
Property Specifications

Address 203 Quarry Road
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Available Space 10,509 SF

Modified Gross
Rent \$2.45 PSF/Mo

Term 3 - 5 Years



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Building 24 **Unit 2401**

Unit Highlights

Turn key office space

High cube warehouse

Clear span

Ample parking

Roving Security



Property Specifications

Address 203 Quarry Road
Kailua, HI 96734

Available Space 9,758 - 24,696 SF

Modified Gross Rent Negotiable

Term 3 - 5 Years



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Building 25 **Unit 2501**

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Unit Highlights

Air conditioned office space

Easy access to highways

24 hour roving security

On site property management



Property Specifications

Address	203 Quarry Road 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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Building 32 **Unit 3205/3212**

Unit Highlights

High cube warehouse space

Turn key, air conditioned
office space

Easy access to highways

24 hour roving security

On site property management



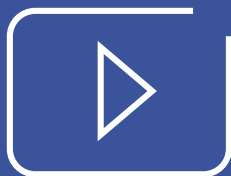
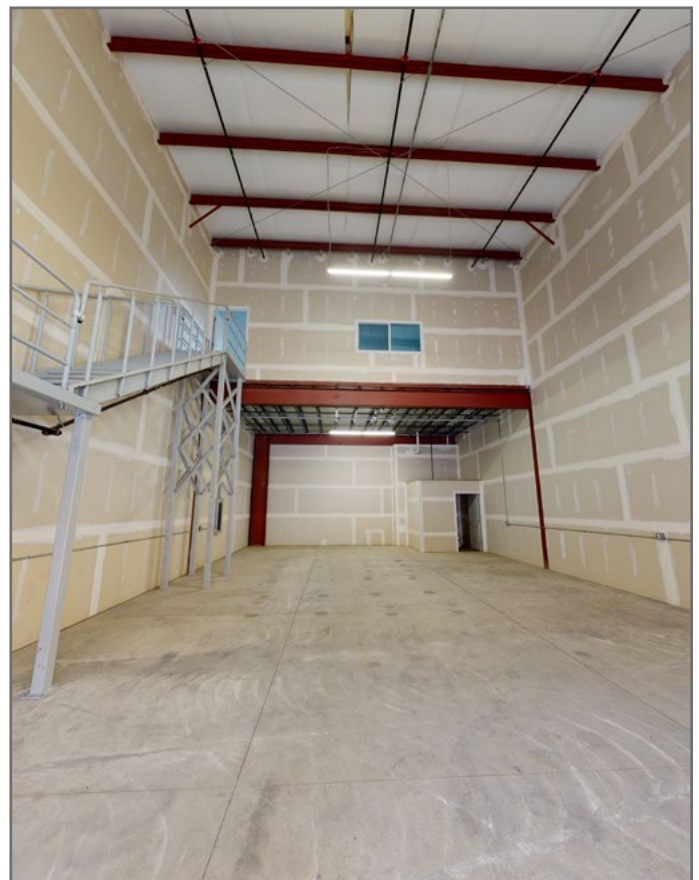
Property Specifications

Address 203 Quarry Road
Kailua, HI 96734

Available Spaces 2,400 - 4,800 SF

Modified Gross
Rent \$2.63 PSF/Mo

Term 3 - 5 Years



View Virtual Tour

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Building 34

Unit Highlights

Brand new high cube warehouse space

Each bay includes 600 SF of air conditioned second floor office space

28 ft ceilings

24 hour roving security

On site property management



Property Specifications

Address	203 Quarry Road Kailua, HI 96734
Available Space	2,400 - 38,400 SF
Gross Rent	\$2.63 PSF/Mo
Term	3 - 5 Years
Date Available	June 2025



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Building 50 **Unit 5009**

Unit Highlights

High cube warehouse space

700 square feet of air
conditioned office space

2 private restrooms

Easy highway access

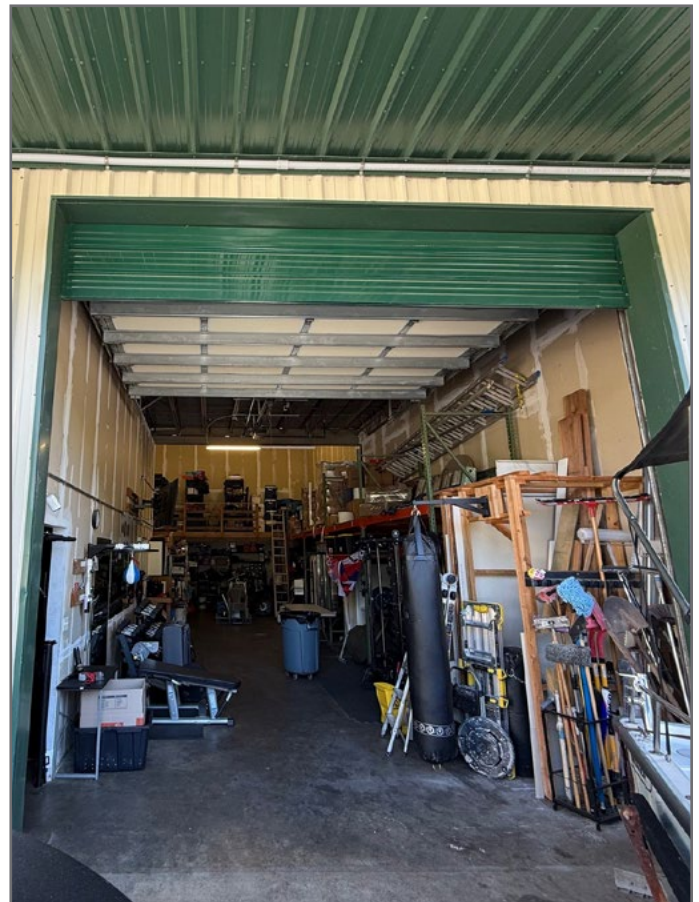
24 hour roving security

On site property management



Property Specifications

Address	203 Quarry Road Kailua, HI 96734
Available Space	Unit 5009 (1,963 SF)
Gross Rent	\$2.65 PSF/Mo
Term	3 - 5 Years



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Yard 1



Property Specifications

Address	203 Quarry Road Kailua, HI 96734
Available Space	19 Acres
Modified Gross Rent	\$0.50 PSF/Mo
Term	Negotiable



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Yard 2

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Property Specifications

Address	203 Quarry Road Kailua, HI 96734
Available Space	4,920 SF
Modified Gross Rent	\$0.71 PSF/Mo
Term	Negotiable



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