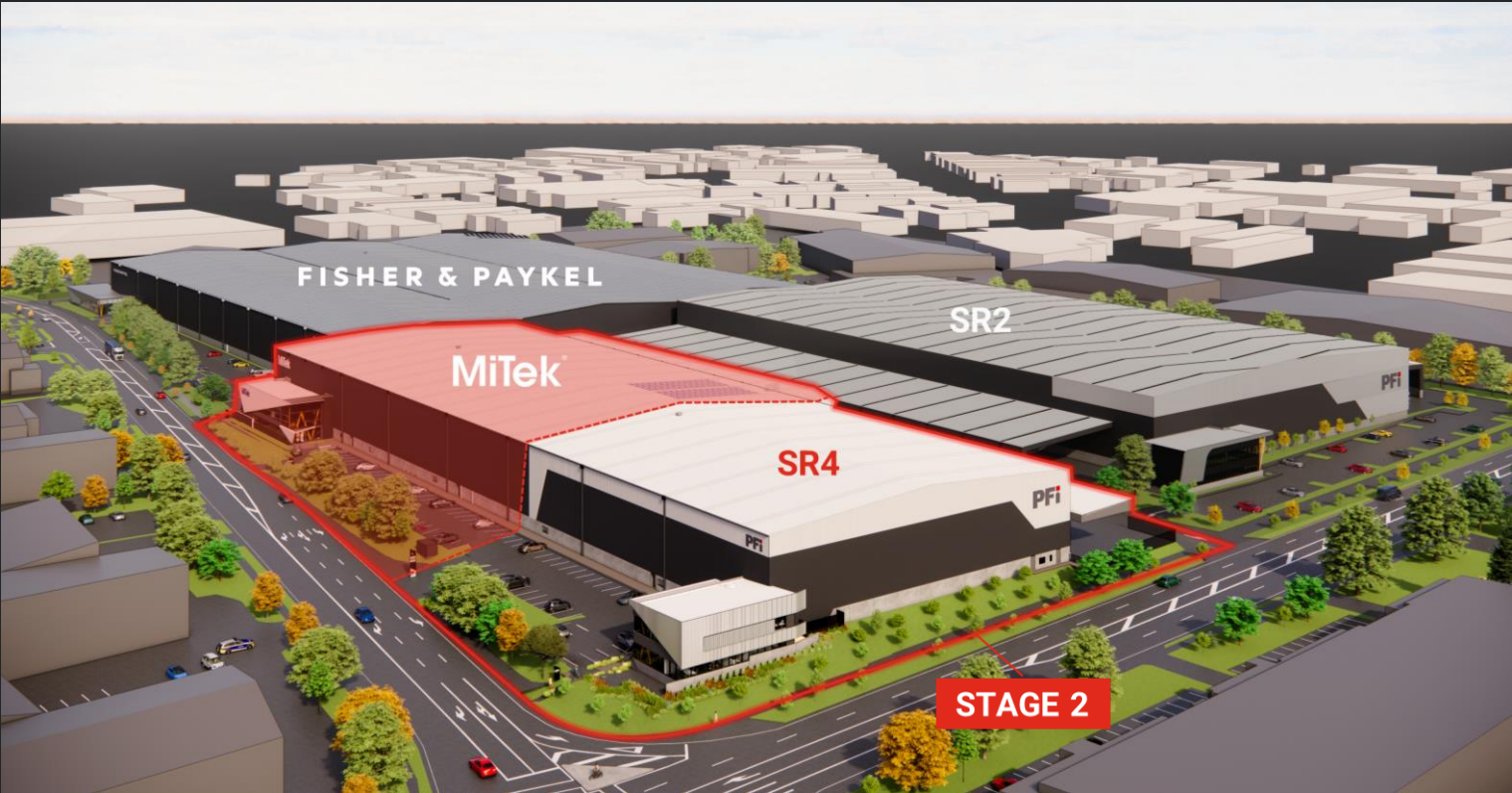




SR4 - STAGE 2
SPRINGS ROAD ESTATE

PROPERTY OVERVIEW

SR4



OVERVIEW

- Suitable for a range of industrial uses with the ability to include a high profile show room if required
- High profile corner site with extensive road frontages to Springs Road and Kerwyn Avenue

