

PROGRESS PHOTO (02/25)



Coming Soon

Delivery August 2025



INDUSTRIAL CONDOMINIUMS

For Sale (FS) and For Lease

Address	91-1965 Lauwiliwili St. Kapolei, HI 96707
TMK	(1) 9-1-175-012
Zoning	I-2
Available Space	1,280 SF - 41,268 SF
Pricing	Ground Floor starting at \$500 PSF 2nd Floor starting at \$400 PSF

**AMPLE PARKING - ADDITIONAL PARKING
AVAILABLE FOR PURCHASE**

[Interest Form](#)

[TheCrossingKapolei.com](#)

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THE OPPORTUNITY

The Crossing at Kapolei Business Park West offers convenient and accessible options for small industrial users consisting of warehouse condominiums ranging in size from 1,280 – 41,268 square feet. Medium and large users can also combine units for a maximum contiguous space of 59,700 square feet.

The I-2 zoned property offers prime frontage at the highly visible corner of Kalaeloa Boulevard and Lauwiliwili Street, minutes away from the H-1 Highway. The center will feature 26' (Ground Floor) and 13' & 14' (2nd floor) clear heights, rooftop parking, loading dock access, security, and other desirable amenities.

PROJECT HIGHLIGHTS

UTILITIES

- Hawaiian Electric Power (directly metered – arranged by each unit)
- Possibility for heavy industrial power*
- Water and sewer stub outs into each unit (submetered)
- Access to a conduit that facilitates connection to high-speed data lines



AMPLE PARKING

- Onsite assigned parking fronting units
- Additional rooftop tandem parking stalls available for purchase

