KOMOHANA BUILDING II

91-469 KOMOHANA ST.
KAPOLEI, O'AHU

ALEXANDER & BALDWIN
PARTNERS FOR HAWAI'I

komohanaindustrialpark.com

KOMOHANA BUILDING II

91 - 469 Komohana St, Kapolei, Hawaii 96707

PROPERTY

Komohana Building II is a new Class A industrial facility designed for operational efficiency and durability. Located within Komohana Industrial Park in West O'ahu's premier industrial hub, the property offers direct access to the H-1 Freeway, Barbers Point Harbor and Honolulu International Airport.

Slated for completion in Q4 2026, this new warehouse is ideal for logistics, distribution, and other high-throughput users seeking premium space in a rapidly growing market.

HIGHLIGHTS

- Completion Date: Q4 2026
- Zoning: I-2
- Size: 30,650 SF (can be demised)
- Term: Negotiable
- Base Rent: Negotiable
- OPEX: $0.34/sf (estimated for 2026)

ALEXANDER & BALDWIN

822 Bishop Street, Honolulu, HI 96813 | alexanderbaldwin.com

Leasing Contact: **Cheyne K. Mench (S)** (808) 829-3978 | cmench@abhi.com

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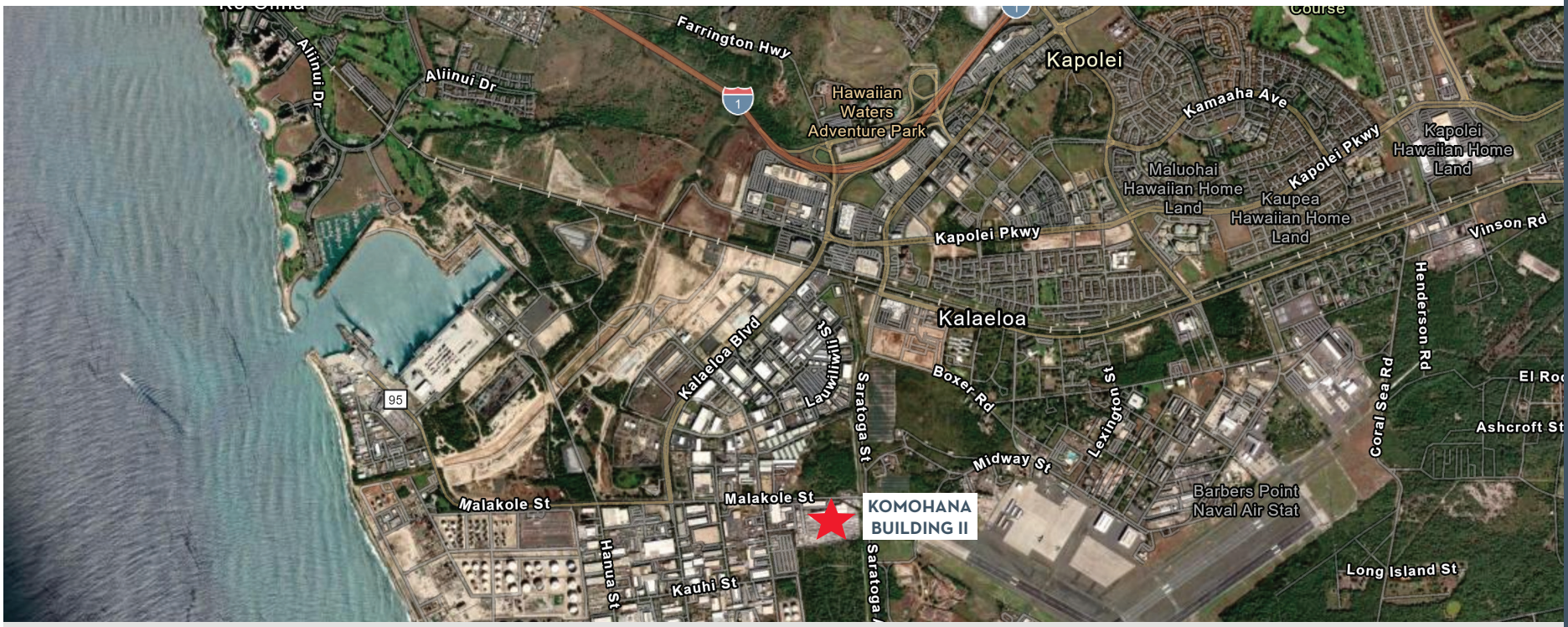

ADDITIONAL INFO

- Construction: 8' concrete block base for durability, with Nucor insulated metal walls and r-19 standing seam roof.
- Ceiling Height: 32' clear
- Column Spacing: Clear span
- Sprinklers: ESFR Sprinklers
- Power: 400 Amp Power, 480V 3PH
- Office: Spec office permit or turnkey office design and build available
- Loading: 6 dock high accommodating 53' containers; 2 large on grade roll up doors
- Parking: 22 stalls plus 3 ADA stalls and EV charging station

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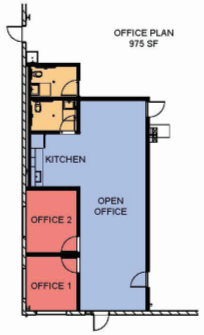
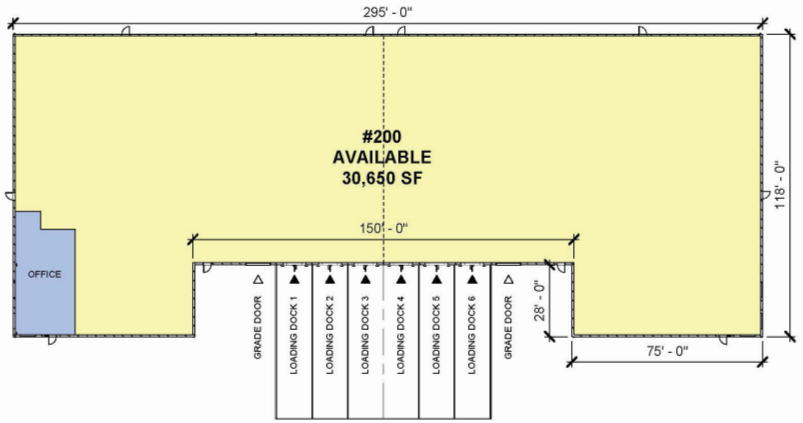
SITE PLAN



OFFICE PLAN



FLOOR PLAN

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