



INDUSTRIAL

Building One is a 102,000 square foot class-A warehouse facility. PHOTO COURTESY OF JAMES CAMPBELL COMPANY

BUILDING ONE LOOKING BRIGHT

For those looking to secure logistics and warehouse space to grow their businesses, Kapolei Harborside is a 360-acre master-planned industrial park offering one of the last opportunities for ground-up industrial development on O‘ahu. Harborside will feature more than 4.5 million square feet of commercial and industrial floor area, located near Campbell Industrial Park, Hawai‘i’s largest industrial park; and Kalaeloa Harbor, Hawai‘i’s second largest and most active harbor.

Harborside’s 175 net-developable acres could yield more than 3 million square feet of industrial building development in Kapolei, or close to 7% of the total existing space on O‘ahu, depending on uses and the market. Upon its full development, it is projected to create more than 4,000 permanent jobs. Harborside is also located in a Hawai‘i Opportunity Zone that provides tax advantages for investors (HUBZone status).

Kapolei Properties, an affiliate of the James Campbell Company, is reporting

95% completion of Kapolei Harborside’s Building One, a 102,000-square-foot class-A warehouse facility that boasts 18 loading docks, heavy power, a 32-foot clear height, and ample parking. This facility is already 100% pre-leased; plans for Building Two, with 98,000 square feet, are already in the works and mobilizing to begin construction in early 2025 and to be completed in summer 2026.

“[Building One] is an indication of Kapolei’s continued success as a logistics and employment center for the state’s economy,” says Steve Kelly, president of James Campbell Company’s Kapolei Properties Division. “Our development of a variety of logistics space for lease in Harborside is a big part of achieving the synergistic goals of growing our company’s industrial holdings, which includes over 20 million square feet in 12 states, and strengthening Kapolei as a jobs center.”

THE NEW CROSSING

At the corner of Kalaeloa Boulevard and Lauwiliwili Street, a new industrial warehouse is coming to West O‘ahu:

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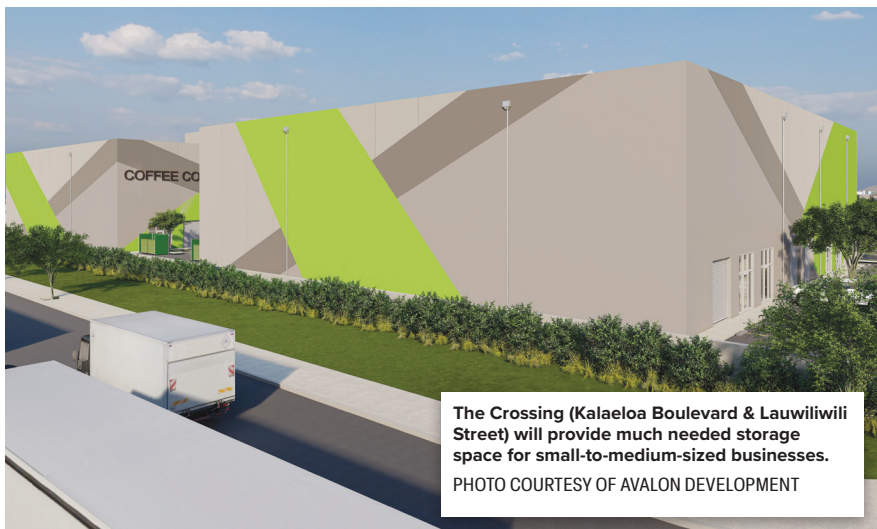
— STEVE KELLY —

PRESIDENT,
JAMES CAMPBELL COMPANY,
KAPOLEI PROPERTIES DIVISION

The Crossing at Kapolei Business Park West. With industrial vacancy rates at near-record low levels on O’ahu, The Crossing at Kapolei aims to alleviate the frustration of businesses being unable to find suitable storage facilities on-island.

Built by the Avalon Development Group, this project features more than 160,000 square feet of storage space for small- to medium-sized businesses, an underserved market in the industrial sector. “What makes this project particularly special to me is the focus on small to midsize businesses. ... Too often are our local small businesses left without room to grow,” says Robert Kelley, executive vice president of Avalon Development Group.

Having enough room should not be an issue for The Crossing at Kapolei. There are approximately 28 warehouse condominiums for sale, each ranging in size from 1,000 to 45,00 square feet of contiguous space. Minutes away from the H-1, this I-2 zoned property boasts 28-foot clear heights,



covered loading dock access, rooftop parking, security, fire sprinklers, and other amenities, such as high power capacity, overhead roll-up doors, access to a conduit that facilitates a connection to high-speed data lines, and more.

“This fee simple, for-sale, industrial

condominium complex represents our continuing commitment to the West O’ahu region and to business owners across the island,” Kelley says. The Avalon Group held a groundbreaking and blessing ceremony for The Crossing at Kapolei this past May. The project is estimated to be completed by June 2025. 📍

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