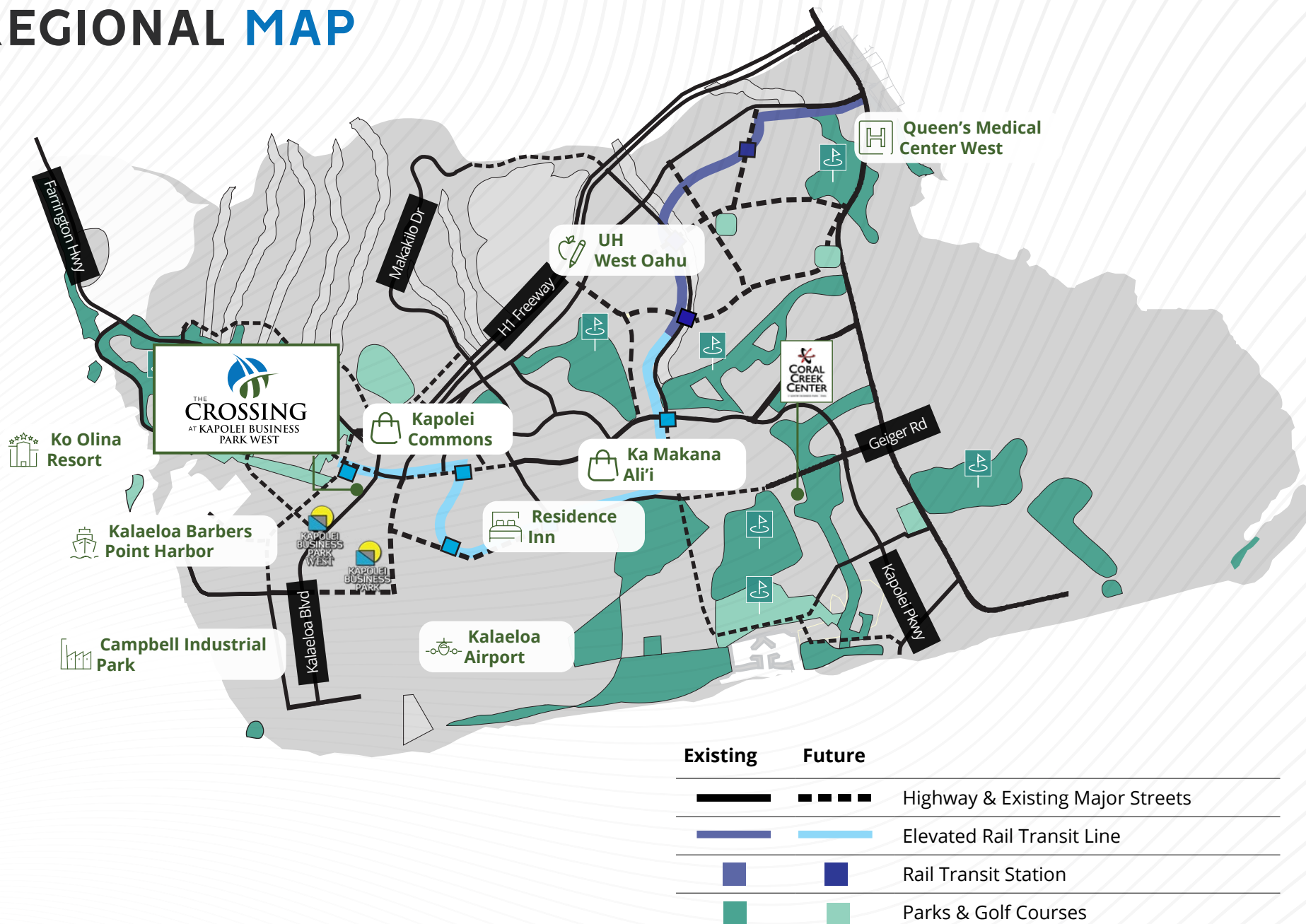
FEATURES & BENEFITS

- 26' (Ground Floor) and 13'/14' for (2nd Floor) clear warehouse height
- Concrete tilt-up construction
- Access to common loading docks and loading areas
- Grade-level overhead roll-up doors
- Fire sprinkler system
- Glass storefront with entry door
- Troweled concrete floor
- Fire alarm AV signal and manual stations at exits
- Rooftop pads for future HVAC
- 4-inch vent to roof

**Negotiable based on need*

Renderings shown are for illustrative purposes only, not to scale, and may be subject to change.

REGIONAL MAP





AREA DEMOGRAPHICS

	3-Mile	5-Mile	7-Mile
Estimated Population	49,154	109,709	177,231
Projected Population	49,064	109,472	176,021
Median Household Income	\$109,381	\$109,823	\$106,468
Median Home Value	\$675,666	\$684,362	\$681,151

DEMOGRAPHICS AT A GLANCE (7-MILE)



