



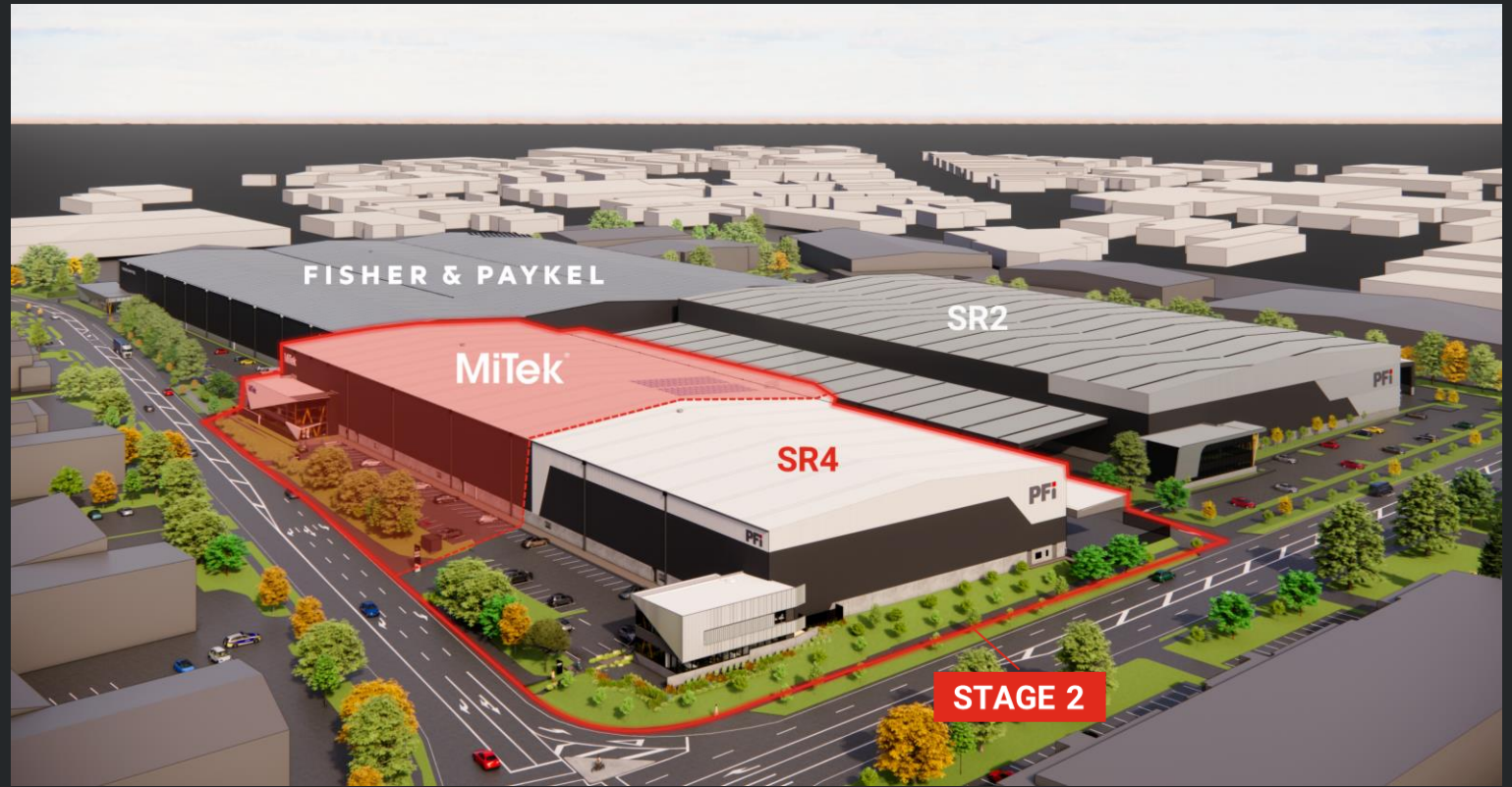
SR4 - STAGE 2

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

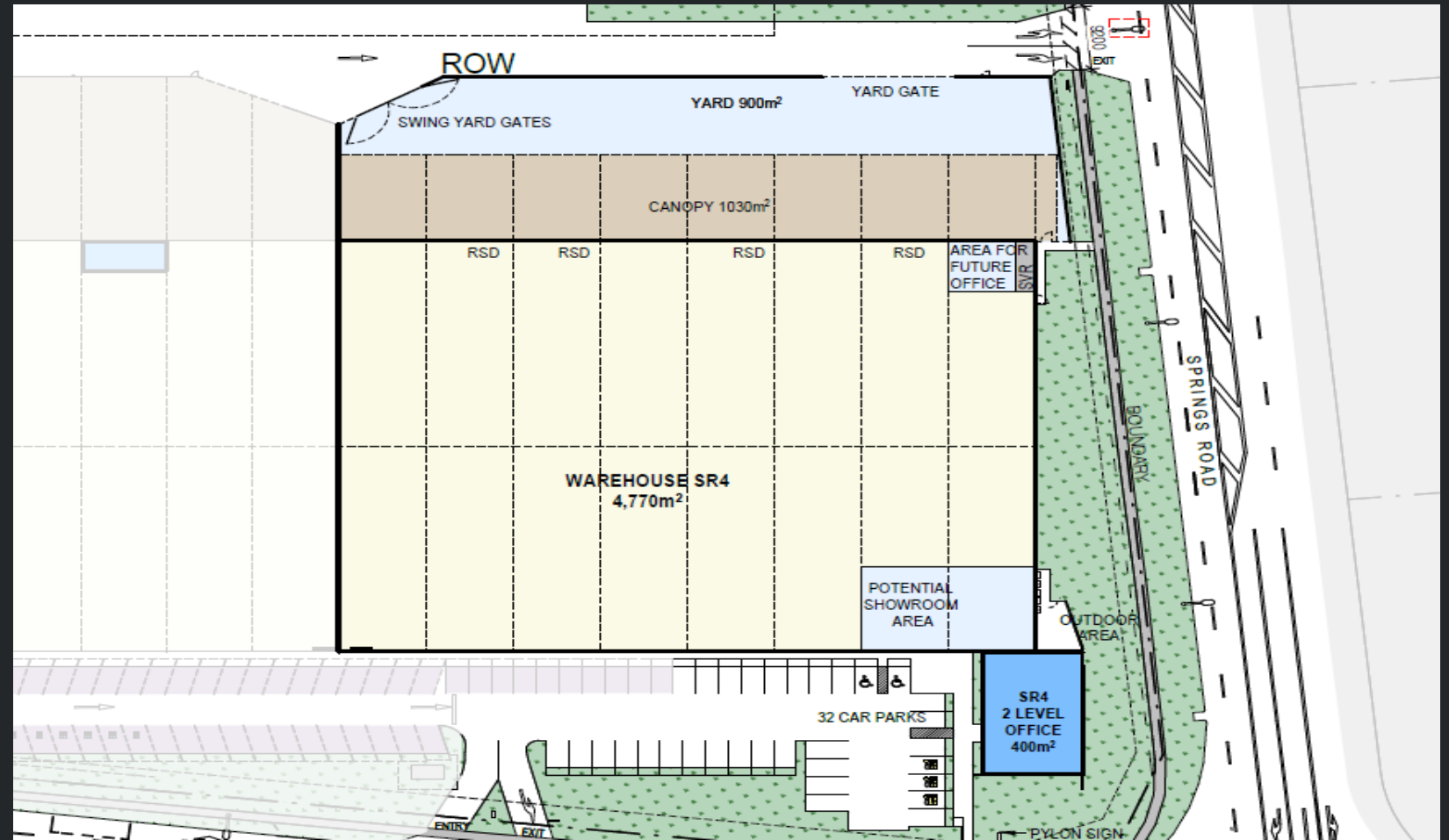
FEATURES

- 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 & YARD

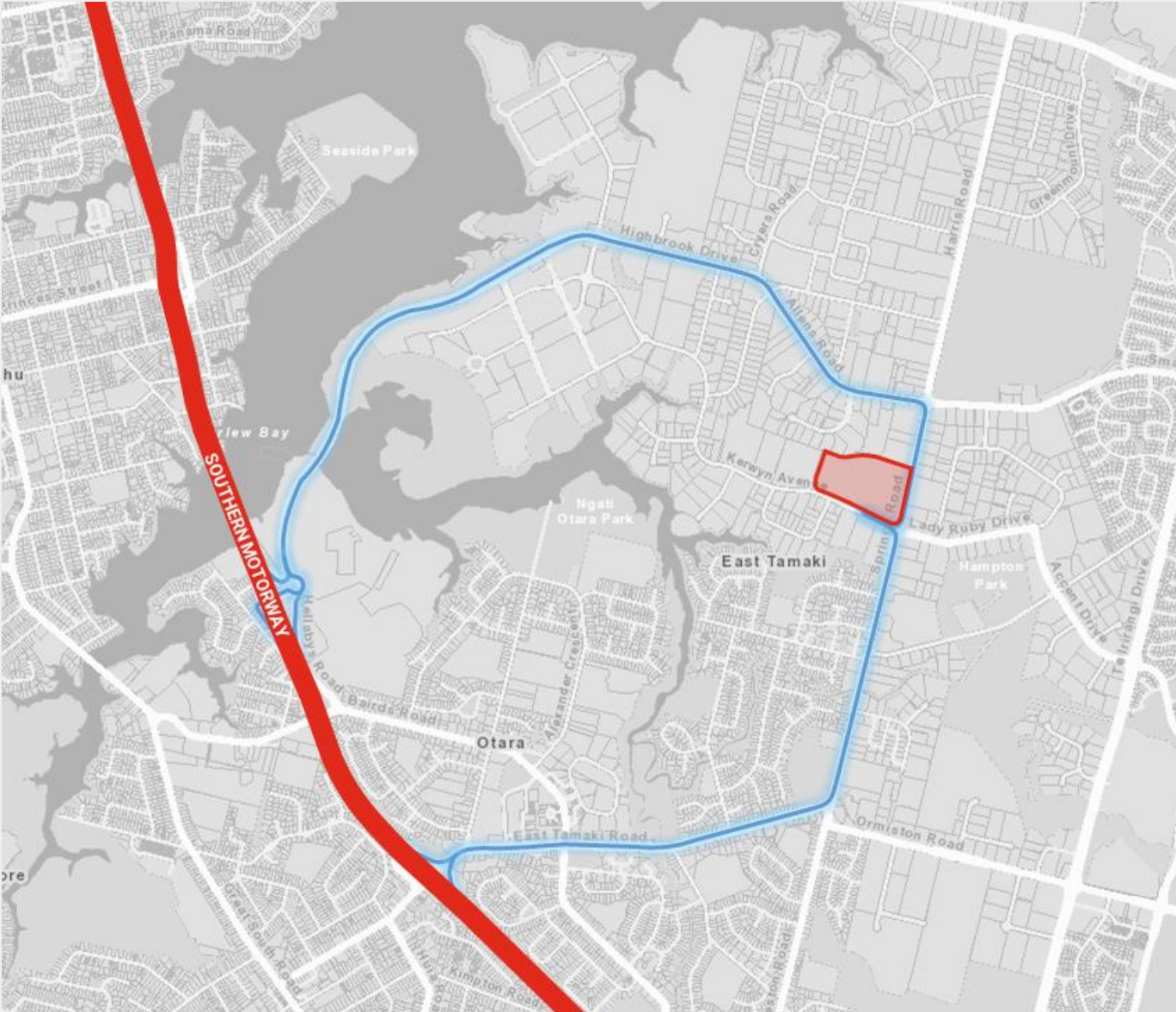
1,030m²

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 FOCUSED, 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.



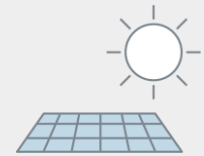
GREEN STAR FEATURES INCLUDE:



