



92-98 HARRIS ROAD.



OVERVIEW.

TARGETED AVAILABILITY

Q1 2027

SUSTAINABILITY TARGET 5 STAR GREEN STAR

WAREHOUSE SIZE OPTIONS*:

FULL SITE

14,600sqm

MULTI UNIT

3,600 – 10,500sqm

*Indicative configurations only – unit sizes and layouts can be adjusted to meet tenant requirements

92-98 HARRIS ROAD.

Prime Industrial Redevelopment Opportunity

Located in East Tāmaki's premier industrial precinct, 92-98 Harris Road spans 2.6 hectares with excellent road frontage and heavy industrial zoning. The site presents an opportunity for customisable layouts. Spaces can be tailored for warehousing, manufacturing, or mixed-use operations, ensuring the facility meets your specific operational needs.

Key Features:

- **High Stud Warehouse:** Generous internal clearance with stud heights of 12.0–13.0m to the knee and approx. 16.75m at the ridge.
- **Access:** Full drive-around access for efficient vehicle circulation.
- **Floor Load:** Fibre-reinforced concrete slab with 35 MPa strength.
- **Fire Protection:** Fully sprinklered building.



LOCATION THAT DELIVERS.

Prime Position in East Tāmaki

92-98 Harris Road sits in the heart of East Tāmaki – one of Auckland’s most sought-after industrial hubs. The site boasts high-profile road frontage along Harris Road, ensuring excellent visibility and easy access for heavy vehicles and visitors alike.

Efficient Traffic Flow and Logistics

The site’s location allows businesses to avoid central city congestion, with routes designed for smooth traffic flow and reliable logistics. Its proximity to major transport infrastructure ensures fast, efficient access for deliveries and distribution.



*Dependent on traffic

STRATEGICALLY CONNECTED.



Direct Access to Key Transport Routes

92-98 Harris Road is strategically positioned close to the Southern Motorway and major arterial roads, streamlining freight movement and daily commuting. This location enables efficient connections across Auckland and to wider regional markets.

YOUR BUILDING LAYOUT.

WAREHOUSE	14,600sqm
BREEZEWAY	1,550sqm
CANOPY	1,220sqm
YARD	5,930sqm
OFFICE	500sqm
CARPARKS	35



*Indicative design only – unit sizes and layouts can be adjusted to meet tenant requirements

DEVELOPMENT TIMELINE.



Q1 2025

Design and
consenting



Q3 2025

Site possession



Q1 2027

Planned early tenant
access



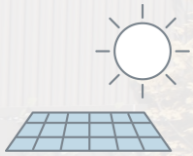
Q1 2027

Planned practical
completion

GREEN STAR DESIGN.

Built for a Greener Future

Choosing a property within a new PFI estate means committing to sustainability from the ground up. Each development targets a 5 Star Green Star Design & As Built rating—delivering energy efficiency, reduced operational costs, and a healthier environment for tenants and their teams.



**ENERGY
EFFICIENCY
SOLUTIONS**



**RAINWATER
HARVESTING**



**EMISSION
PERFORMANCE
SETTING**



**DIVERSION OF
CONSTRUCTION
WASTE FROM
LANDFILL**



ABOUT PFI.

Elevating Industry, Sustaining Success

PFI is an NZX listed industrial property specialist, owning over 90 quality properties worth more than \$2 billion. Our well diversified portfolio is focused on strategic locations that drive value and growth for the industrial sector, for our tenants, and for our investors.

Since listing on the NZX in 1994, we've built a strong track record of delivering consistent returns. We invest for the long-term, combining our capital and specialist industry capability to deliver the successful outcomes all our stakeholders need.



91
PROPERTIES

126
TENANTS

99.9%
OCCUPANCY

\$2.17^b
PORTFOLIO
VALUATION

All numbers presented as at 30 June 2025

PROVEN DEVELOPMENT EXPERTISE.



Award-winning Delivery

All of our recent 5 Star Green Star design developments were delivered on or ahead of time and budget—demonstrating our ability to deliver high-quality, sustainable industrial spaces.

Trusted Partnerships

We work with a network of trusted, reputable contractors to ensure quality, reliability, and smooth delivery throughout the development process.



MORE THAN JUST A LANDLORD.

Tailored, Agile Support

We move fast, so your business doesn't have to slow down. With the resources to support fit-outs, extensions, or custom features, we adapt spaces efficiently—keeping your operations agile and uninterrupted.