DAYTIME POPULATION

138,000



HOUSEHOLD FAMILIES

48,496



MEDIAN AGE

35.0





BACHELOR'S DEGREE+

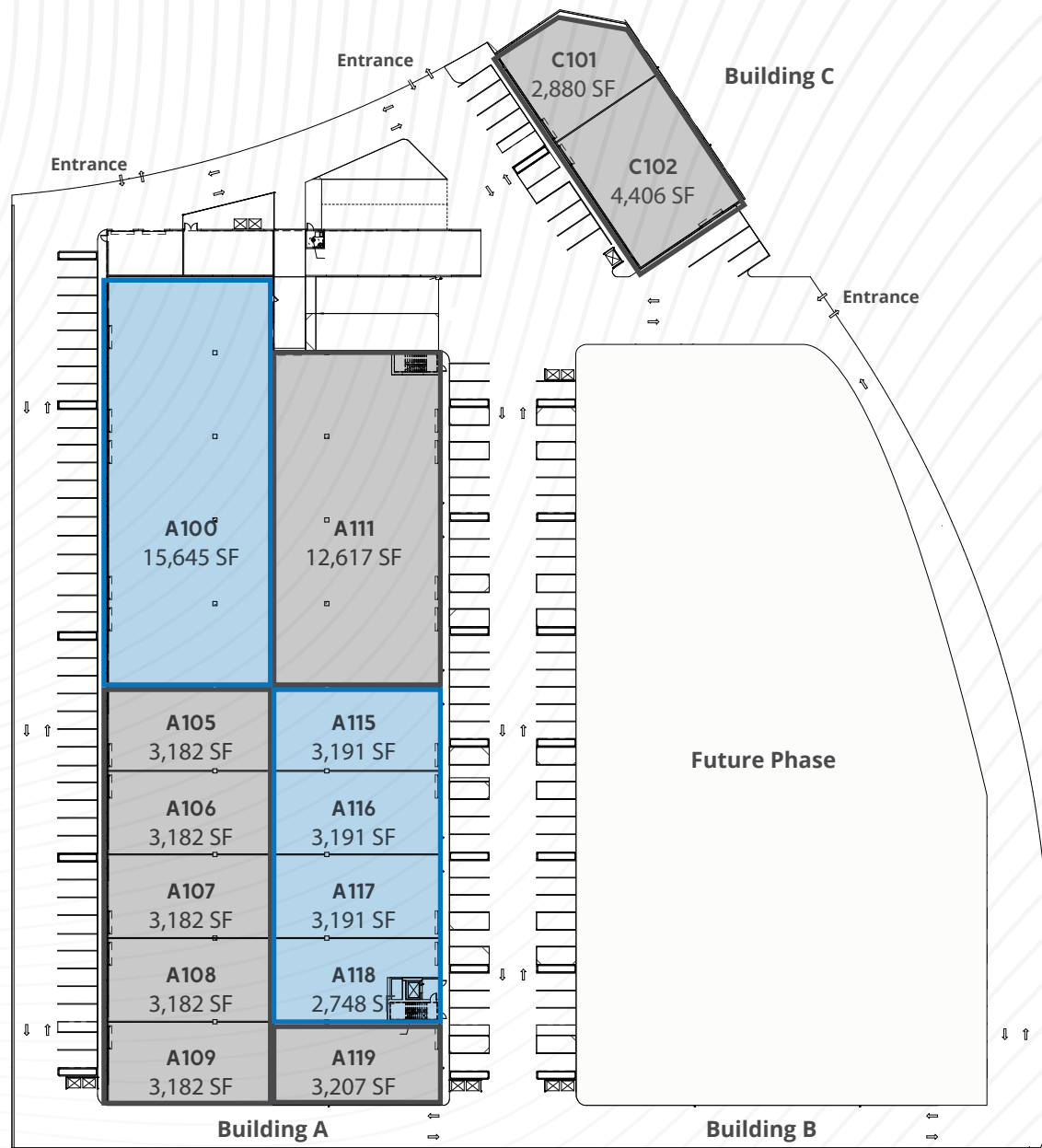
21.5%

SITE PLAN

FIRST FLOOR

Building A	59,700 SF
Building C	7,286 SF
Future Phase	-

-  Reserved / In Escrow
-  Available





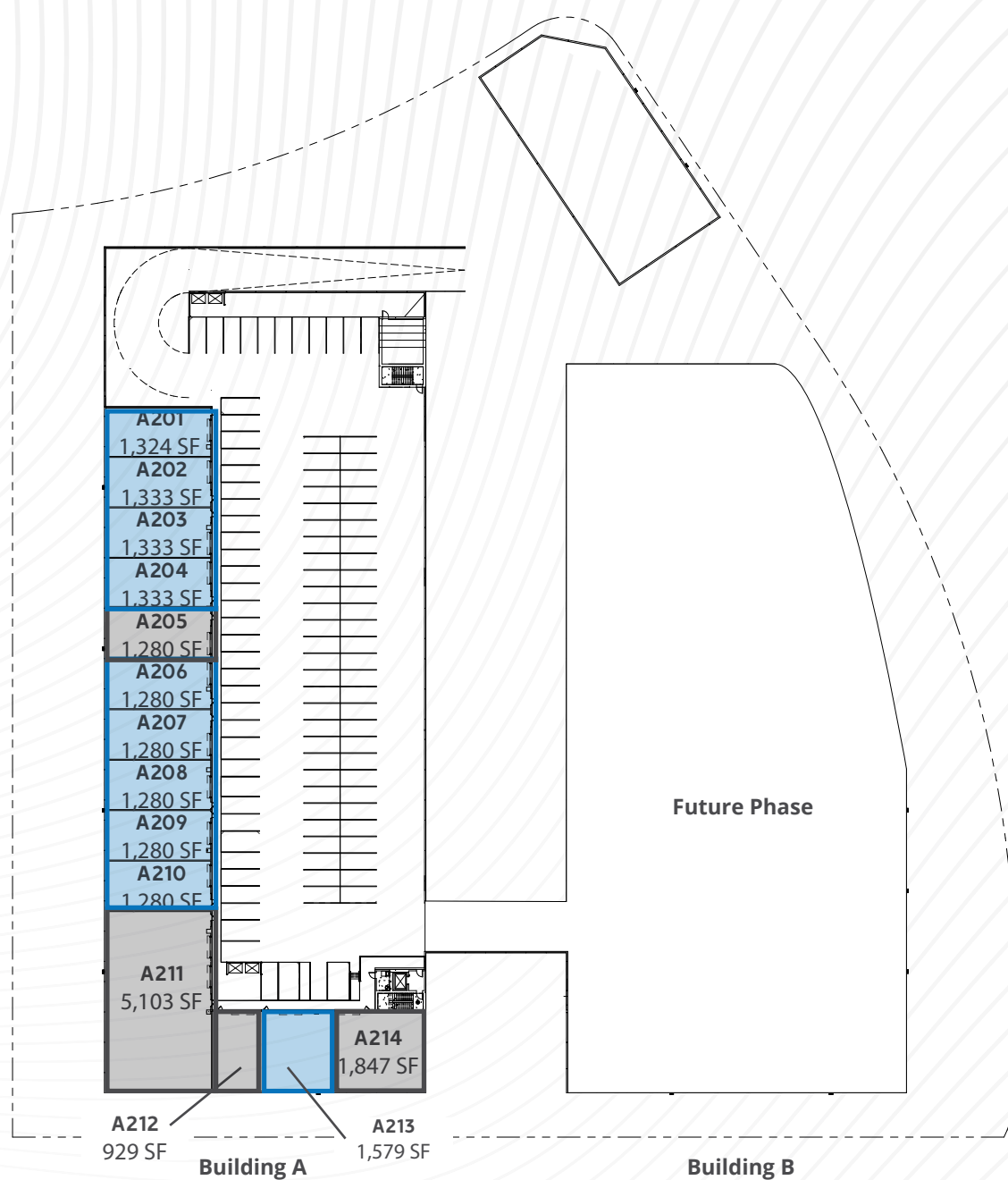
SITE PLAN



SECOND FLOOR

Building A	22,461 SF
Future Phase	-

-  Reserved / In Escrow
