

# INDUSTRIAL CONDOMINIUMS

For Sale (FS) and For Lease



<b>Address</b>	91-1965 Lauwiliwili St. Kapolei, HI 96707
<b>TMK</b>	(1) 9-1-175-012
<b>Zoning</b>	I-2
<b>Available Space</b>	929 - 59,700 SF
<b>Project Size</b>	162,693 SF
<b>Pricing</b>	<b>Ground Floor</b> starting at \$460 PSF <b>2nd Floor</b> starting at \$350 PSF
<b>Parking</b>	360 spaces

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

[Interest Form](#)

[TheCrossingKapolei.com](https://TheCrossingKapolei.com)

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# THE OPPORTUNITY

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The Crossing at Kapolei Business Park West offers convenient and accessible options for small industrial users consisting of approximately 56 warehouse condominiums ranging in size from 929 to 15,645 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 28' clear heights, rooftop parking, loading dock access, security, and other desirable amenities. The total project size will be approximately 162,693 square feet.

# 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
- 360 parking stalls
- Additional rooftop tandem parking stalls available for purchase



## FEATURES & BENEFITS

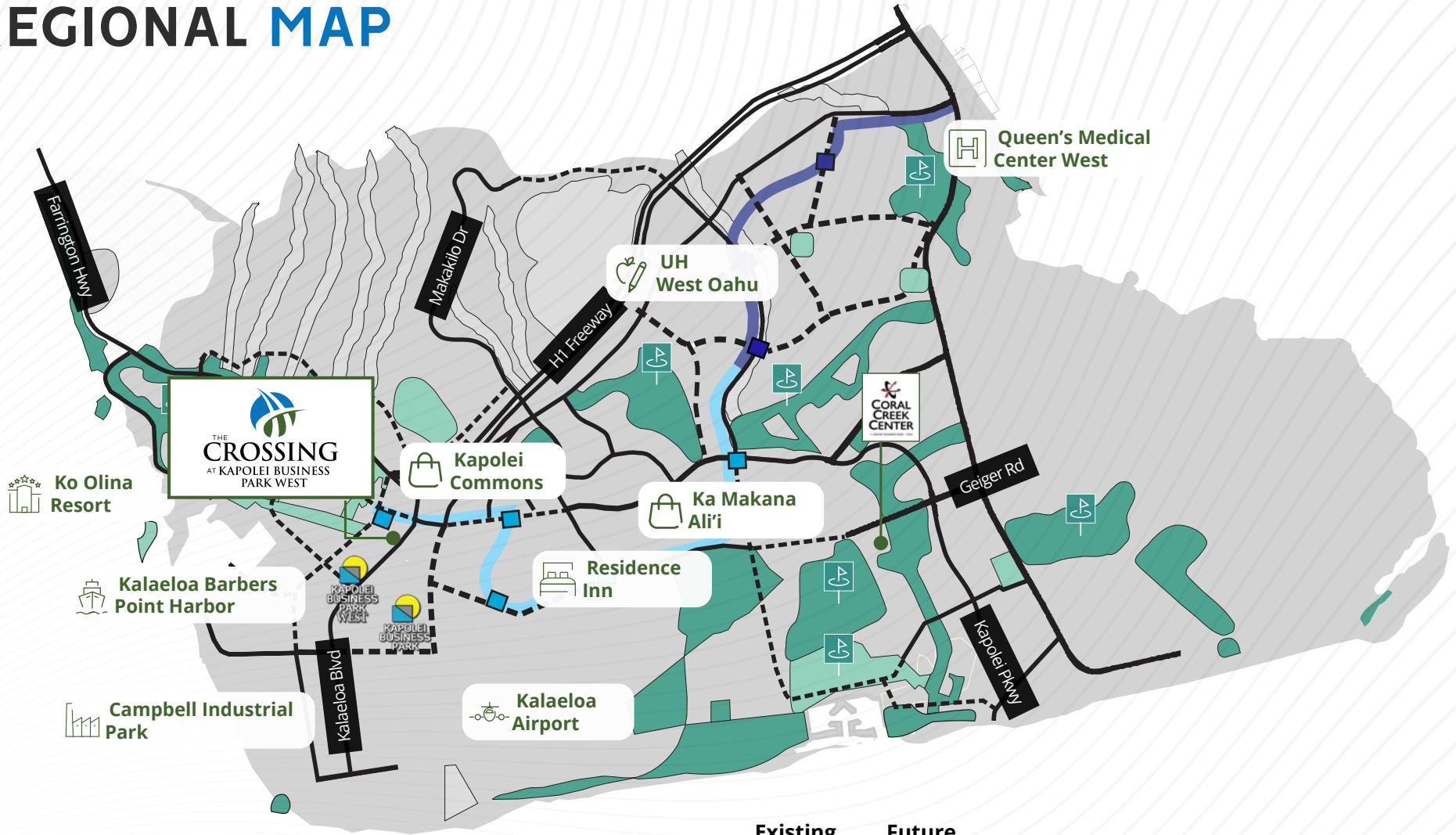
- 28' clear warehouse height
- Concrete tilt-up construction
- Access to common loading docks and loading areas
- Grade-level overhead roll-up doors
- Fire sprinkler system