**DIVERSION OF
LANDFILL WASTE**



**SUSTAINABLE
MATERIALS**



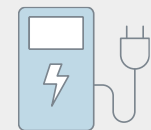
SOLAR POWER



**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**

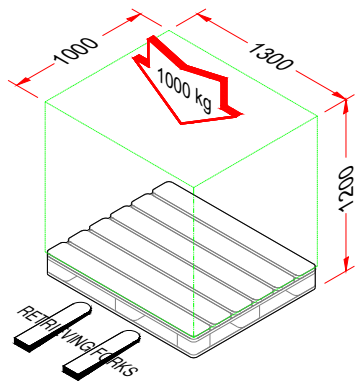




SR4 OFFICE GROUND FLOOR FURNITURE



SR4 OFFICE FIRST FLOOR FURNITURE



Design Summary - Plan 1

Type	Width	Depth	High	Weight	Total
Pallet	1200mm	1000mm	1300mm	1000kg	8,230

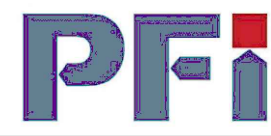
*** LOAD SIGN**

AON Advise on Alarm systems:
For alarms relating to storage there is no required clearance.
However, you need to keep in mind the when storing to the roof, storage may effectively create a wall.
NZS 4512:2010 states that anything over 460mm is considered a wall. (storage pallets with product stored to roof could be considered as a wall)
Any clearance is recommended to stop the above from happening.
To be checked and confirmed by alarm contractor issuing PS3.