-  Available



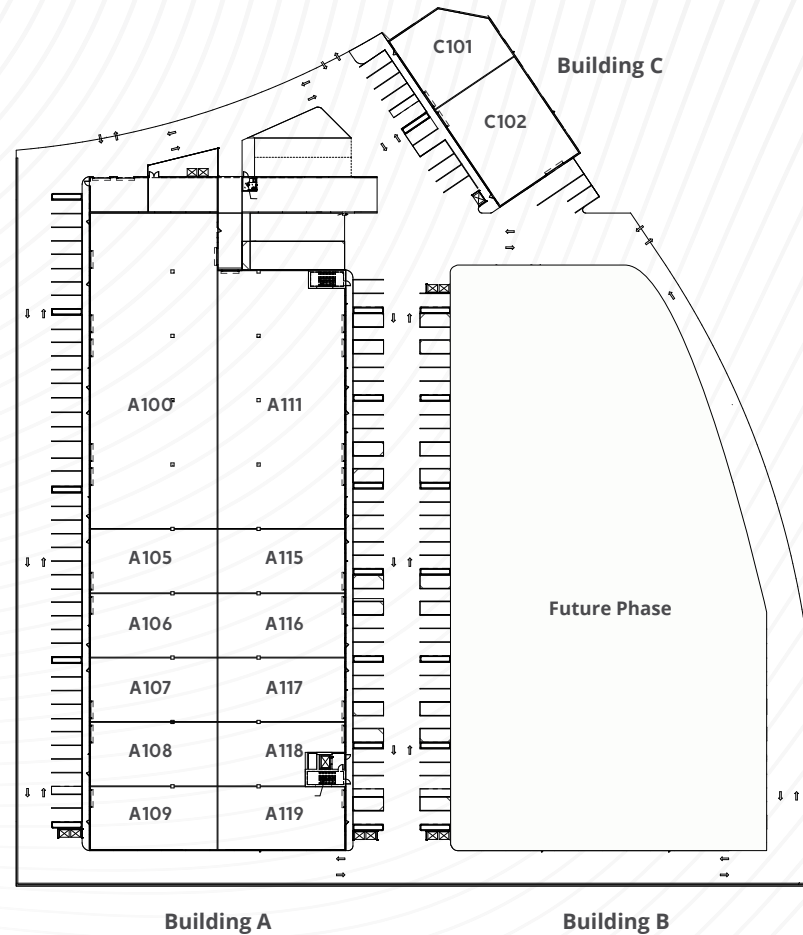
UNIT DETAILS FIRST FLOOR

BUILDING A

Unit	SF	Assigned Stalls	Optional Stalls*	Total Parking Stalls
A100	15,645	23	0	23
A105	3,182	4	0	4
A106	3,182	5	0	5
A107	3,182	4	0	4
A108	3,182	4	0	4
A109	3,182	3	0	3
A111	12,617	4	12	16
A115	3,191	1	3	4
A116	3,191	1	3	4
A117	3,191	1	3	4
A118	2,748	1	3	4
A119	3,207	1	3	4
Total	59,700	52	27	79