*\*Negotiable based on need*

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



# REGIONAL MAP



Existing	Future	
		Highway & Existing Major Streets
		Elevated Rail Transit Line
		Rail Transit Station
		Parks & Golf Courses

# 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 B	52,813 SF
Building C	7,286 SF

- Reserved
- Available
- Future Phase






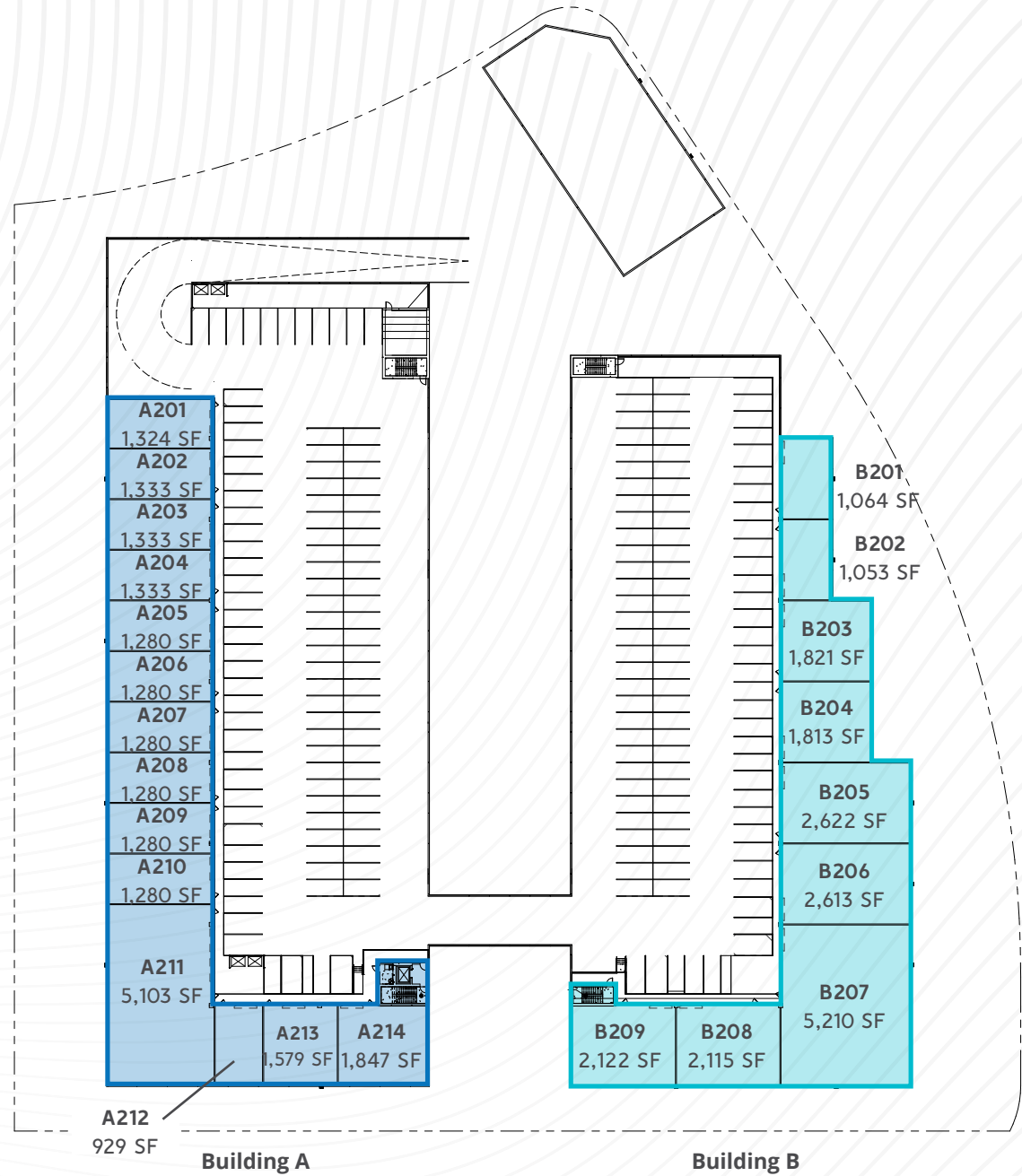


# SITE PLAN

## SECOND FLOOR

Building A	22,461 SF
Building B	20,433 SF

-  Reserved
-  Available
-  Future Phase

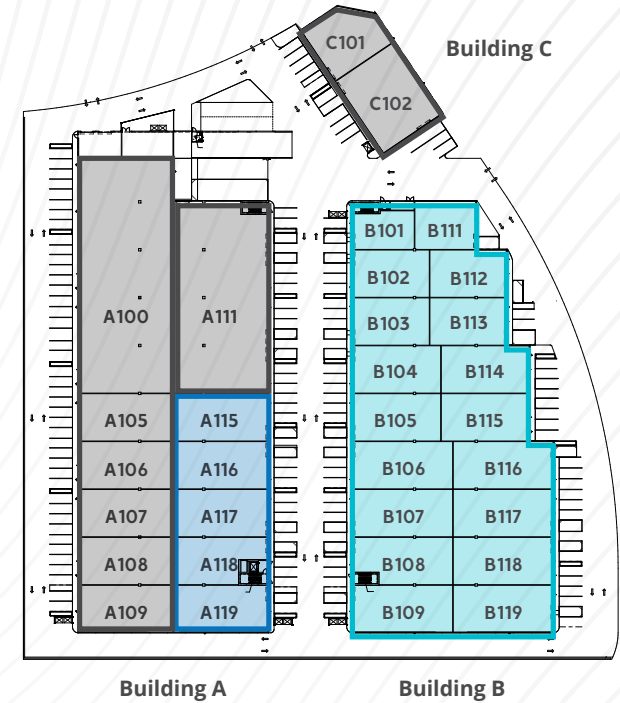


# UNIT DETAILS FIRST FLOOR

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
<b>Total</b>	<b>59,700</b>	<b>52</b>	<b>27</b>	<b>79</b>

BUILDING C				
Unit	SF	Assigned Stalls	Optional Stalls*	Total Parking Stalls
C101	2,880	5	0	5
C102	4,406	4	0	4
<b>Total</b>	<b>7,286</b>	<b>9</b>	<b>0</b>	<b>9</b>

BUILDING B				
Unit	SF	Assigned Stalls	Optional Stalls*	Total Parking Stalls
B101	1,667	1	2	3
B102	2,590	1	2	3
B103	2,590	1	2	3
B104	2,970	1	3	4
B105	2,970	1	3	4
B106	3,370	1	3	4
B107	3,370	1	3	4
B108	3,154	1	3	4
B109	3,379	1	3	4
B111	2,118	1	2	3
