

UNDER CONSTRUCTION | MOVE IN EARLY 2019



KAPOLEI ENTERPRISE CENTER CLASS "A" DISTRIBUTION CENTER, FOR LEASE

91-694 Komohana Street, Kapolei, Hawaii 96707
Kapolei's Most Desirable Distribution Location

Developed by Avalon Development Company, LLC



Property Information

KAPOLEI ENTERPRISE CENTER

LOT SIZE	4.394 acres
TMK NUMBER	(1) 9-1-75: parcel 77
ZONING	I-2 Intensive Industrial
BUILDING	93,057 SF
CLEAR HEIGHT	40 feet
PARKING	80 stalls
NO. BAYS	6 available
LOADING DOCKS	1 per bay
DRIVE-IN DOORS	1 per bay
FIRE SPRINKLER	Early Suppression, Fast Response (ESFR)
POWER	480/277 volt, 3-phase, four wire

Lease Terms

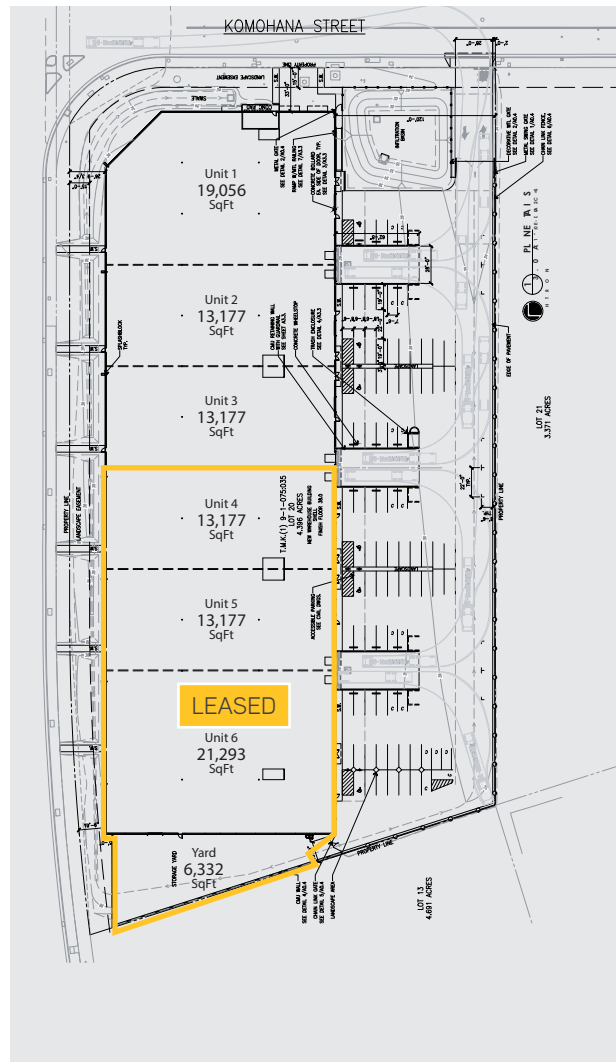
Net Rent:	\$1.40 psf/month w/annual increases
CAM:	\$0.35 PSF/Mo
Term:	5 to 10 years

Features & Benefits

- Less than 1 mile from H-1 Freeway
- Convenient access to Barbers Point Harbor, less than 1 mile away
- 943 feet of Street Frontage
- Proximate to shopping, restaurants, and entertainment
- Kapolei remains Oahu's fastest growing city

Kapolei Enterprise Center

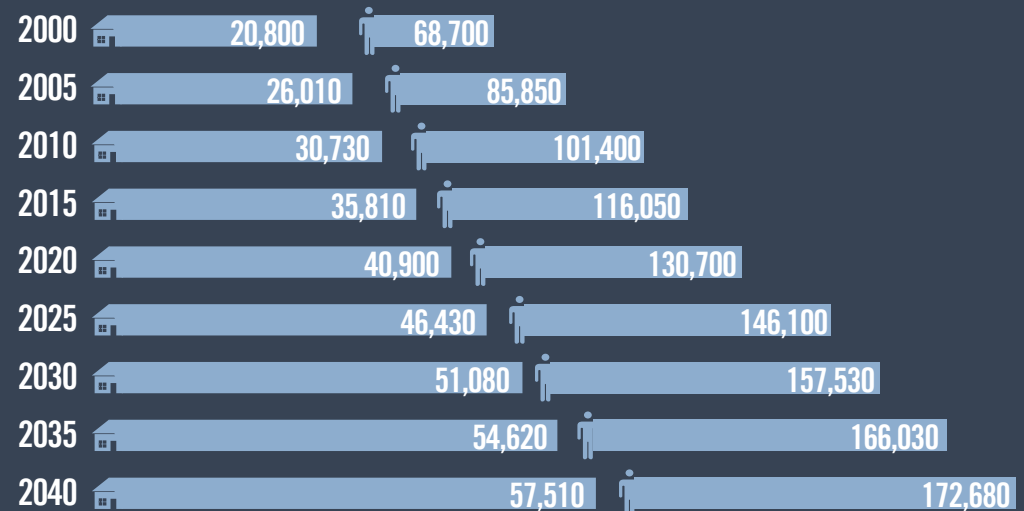
Kapolei Enterprise Center is located in the newly developed Kapolei Business Park Phase 2, a master-planned industrial park strategically located near the H-1 Freeway in the City of Kapolei. On the corner of Kalaeloa Boulevard and the Komohana Street, the property offers excellent visibility and signage opportunity. The location allows companies to benefit from a built in labor pool with a rapidly growing Kapolei residential community.



PARK BENEFITS

- Ample amenities in the area
- Controlled exterior lighting
- Energy efficient building
- Convenient access to H-1
- Excellent location for island-wide distribution

KAPOLEI HOUSING AND POPULATION GROWTH (2000 - 2040)



SOURCE: Plasch Econ Pacific LLC



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