BUILDING C

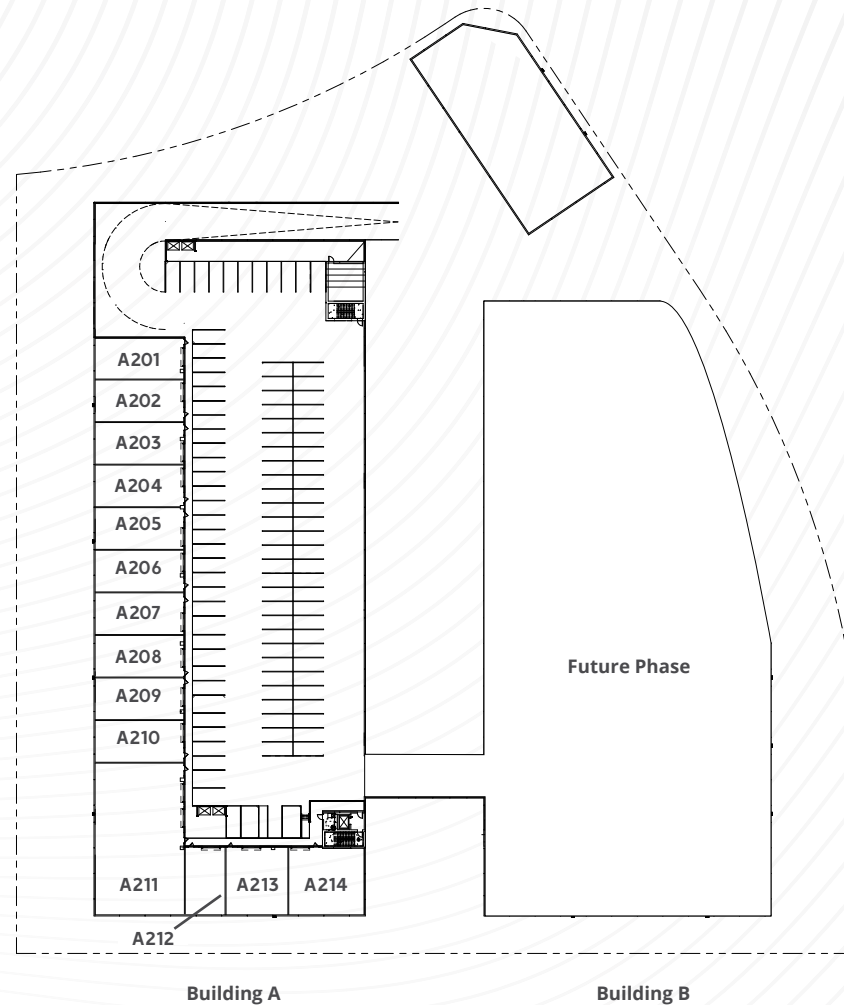
Unit	SF	Assigned Stalls	Optional Stalls*	Total Parking Stalls
C101	2,880	5	0	5
C102	4,406	4	0	4
Total	7,286	9	0	9



* Option to add up to the number of stalls indicated. Current rental rate is \$40/mo. Option to purchase Optional/Additional Stalls at \$60,000/stall.

UNIT DETAILS SECOND FLOOR BUILDING A

BUILDING A				
Unit	SF	Assigned Stalls	Optional Stalls*	Total Parking Stalls
A201	1,324	1	1	2
A202	1,333	1	1	2
A203	1,333	1	1	2
A204	1,333	1	1	2
A205	1,280	1	1	2
A206	1,280	1	1	2
A207	1,280	1	1	2
A208	1,280	1	1	2
A209	1,280	1	1	2
A210	1,280	1	1	2
A211	5,103	2	4	6
A212	929	1	1	2
A213	1,579	1	1	2
A214	1,847	1	1	2
Total	22,461	15	17	32



* Option to add up to the number of stalls indicated. Current rental rate is \$40/mo. Option to purchase Optional/Additional Stalls at \$60,000/stall.



ABOUT THE DEVELOPER



Avalon Development is a leading real estate development company that is focused on building better communities in Hawaii. Based in downtown Honolulu, Avalon is an active developer and investor of real estate while providing an array of services, including (but not limited to) project management, leasing and sales. Avalon has consistently sought out opportunities to help fill the needs of businesses around Hawaii, from developing large scale business centers like Mill Town Business Park, Sugar Mill Industrial Park, Kapolei Enterprise Center, Kapolei Business Park and Kapolei Business Park West, to owner-user warehouses such as the American Tire Warehouse, Medline Industrial Center, City Moving Industrial Center, and Leowahine Industrial Center. Currently, Avalon is developing Coral Creek Center, The Crossing at Kapolei Business Park West, and Royal Koa Center at Koa Ridge Industrial Park--which, combined, will create approximately 500,000 sqft. of industrial space on O'ahu. Avalon remains one of the most prolific industrial developers in the state of Hawai'i.



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