ISSUED FOR APPROVAL
WE HAVE ASSUMED THE EXISTING SURFACE ONTO WHICH THIS INSTALLATION IS TO BE BUILT IS CAPABLE OF SUPPORTING THE STRUCTURAL AND ITS CONTENTS. WE RECOMMEND YOU OBTAIN INDEPENDENT VERIFICATION THAT THE EXISTING BUILDING IS CAPABLE OF SUSTAINING THE LOADS.
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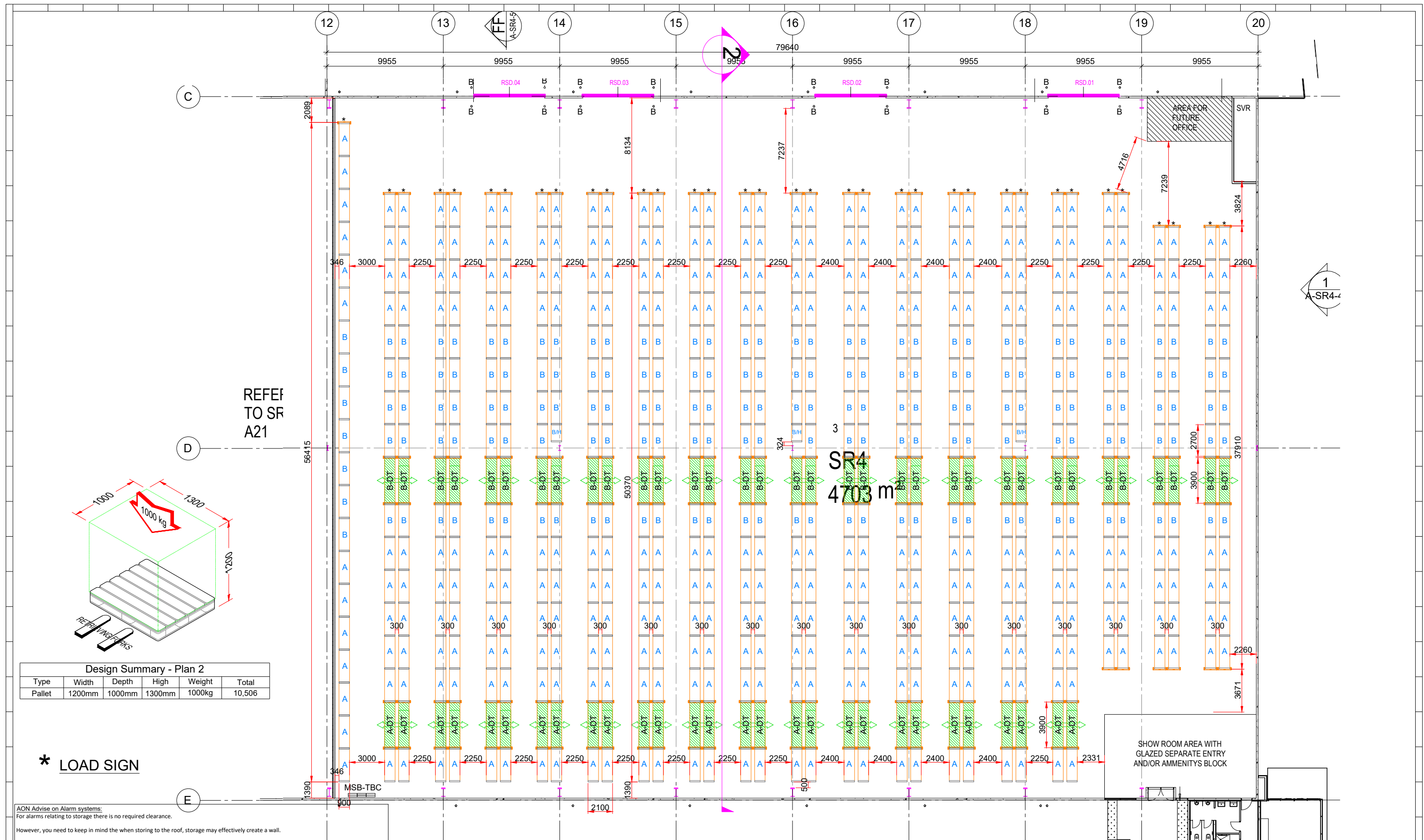
AUCKLAND RACKING & SHELVING
Optimise your space, grow your business
ADD: 56 Allens Road, East Tamaki, Auckland PH: 09 274 1939

