



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



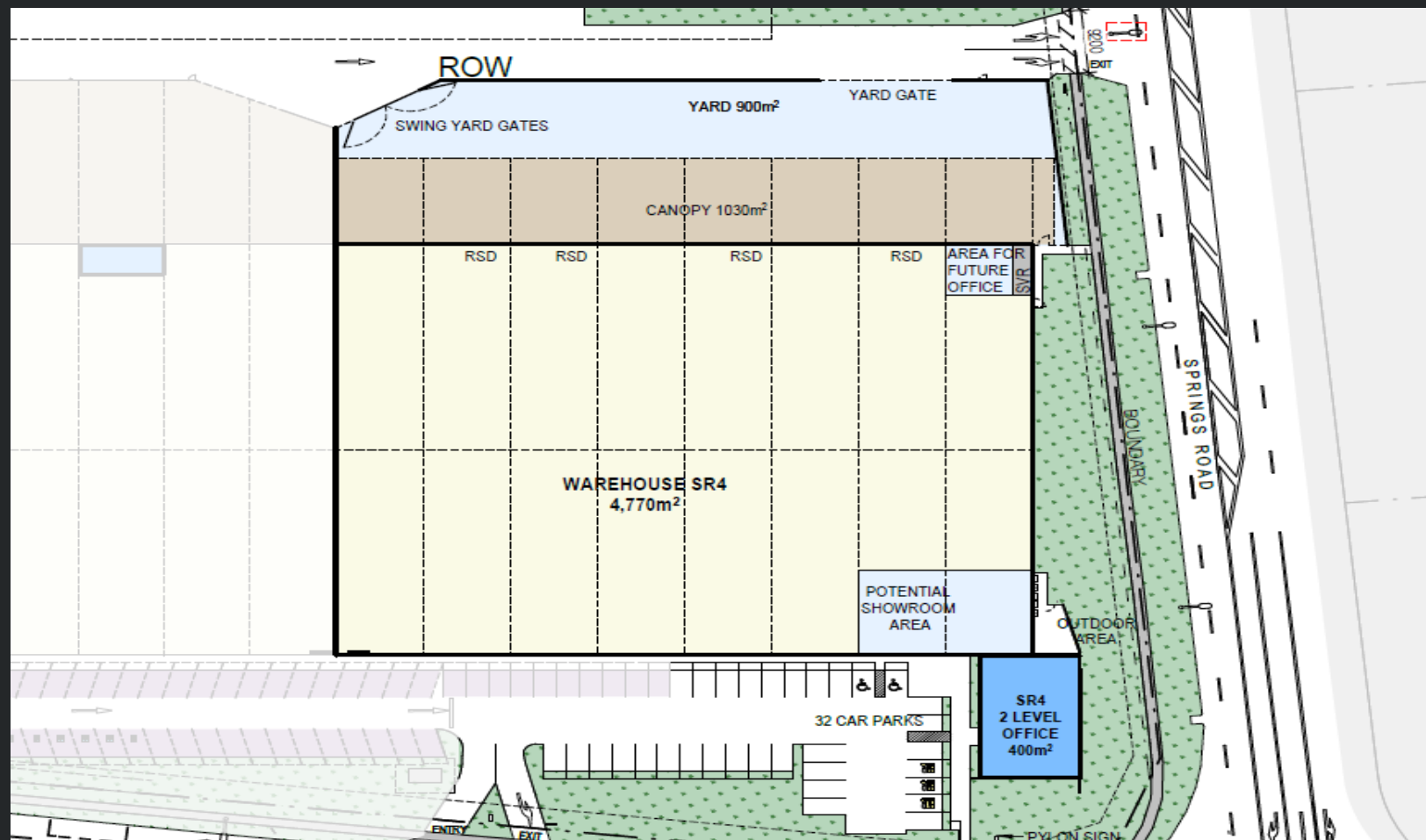
MID-2026
FOR TENANT FIT-OUT

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



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.



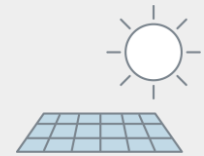
GREEN STAR FEATURES INCLUDE:



**DIVERSION OF
LANDFILL WASTE**



**SUSTAINABLE
MATERIALS**



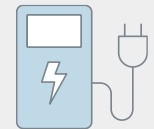
SOLAR POWER



**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

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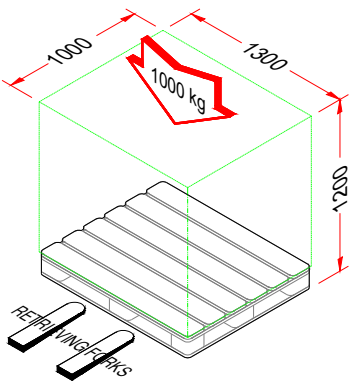
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Asset Manager
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guptillbunce@pfi.co.nz

APPENDICES

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







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.