B112	2,601	1	2	3
B113	2,590	1	2	3
B114	2,978	1	3	4
B115	2,970	1	3	4
B116	3,378	1	3	4
B117	3,370	1	3	4
B118	3,378	1	3	4
B119	3,370	1	3	4
<b>Total</b>	<b>52,813</b>	<b>18</b>	<b>48</b>	<b>66</b>



\* Option to add up to the number of stalls indicated. Current rate is \$40/mo.

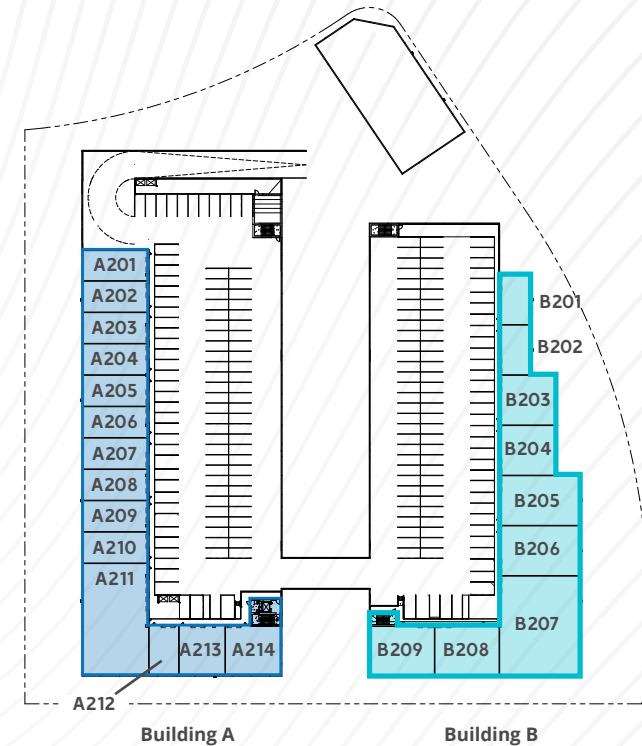
- Reserved
- Available
- Future Phase



# UNIT DETAILS SECOND FLOOR BUILDING A, B

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
<b>Total</b>	<b>22,461</b>	<b>15</b>	<b>17</b>	<b>32</b>

BUILDING B				
Unit	SF	Assigned Stalls	Optional Stalls*	Total Parking Stalls
B201	1,064	1	1	2
B202	1,053	1	1	2
B203	1,821	1	2	3
B204	1,813	1	2	3
B205	2,622	1	2	3
B206	2,613	1	2	3
B207	5,210	1	4	5
B208	2,115	1	2	3
B209	2,122	1	2	3
<b>Total</b>	<b>20,433</b>	<b>9</b>	<b>18</b>	<b>27</b>



\* Option to add up to the number of stalls indicated. Current rate is \$40/mo.

- Reserved
- Available
- Future Phase



# ABOUT THE DEVELOPER



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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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