Connected Partnerships

We take time to understand your needs and deliver tailored solutions. With 30+ years in industrial property, we combine personal support with proven expertise to create spaces that work for you.



Hands-on Facilities Management

Our in-house FM team provides tailored solutions—from reactive support and planned preventative maintenance to sustainable refurbishments. Tenants have direct access to experienced professionals who know the property and respond quickly to keep things running smoothly.

The background of the slide is a dark, architectural rendering of a large industrial building. The building has a modern design with a mix of dark and light grey panels. A smaller, more contemporary structure is attached to the main building, featuring large glass windows and a flat roof. In the foreground, there is a parking lot with several vehicles, including cars, a motorcycle, and two large green trucks. A chain-link fence runs across the bottom of the image. The overall scene is dimly lit, suggesting dusk or dawn.

THANK YOU.

Contact:

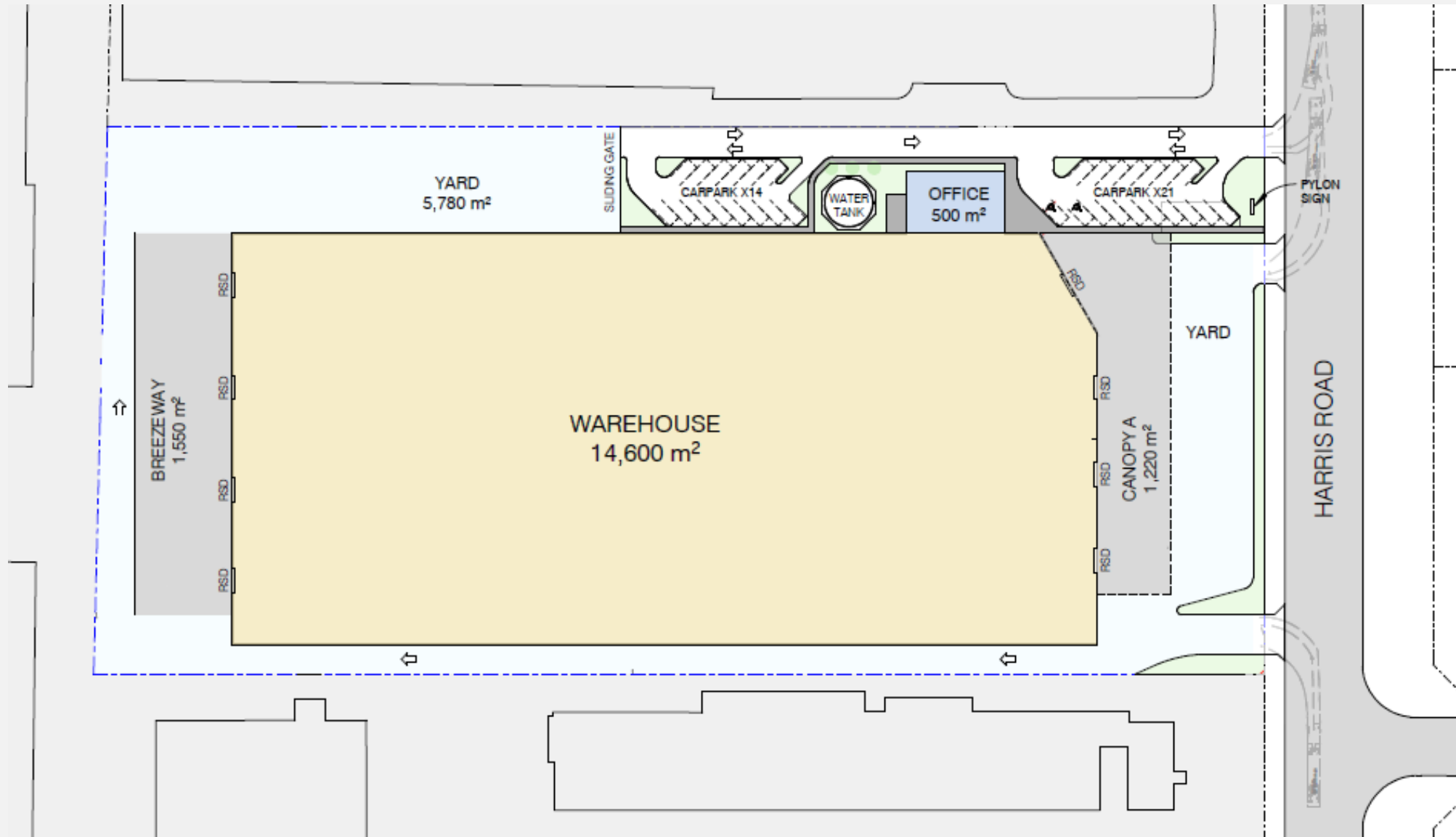
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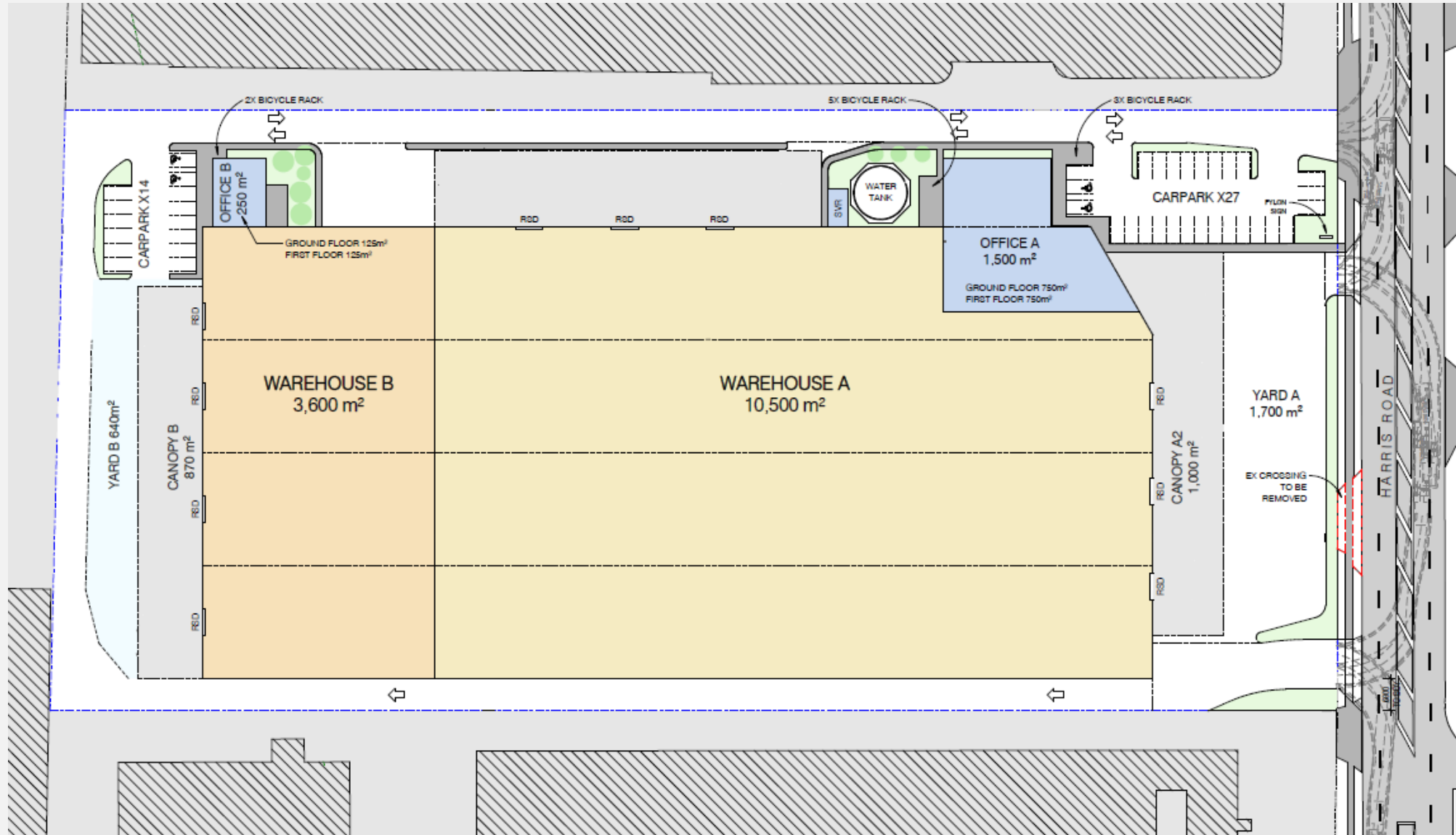
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APPENDIX ONE: BULK & LOCATION OPTION ONE



*Indicative design only – unit sizes and layouts can be adjusted to meet tenant requirements

APPENDIX ONE: BULK & LOCATION OPTION TWO



*Indicative design only – unit sizes and layouts can be adjusted to meet tenant requirements



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