

Kapaa Industrial Park

201 Kapaa Quarry Road, Kailua, HI 96734

kapaaindustrialpark.com

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Property Highlights



Property Specifications

Address	201 Kapaa Quarry Road 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

View Video



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 B Unit 104B

Colliers

Unit Highlights

Mezzanine storage offered at no charge

Easy access

24/7 security

On site property management



Property Specifications

Address	203 Quarry Road Kailua, HI 96734
Available Space	Unit 104B (2,400 SF)
Base Rent	\$2.40 PSF/Mo
Term	3 - 5 Years

Unit 104B provides 2,400 square feet of well-designed warehouse space, featuring a built-out ground-floor office, convenient mezzanine storage, private restroom, and three reserved parking stalls.



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Building B Unit 104C

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Unit Highlights

Mezzanine storage offered at no charge

Easy access

24/7 security

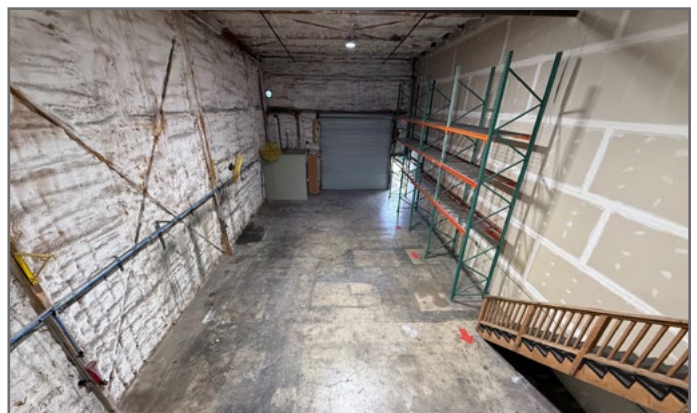
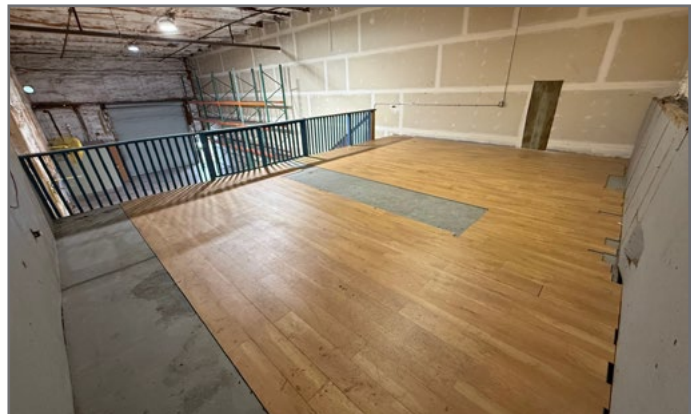
On site property management



Property Specifications

Address	203 Quarry Road Kailua, HI 96734
Available Space	Unit 104C (2,400 SF)
Base Rent	\$2.40 PSF/Mo
Term	3 - 5 Years

Unit 104C offers 2,400 square feet of versatile warehouse space, featuring a ground-floor office, mezzanine storage, a private restroom, and three dedicated parking stalls.



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Building 23 **Unit 2303**

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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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For Lease

Building 24 **Unit 24C**

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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
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Available Space	10,509 SF
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Modified Gross Rent	\$2.50 PSF/Mo
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Term	3 - 5 Years
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View Video



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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 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 25 **Unit 2502**

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Unit Highlights

Easy access to highways

24 hour roving security

On site property management

Ample parking



Property Specifications

Address	203 Quarry Road 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 featuring seven dedicated parking stalls and excellent accessibility. The clear-span layout offers a wide-open floor plan, ideal for a variety of uses.



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Building 30 **Unit 3001**

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Unit Highlights

Turn key office space

Ample parking

Double sided warehouse bays
for easy access & loading

On site maintenance and
management

24 hour roving security

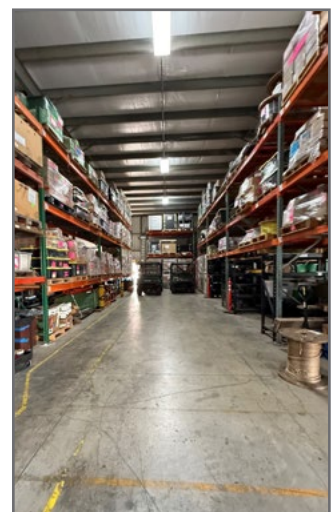
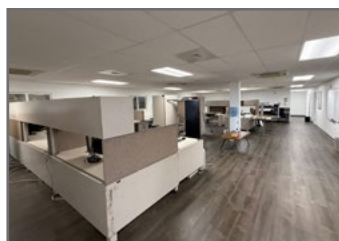
Highly visible location in
center of project



Property Specifications

Address	203 Quarry Road Kailua, HI 96734
Available Space	Unit 3001 (13,340 SF)
Gross Rent	Please inquire
Term	3 - 5 Years
Available	2/1/2026

Establish your presence in the heart of Kapa'a Industrial. Unit 3001 offers outstanding visibility, accessibility, and functionality. Enjoy ample parking and dual-sided warehouse bays designed for seamless flow and efficient loading. The two-story, turnkey office space features a versatile layout - ideal for serving as your company's headquarters.



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For Lease

Building 34

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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
Kailua, HI 96734

Available Space 2,250 - 36,000 SF

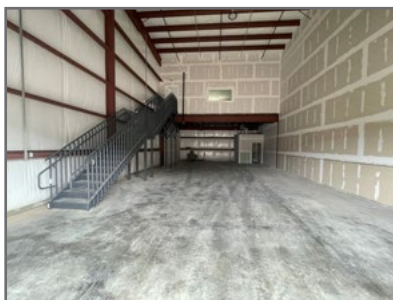
Gross Rent Please Inquire

Term 3 - 5 Years

Available June 2025



View Video



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For Lease

Building 35

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Unit Highlights

Common loading dock

40 FT clear height

Turn key office space

On site maintenance and management

24 hour roving security



Property Specifications

Address 203 Quarry Road
Kailua, HI 96734

Available Space 26,905 SF total

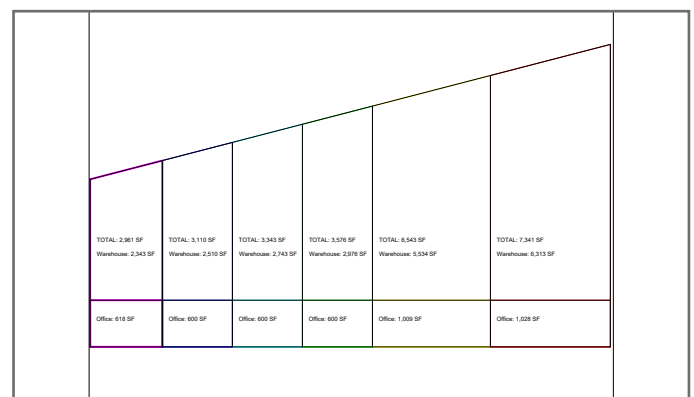
Gross Rent Please Inquire

Term 3 - 5 Years

Available Q1 2026 Delivery



Amazing opportunity to secure a newly constructed high cube warehouse with loading dock and 40 ft clear height.



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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 Kailua, HI 96734
Available Space	10,000 - 65,340 SF (1.50 Acres)
Modified Gross 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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For
Lease

Yard 2

Colliers



Property Specifications

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