PROPOSED RACKING LAYOUT
PFI - PROPERTY FOR INDUSTRY NZ
78 Springs Road, East Tamaki



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1	Checked By : JB		Paper Size : A3
1	Drawing No. : AR003776-01		Scale : NTS
1			Rev. No. : 0
1			Sht. No. : 1

PLAN 1



Design Summary - Plan 2

Type	Width	Depth	High	Weight	Total
Pallet	1200mm	1000mm	1300mm	1000kg	10,506

* **LOAD SIGN**

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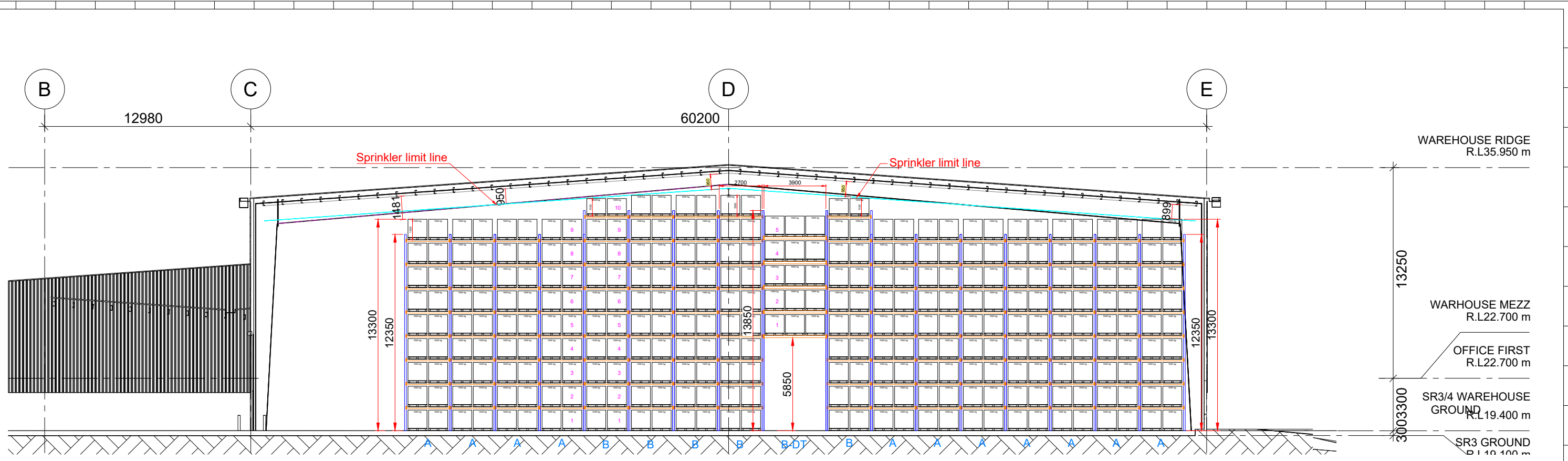
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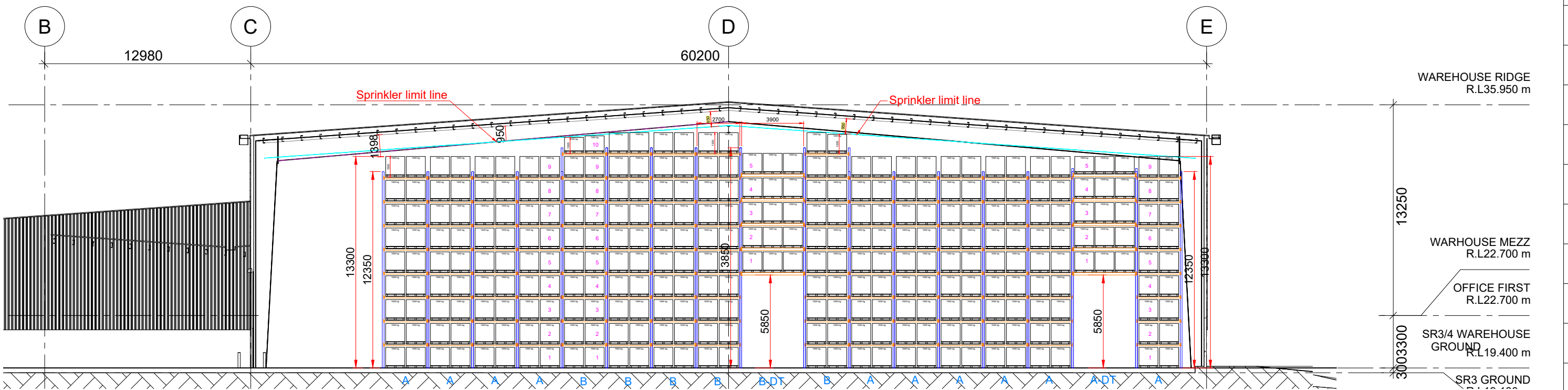
PLAN 2
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Section 1 for Plan 1

