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Honolulu Cookie Co. owners put Kapolei warehouse space up for lease



The Honolulu Cookie Company-owned warehouse in Kapolei Business Park West sits in a location that's seen a lot of industrial activity, including a new Amazon facility.

COLLIERS



By [Alexander Lugo](#) – Commercial Real Estate Reporter, Pacific Business News
May 27, 2025 **Updated** May 29, 2025 3:55pm HST

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The family that owns Honolulu Cookie Co. has put a 32,000-square-foot space up for lease in their brand-new 108,717-square-foot warehouse in Kapolei.

The warehouse is located in Kapolei Business Park West, a recently completed industrial park developed by Avalon Group. Honolulu Cookie Co.'s warehouse, which finished construction this year, has an asking base rent of \$1.65 per square foot per month.

William Froelich, vice chair and industrial division manager at Colliers Hawaii, is handling the leasing of the warehouse.

The property is minutes away from the H-1 freeway ramp and is near the [Target](#)-anchored Kapolei Commons, with [Costco](#) and The Home Depot across the street. U-Haul affiliate Amerco Real Estate Co. has also filed building permits [to build a four-story structure](#) within the same area.

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KJ Cookie LLC, owned by the family that also owns Honolulu Cookie Co., controls the entire three-unit warehouse, occupying the space next to the one that's now up for lease.

“The space is bigger than we need, so we're just basically leasing up different bays that we broke out,” Executive Vice President of Honolulu Cookie Co. Ryan Sung said.

The third space in the warehouse is already leased out to another tenant, according to Sung.

The company bought the 4.15 acres of land under the warehouse in 2019 for \$7.59 million, according to public records, and spent some \$15.5 million on construction, according to building permits for the property.

The tilt-up building hosts ceilings that reach as high as 35 feet built for storage and distribution.

Honolulu Cookie Co.'s headquarters remain on Sand Island Access Road, with the Kapolei warehouse serving as a distribution center.