AVAILABLE

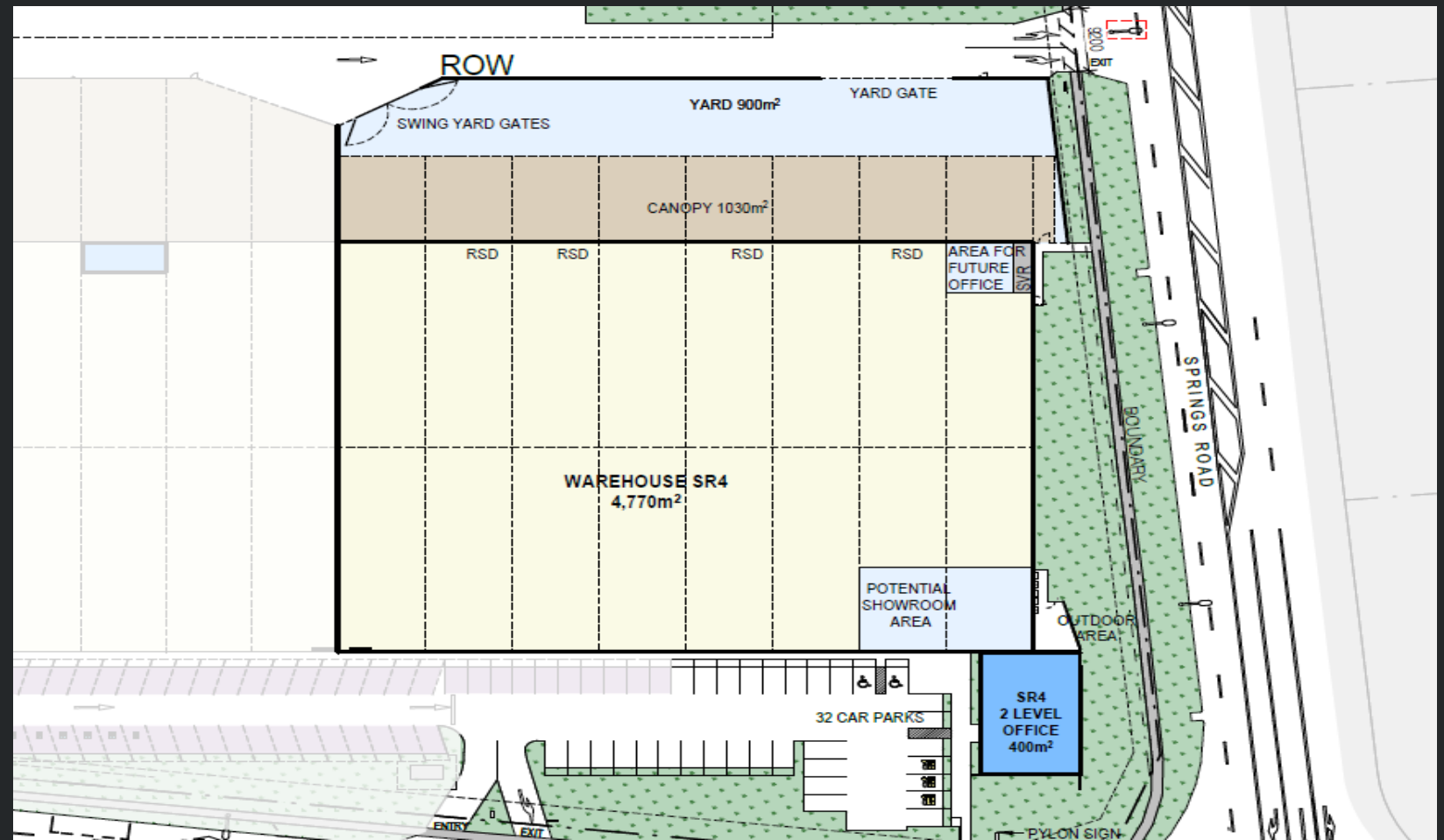

MID-2026
FOR TENANT FIT-OUT

FEATURES

- Heavy Industry zoning
- Dedicated one way drive-through access for loading / unloading
- High separation between heavy and light vehicle movements
- Targeted 5 Green Star rated development