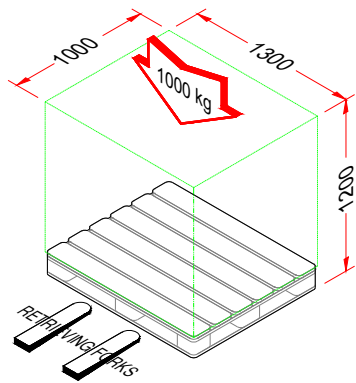
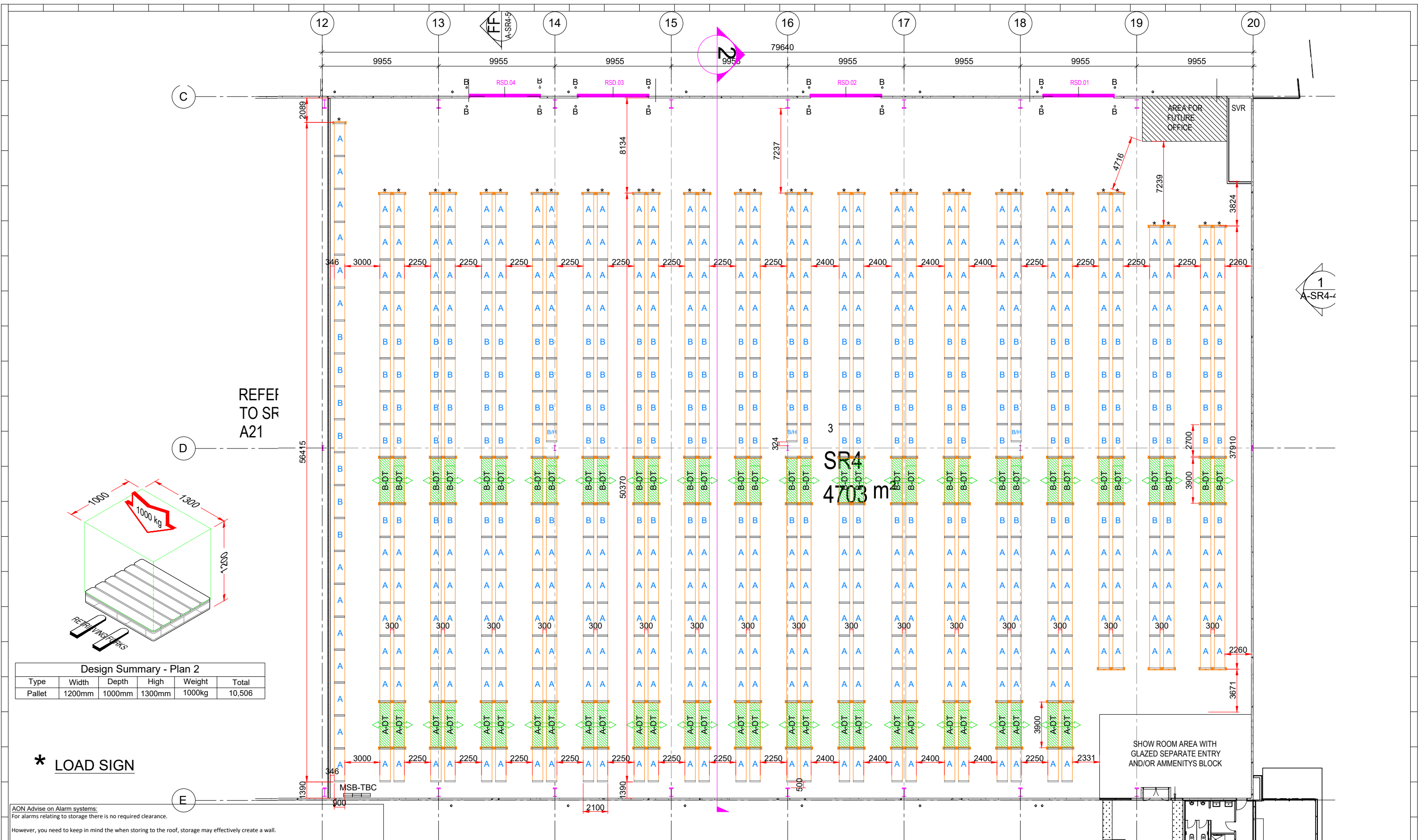
ISSUED FOR APPROVAL
WE HAVE ASSUMED THE EXISTING SURFACE ONTO WHICH THIS INSTALLATION IS TO BE BUILT IS CAPABLE OF SUPPORTING THE STRUCTURAL AND ITS CONTENTS. WE RECOMMEND YOU OBTAIN INDEPENDENT VERIFICATION THAT THE EXISTING BUILDING IS CAPABLE OF SUSTAINING THE LOADS.
DRAWING APPROVAL:
APPROVED BY (SIGNATURE) : _____ DATE: _____

