

Kapaa Industrial Park

Colliers

201 Kapaa Quarry Road
Kailua, HI 96734

kapaaindustrialpark.com



Michael Gomes (S)
Lic# RS-82817
Industrial Services Division
808 285 9502
michael.gomes@colliers.com

William Froelich (B), JD, SIOR, CCIM*
Lic# RB-21658
Industrial Services Division
808 523 9711
william.froelich@colliers.com

220 S. King Street, Suite 1800
Honolulu, Hawaii 96813
808 524 2666
colliers.com

*FFFM LLC, Exclusively contracted to Colliers International HI, LLC. 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). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

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.



Michael Gomes (S)
Lic# RS-82817
Industrial Services Division
808 285 9502
michael.gomes@colliers.com

William Froelich (B), JD, SIOR, CCIM*
Lic# RB-21658
Industrial Services Division
808 523 9711
william.froelich@colliers.com

220 S. King Street, Suite 1800
Honolulu, Hawaii 96813
808 524 2666
colliers.com

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

For
Lease

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
Kailua, HI 96734

Available Space 10,509 SF

Modified Gross
Rent \$2.45 PSF/Mo

Term 3 - 5 Years



Michael Gomes (S)

Lic# RS-82817
Industrial Services Division
808 285 9502
michael.gomes@colliers.com

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

Lic# RB-21658
Industrial Services Division
808 523 9711
william.froelich@colliers.com

220 S. King Street, Suite 1800
Honolulu, Hawaii 96813
808 524 2666
colliers.com

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

For
Lease

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



Michael Gomes (S)

Lic# RS-82817
Industrial Services Division
808 285 9502
michael.gomes@colliers.com

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

Lic# RB-21658
Industrial Services Division
808 523 9711
william.froelich@colliers.com

220 S. King Street, Suite 1800
Honolulu, Hawaii 96813
808 524 2666
colliers.com

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

For Lease

Building 25 **Unit 2501**

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.



Michael Gomes (S)

Lic# RS-82817
Industrial Services Division
808 285 9502
michael.gomes@colliers.com

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

Lic# RB-21658
Industrial Services Division
808 523 9711
william.froelich@colliers.com

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

220 S. King Street, Suite 1800
Honolulu, Hawaii 96813
808 524 2666
colliers.com

For
Lease

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



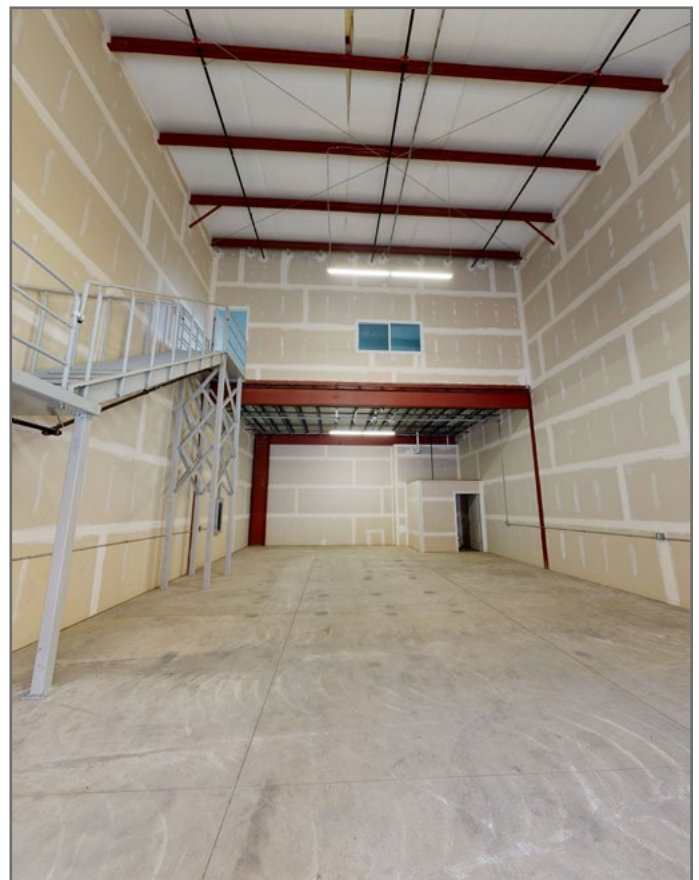
Property Specifications

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

Michael Gomes (S)

Lic# RS-82817
Industrial Services Division
808 285 9502
michael.gomes@colliers.com

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

Lic# RB-21658
Industrial Services Division
808 523 9711
william.froelich@colliers.com

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

220 S. King Street, Suite 1800
Honolulu, Hawaii 96813
808 524 2666
colliers.com

For Lease

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



Michael Gomes (S)
 Lic# RS-82817
 Industrial Services Division
 808 285 9502
 michael.gomes@colliers.com

William Froelich (B), JD, SIOR, CCIM*
 Lic# RB-21658
 Industrial Services Division
 808 523 9711
 william.froelich@colliers.com

220 S. King Street, Suite 1800
 Honolulu, Hawaii 96813
 808 524 2666
 colliers.com

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

For
Lease

Yard 1



Property Specifications

Address 203 Quarry Road
Kailua, HI 96734

Available Space 19 Acres

Modified Gross Rent \$0.50 PSF/Mo

Term Negotiable



Michael Gomes (S)

Lic# RS-82817
Industrial Services Division
808 285 9502
michael.gomes@colliers.com

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

Lic# RB-21658
Industrial Services Division
808 523 9711
william.froelich@colliers.com

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

220 S. King Street, Suite 1800
Honolulu, Hawaii 96813
808 524 2666
colliers.com

For
Lease

Yard 2

Colliers



Property Specifications

Address 203 Quarry Road
Kailua, HI 96734

Available Space 4,920 SF

Modified Gross
Rent \$0.71 PSF/Mo

Term Negotiable



Michael Gomes (S)

Lic# RS-82817
Industrial Services Division
808 285 9502
michael.gomes@colliers.com

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

Lic# RB-21658
Industrial Services Division
808 523 9711
william.froelich@colliers.com

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

220 S. King Street, Suite 1800
Honolulu, Hawaii 96813
808 524 2666
colliers.com