BULK & LOCATION

SR4



WAREHOUSE

4,770m²

OFFICE

400m²

CANOPY

1,030m²

YARD

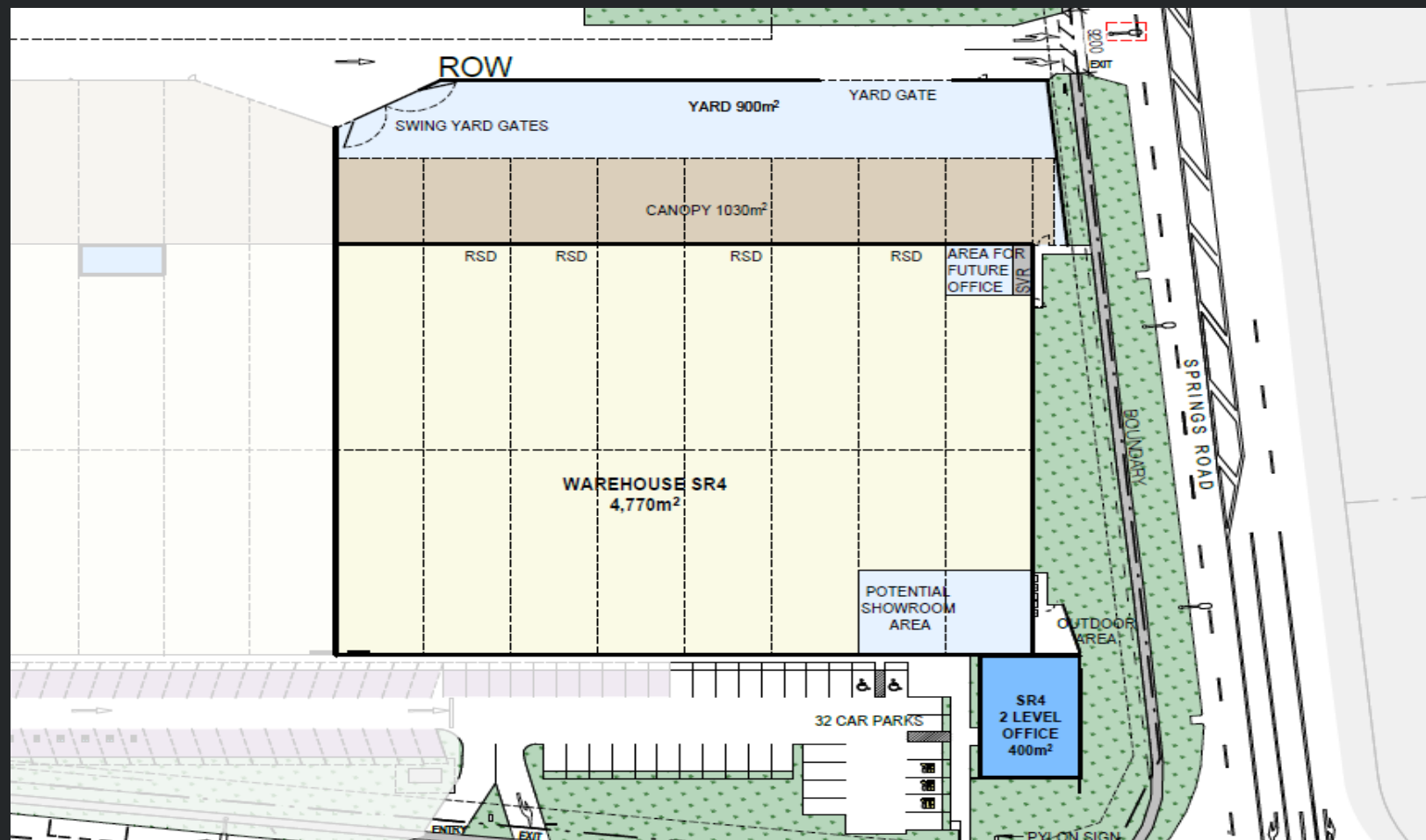
900m²

CARPARKS

32

BULK & LOCATION

SR4



WAREHOUSE

4,770m²

OFFICE

400m²

CANOPY & YARD

1,030m²

BREEZEWAY

900m²

CARPARKS

32



LOCATION

- High profile, prominent corner site in the prime industrial precinct of East Tāmaki
- Excellent access to the Southern Motorway
- Good public transport links with bus stop directly in front of property



3 min
SH1



20 min
Auckland Airport



15 min
Sylvia Park



25 min
Auckland CBD

SUSTAINABILITY

FUTURE FOCUSSED, TOGETHER

PFI intends to target a 5 Green Star Design and As-Built rating for this development. A building certified to Green Star has proven it meets best practice sustainable benchmarks.



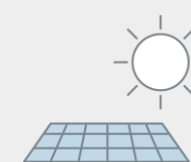
GREEN STAR FEATURES INCLUDE:



**DIVERSION OF
LANDFILL WASTE**



**SUSTAINABLE
MATERIALS**



SOLAR POWER



**EMISSION
PERFORMANCE
SETTINGS**



**RAINWATER
HARVESTING**



EV CHARGERS

PFI is committed to ongoing sustainability performance and is happy to work with the tenant on further sustainable features.



CONTACT US

Rodrigo Herring
Development Manager
021 466 051
herring@pfi.co.nz

Michael Guptill-Bunce
Asset Manager
021 104 5550
guptillbunce@pfi.co.nz

APPENDICES

- 1. INDICITIVE OFFICE LAYOUT**
- 2. RACKING PLANS**



An architectural rendering of a large, modern industrial or commercial building. The building features a complex, angular design with a mix of dark and light grey panels. The 'PFI' logo is visible on the upper sections of the building. In the foreground, there is a paved road with white lane markings, a grassy area with small trees and shrubs, and a person walking. A car is also visible on the road. The sky is dark with some clouds.

www.pfi.co.nz