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



Rev	Description	By	Date
THIS DRAWING AND THE INFORMATION IT CONTAINS IS CONFIDENTIAL AND MUST NOT BE REPRODUCED, COPIED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF AUCKLAND RACKING AND SHELVING SOLUTIONS			
Drawn By : KB		Date : 10/10/2024	Paper Size : A3
Checked By : JB			Scale : NTS
Drawing No. : AR003776-01			Rev. No. : 0
			Sht. No. : 1



Design Summary - Plan 2					
Type	Width	Depth	High	Weight	Total
Pallet	1200mm	1000mm	1300mm	1000kg	10,506

* LOAD SIGN

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PLAN 2

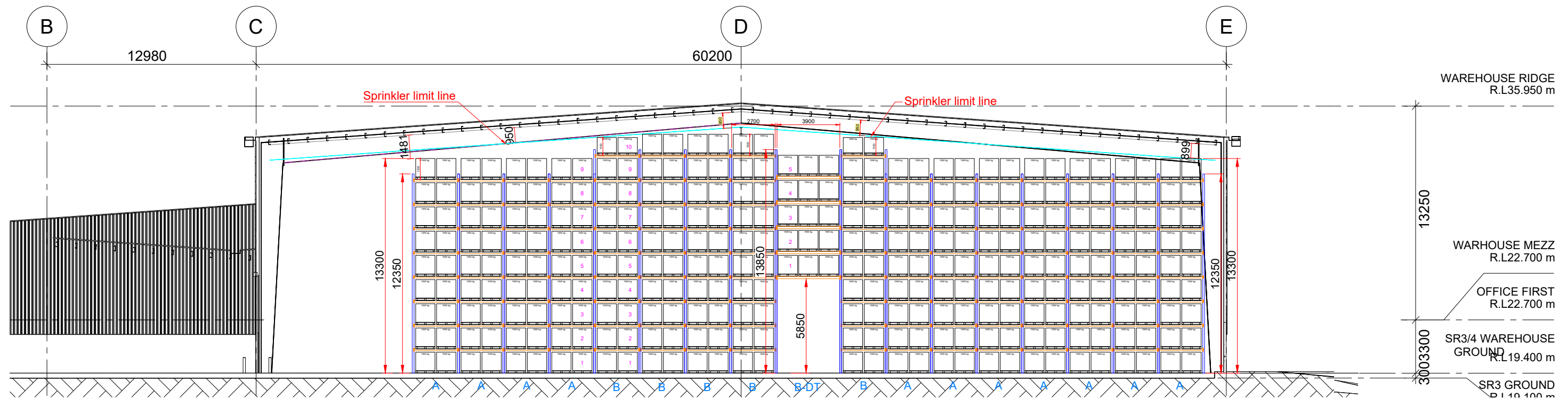
PROPOSED RACKING LAYOUT

PFI - PROPERTY FOR INDUSTRY NZ

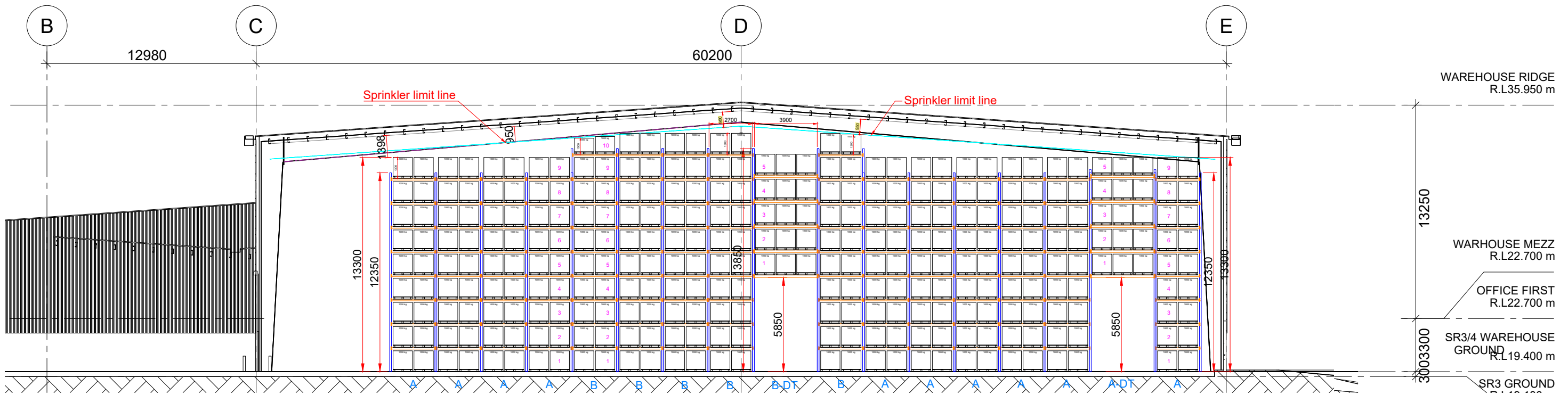
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Section 1 for Plan 1