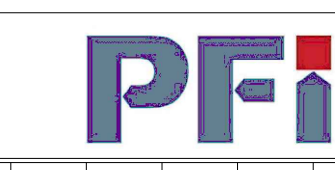


Section 2 for Plan 2

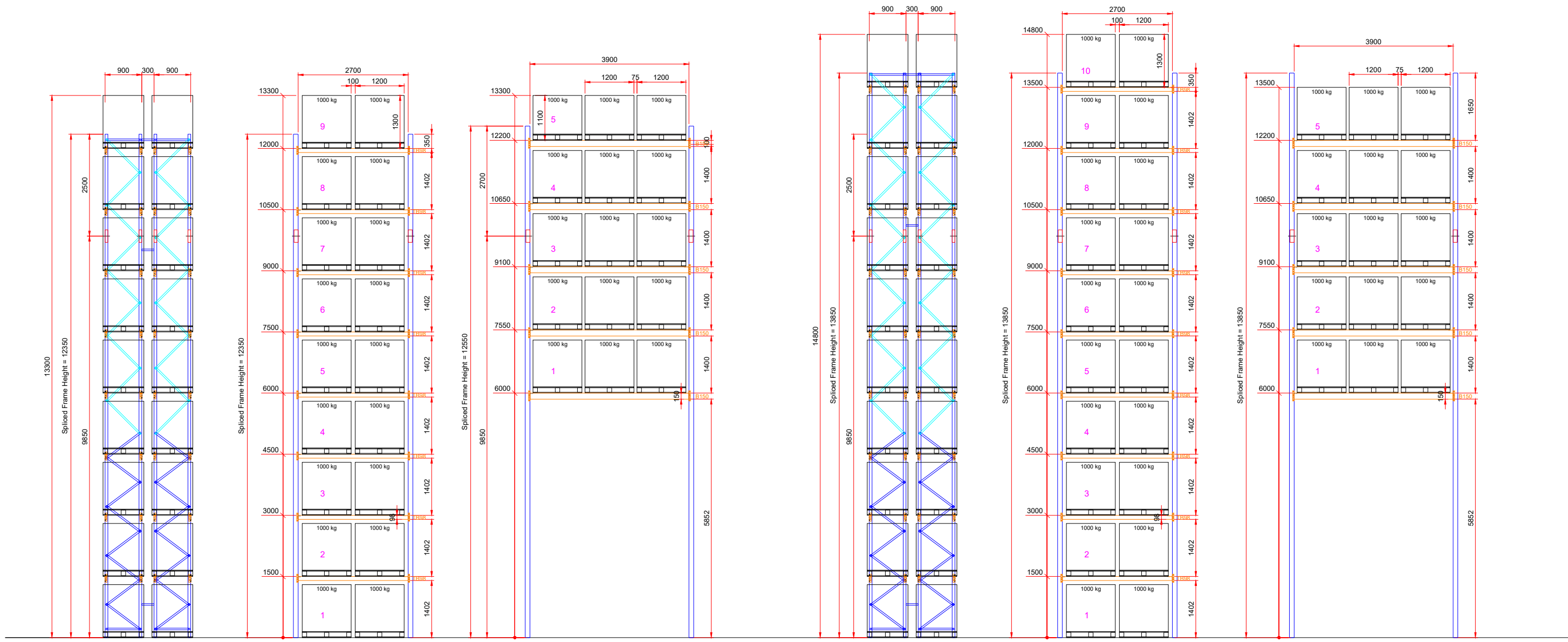
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Rack Type A
Side Elevation

Rack Type A
Front Elevation

Rack Type A - Drive Thru
Front Elevation

Rack Type B
Side Elevation

Rack Type B
Front Elevation

Rack Type B - Drive Thru
Front Elevation

ELEVATION

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