

From the Pacific Business News:

<https://www.bizjournals.com/pacific/news/2026/05/22/5-industrial-parks-under-development-on-oahu.html>

Commercial Real Estate

Industrial parks fuel westward shift of Oahu's urban core



A view of one of the industrial warehouse condominium buildings at The Crossing at Kapolei Business Park West in Kapolei, Hawaii, on May 5, 2026. The project was developed by Avalon Group.

J MAGIN



By [Alexander Lugo](#) – Commercial Real Estate Reporter, Pacific Business News
May 22, 2026

Listen to this article 5 min

Story Highlights

- At least five major industrial projects totaling over 180 acres are developing across West and Central Oahu.
- The Crossing at Kapolei Business Park has already reserved over half of its 32 warehouse units.
- Royal Kunia Business Park will introduce 123 acres of deliverable land starting next year.

As industrial vacancies remain tight on Oahu, a wave of new business parks are popping up in West and Central Oahu.

At least five new major industrial projects are under development, with more than 180 acres of combined land into industrial use. The projects reflect a shift away from the Honolulu urban core, offering new and often fee-simple spaces.

"[West and Central Oahu are] the only places where the land is available," Scott Mitchell, executive vice president and division manager at Colliers Hawaii, said. "The urban core is older product, and a lot of it still is still leasehold."

NEW MEMBER PERK: PORTFOLIO

Curated Benefits from Premium Brands

Enjoy exclusive discounts on business services, travel, and everyday essentials with Portfolio.

Residential projects have taken priority in historically industrial areas like Kakaako and even Kalihi – in the shadow of coming transit-oriented developments aligned with the HART Rail project. As those projects displace industrial use, West and Central Oahu are serving as replacements.

“Whatever is being gentrified here in the urban core gets erased,” Mitchell, who is handling sales at three of the projects, said. “[Industrial inventory has] stayed around 45 million square feet for the last 15 to 20 years, even though we’ve added a bunch of industrial parks.”

Recent activity includes The Crossing at Kapolei Business Park, which has begun selling its warehouse spaces to users after receiving a certificate of occupancy. The area is also awaiting Kapolei Harborside II and [Coral Creek Center](#) in Ewa Beach, both under construction.

Honolulu Builders is the contractor behind Kapolei Harborside and The Crossing while it also helps build [an Extra Space Self Storage facility](#) in Coral Creek.

Meanwhile, Central Oahu is set to host [Royal Kunia Business Park](#) in Waipahu and [Kahelu Business Park](#) in Mililani. Both projects tapped Royal Contracting Co. for construction.

Each project is in different phases of development.



Image: Pacific Business News

A view of one of the industrial condominium buildings at The Crossing at Kapolei Business Park West in Kapolei, Hawaii, on May 5, 2026. The project was developed by Avalon Group.

J MAGIN

The Crossing at Kapolei Business Park

Avalon Group is spearheading The Crossing at Kapolei Business Park, a multilevel warehouse with 32 industrial units for sale in the heart of a developing area of Kapolei.

All 32 units comprise more than 89,000 square feet of total space.

It is the most advanced of the projects, [already welcoming unit owners](#) to occupy the units.

Last month, the project received its certificate of occupancy, and it has already reserved over half of its warehouse units.



The Coral Creek Center in Ewa Beach broke ground in September.

ALEXANDER LUGO

Coral Creek Center

Also developed by Avalon, Ewa Beach's Coral Creek Center is offering 10 fee-simple industrial lots located next to the Coral Creek Golf Course. The 10 lots vary between 15,000 square feet and 110,000 square feet, totaling more than 11 acres of land.

More than half of the space there is already sold or reserved, Mitchell said. The owners include Extra Space Storage, an unnamed car wash operator and an undisclosed industrial developer.

The lot owners are responsible for the build-out of their respective facilities while Avalon handles the infrastructure work.

“We should get the permits in the next 30 days,” Mitchell said. “Construction would start once the permits are issued ... It's only about a six-month construction job.”



The Kapolei Harborside Warehouse is seen on May 5, 2026, in Kapolei, Hawaii. The James Campbell Co. is the owner, while Honolulu Builders is the general contractor on the industrial real estate project.

J MAGIN

Kapolei Harborside

Within the same immediate area, James Campbell Co. is developing its second warehouse facility at Kapolei Harborside.

The Class A warehouse facility is part of James Campbell's master plan for the remaining lots it still owns in the area.

It will offer leases within its 90,412 square feet of space.

Construction is underway with tilt-up exterior walls. James Campbell expects to finish a large portion of the construction by the third quarter of this year, according to a spokesperson for James Campbell.

It is also in the process of obtaining permits for a third building at the Harborside development, the spokesperson said.



A group of real estate brokers, developers, lawyers and politicians gather to celebrate the groundbreaking of the Royal Kunia Business Park in April 2026.

ALEXANDER LUGO

Royal Kunia Business Park

Royal Kunia Business Park is underway, with California-based developer Jupiter Holdings handling infrastructure and future owners responsible for building their spaces.

Jupiter is set to introduce 123 acres of deliverable land. The first phase will offer 11 lots next year that vary between 1.5 acres and 6 acres. The developer will offer another 23 lots in later phases.

Construction on the project is underway as Jupiter aims to have the lots ready by May 2027.

Kahelu Business Park

Last month, Castle & Cooke Hawaii revealed its own industrial offering in Mililani.

The developer is building Kahelu Business Park, an industrial park offering users 10 fee-simple parcels ranging from 47,000 to 120,000 square feet.

The new project is an extension of the already developed Mililani Technology Park.

Castle & Cooke is already fielding interested buyers as it builds out the infrastructure. Lot owners will be responsible for constructing their facilities.

No timeline has been set, aside from an expectation that it will be delivered once permitting is complete.