Section 2 for Plan 2

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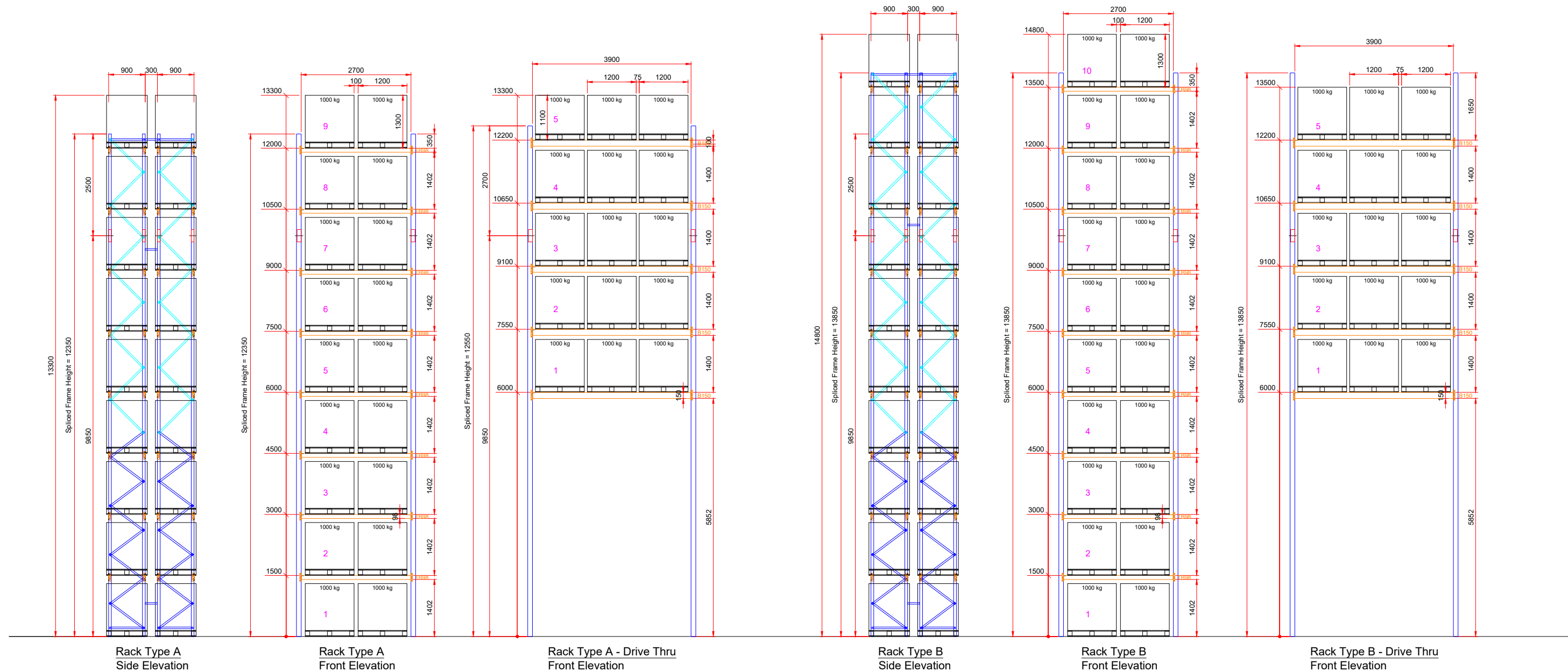


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ELEVATION

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An architectural rendering of a large, modern industrial or commercial building. The building features a prominent section with vertical metallic cladding and large glass windows. The PFI logo is visible on the upper corners of the building. In the foreground, there is a paved road with white lane markings, a landscaped area with green grass and small trees, and a person walking. A car is also visible on the road. The sky is dark with some clouds.

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