

# KAPOLEI TRADE CENTER

## INDUSTRIAL CONDOMINIUMS FOR SALE

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### Property Information

Kapolei Trade Center is a high quality business/industrial condominium project located in the master-planned Kapolei Business Park, within the award winning master planned community of Kapolei. The property is situated on 11.9 fee simple acres of I-2 industrial zoned property and contains 17 one-story, concrete and glass buildings with 93 units ranging in size from 1,884 square feet to 20,814 square feet.

Each unit is separately metered and the site includes wide roadways and extensive perimeter landscaping, access to sewer and underground utility & conduit systems, and generous on-site parking.

### Ownership

AG-Metric KTC Holdings, L.L.C. is a partnership between New York based Private Equity firm Angelo Gordon & Co. and Metric Holdings, Inc. of Los Angeles. The partnership is no stranger to Kapolei having previously owned 65.8 acres once utilized for the Hawaii Raceway Park and now known as Malakole Industrial Park, and has enjoyed its success in the Hawaii marketplace.

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## PROPERTY HIGHLIGHTS

<b>TMK:</b>	(1) 9-1-75-22
<b>Asking Price:</b>	\$285 PSF - Finished Units \$255 PSF - Shell/Loft Units
<b>Zoning:</b>	I-2 (Intensive Industrial)
<b>Size Available:</b>	1,884 square feet to 20,814 square feet
<b>Features &amp; Advantages</b>	<ul style="list-style-type: none"> <li>&gt; 13.5 to 18 foot high ceilings</li> <li>&gt; Glass storefronts</li> <li>&gt; Rear accessible grade-level roll-up doors</li> <li>&gt; Individual HVAC units (finished units only)</li> <li>&gt; Separately metered units</li> <li>&gt; Premium industrial space</li> <li>&gt; Controlled, secure, master-planned property</li> <li>&gt; Class "A" business/industrial buildings</li> </ul>

## BUILDING INFORMATION

Building	Square Feet	Building Clearance Height
1	9,445	18'
2	15,924	18'
3	10,818	18'
4	16,950	18'
5	8,423	18'
6	13,082	16'
7	18,015	16'
8	18,015	16'
9	3,200	18'
10	15,041	13.5' - 16'
11	20,814	14.5' - 16'

Building	Square Feet	Building Clearance Height
12	7,000	18'
13	7,000	18'
14	5,785	18'
15	22,040	16'
16	14,827	16'
17	13,712	18'

## UNIT BREAKDOWN BY BUILDING

Unit Number	Net SF	# Parking Stalls
101	1,877	SOLD
102	1,898	SOLD
103	1,855	SOLD
104	1,898	SOLD
105	1,917	SOLD
201	2,691	SOLD
202	2,774	SOLD
203	2,724	SOLD
204	2,598	SOLD
205	2,416	SOLD
206	2,721	SOLD
301	2,062	SOLD
302	2,199	SOLD
303	2,248	SOLD
304	2,212	SOLD
305	2,097	SOLD
401	2,029	SOLD
402	2,163	SOLD
403	2,367	4
404	2,486	5
405	2,582	SOLD
406	2,664	5
407	2,659	SOLD
501	8,423	SOLD
601	1,820	3
602	1,934	3
603	1,934	3
604	1,623	3
605	1,934	3
606	1,934	3
607	1,903	3

Unit Number	Net SF	# Parking Stalls
701	1,676	3
702	1,839	3
703	1,839	3
704	1,839	3
705	1,839	3
706	1,839	SOLD
707	1,839	3
708	1,839	3
709	1,839	3
710	1,627	SOLD
801	1,586	3
802	1,839	3
803	1,839	3
804	1,839	3
805	1,839	SOLD
806	1,839	3
807	1,839	3
808	1,839	3
809	1,839	3
810	1,717	3
901	3,200	SOLD
1001	3,719	8
1002	1,884	3
1003	1,884	3
1004	1,884	3
1005	1,884	3
1006	1,884	3
1007	1,902	4

Unit Number	Net SF	# Parking Stalls
1101	1,796	3
1102	1,879	3
1103	1,879	3
1104	1,879	3
1105	1,879	3
1106	1,880	3
1107	1,880	3
1108	1,880	3
1109	1,880	3
1110	3,982	8
1201	3,545	SOLD
1202	3,455	SOLD
1301	3,545	SOLD
1302	3,455	7
1401	5,785	12
1501	2,136	4
1502	1,983	4
1503	1,983	4
1504	1,983	4
1505	1,983	4
1506	1,984	4
1507	1,984	4
1508	1,984	4
1509	1,984	SOLD
1510	1,984	SOLD
1511	2,052	SOLD
1601	2,627	5
1602	2,414	4
1603	2,414	4
1604	2,414	4
1605	2,414	4
1606	2,544	5
1701	5,663	11
1702	8,049	16
	220,091	402

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# AREA INFORMATION



The City of Kapolei and the surrounding region known as the Ewa Plain, which includes Makakilo and the resort area of Ko'Olina, is the most rapidly growing area on the island of Oahu. Population, which is expected to grow at an annual rate of 6%, will hit 173,170 in 2025, with an 8% annual increase in jobs for the next 20 years. Businesses and services needed to support the rapidly growing community have been moving to the area in unprecedented numbers.

Kapolei was designed as a complete master planned community with the intention of becoming a major urban center rivaling downtown Honolulu. For many, it has become a place to live, work, shop and enjoy recreational activities. Dubbed as Oahu's "e-City", Kapolei is strategically situated at the intersection of technologies in the Pacific. Globally connected by both fiber-optic cabling and satellite transmissions, Kapolei is well positioned to take forward-thinking businesses into the information age.

Over 425 local, regional and national businesses have chosen to make the City of Kapolei their home, with many more following suit. And, the community continues to expand with new residential developments, hotels, shopping centers, big box retailers, commercial centers, public services, schools, recreational and cultural facilities.

# CONTACT US



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