



## FOR SALE

### PRIME CORNER INDUSTRIAL LOT IN KAPOLEI BUSINESS PARK - WEST

**91-759 KOMOHANA ST  
KAPOLEI, HI 96707**

#### PROPERTY SUMMARY

##### KAPOLEI BUSINESS PARK WEST - LOT 21

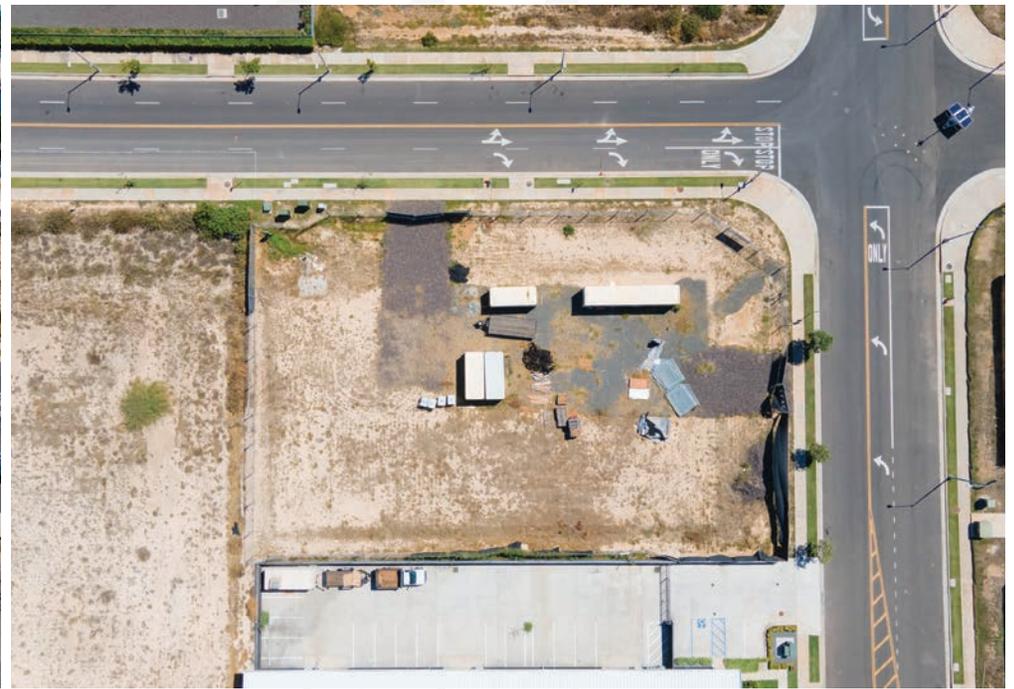
Unique opportunity to purchase a fee simple, I-2 zoned corner lot in Kapolei Business Park West, with its building permit already approved and ready to build. The envisioned warehouse, designed by an expert commercial general contractor, includes plans that meet all the necessities for maximum efficiency within the CC&R guidelines allowing up to 65% lot coverage. Sidestep the lengthy two to three-year wait for DPP approval; this warehouse design is fully authorized and just a signature away from starting construction.



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### FEE SIMPLE OFFERING INCLUDES

- *Building permit approved - Ready to Build!*
- Lot 21: Corner lot positioning.
- Architectural plans included in offering.
- HECO fees already settled.
- Temporary power set up for on-site construction.
- Fencing provided.
- Grading, permitting, and expediting fees covered.

### INVESTMENT SUMMARY

TMK:	1-9-1-175-25
Zoning:	I-2 Intensive Industrial
Address:	91-759 Komohana St, Kapolei, HI 96707
Size:	35,065 SF
Tenure:	Fee Simple
Price:	\$3,927,280



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