

WAREHOUSE SR4

SPRINGS ROAD ESTATE.

OVERVIEW.

WAREHOUSE AREA

~4,808 sqm

AVAILABILITY

Immediate

SUSTAINABILITY TARGET

5 Star Green Star



SPRINGS ROAD ESTATE.

NEXT GENERATION INDUSTRIAL

PFI's Springs Road Estate is located within Auckland's East Tāmaki. Set on 10.4 hectares with high profile road frontage, the site's multi stage redevelopment delivers world class, sustainable facilities designed to optimise your industrial operations.

BUILT FOR SUCCESS

Tenants of Springs Road Estate enjoy the benefits of brand new buildings in a well-established industrial precinct, supported by robust infrastructure and a thriving business community. With proximity to key amenities and transport links, Springs Road Estate combines strategic positioning, modern design, and long-term value for your business.



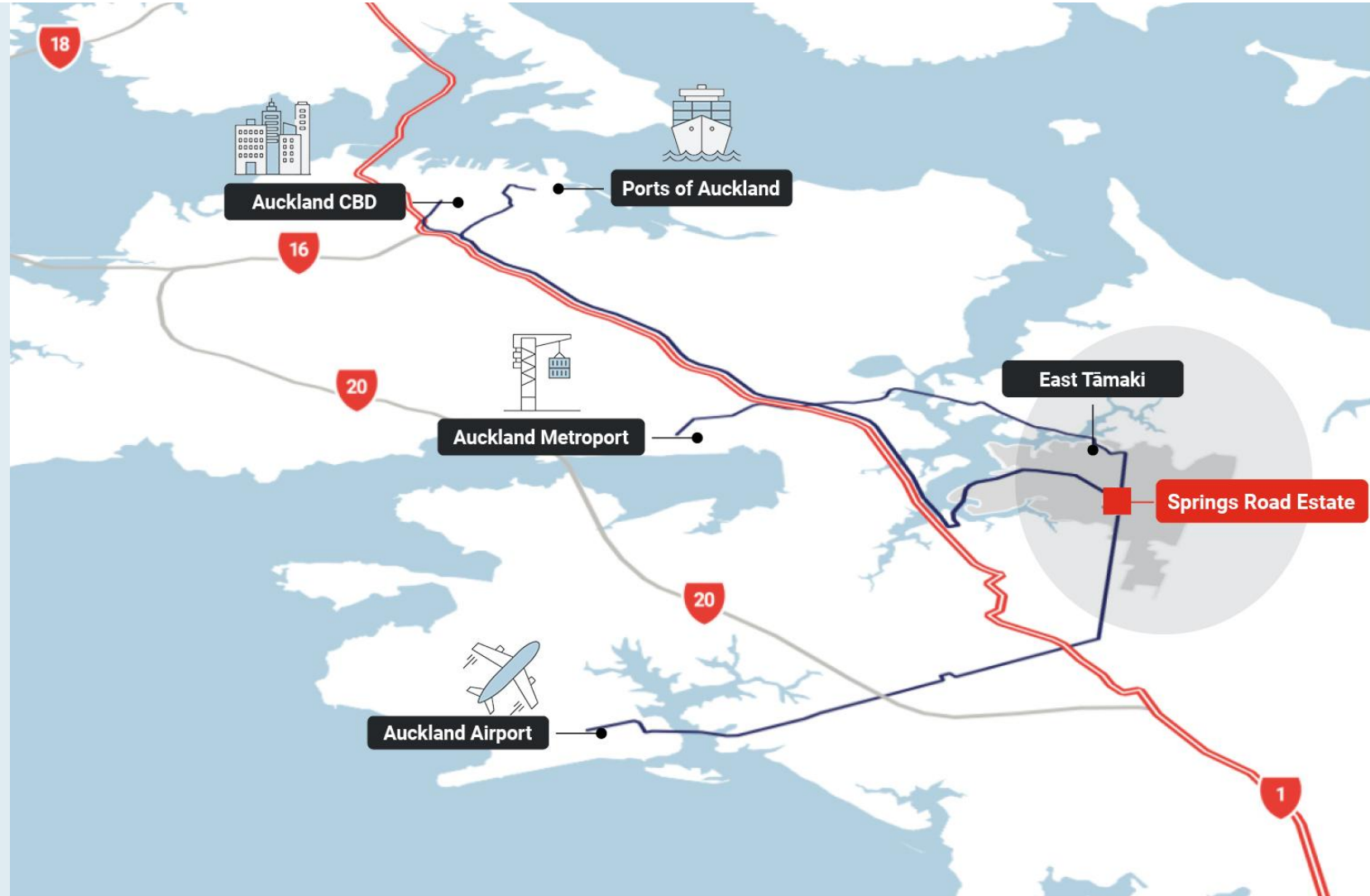
LOCATION THAT DELIVERS.

PRIME POSITION IN EAST TĀMAKI

Springs Road Estate is located at 78 Springs Road, right in the heart of East Tāmaki—Auckland’s leading industrial area. The estate enjoys prominent road frontage to both Springs Road and Kerwyn Avenue, offering excellent visibility and easy access for businesses and visitors.

EFFICIENT TRAFFIC FLOW AND LOGISTICS

The estate’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.



**GREATER
AUCKLAND
DRIVE TIMES***

*Dependent on traffic



**20
MINS**
AUCKLAND
AIRPORT



**16
MINS**
AUCKLAND
METROPORT



**22
MINS**
AUCKLAND
CBD



**24
MINS**
PORTS OF
AUCKLAND

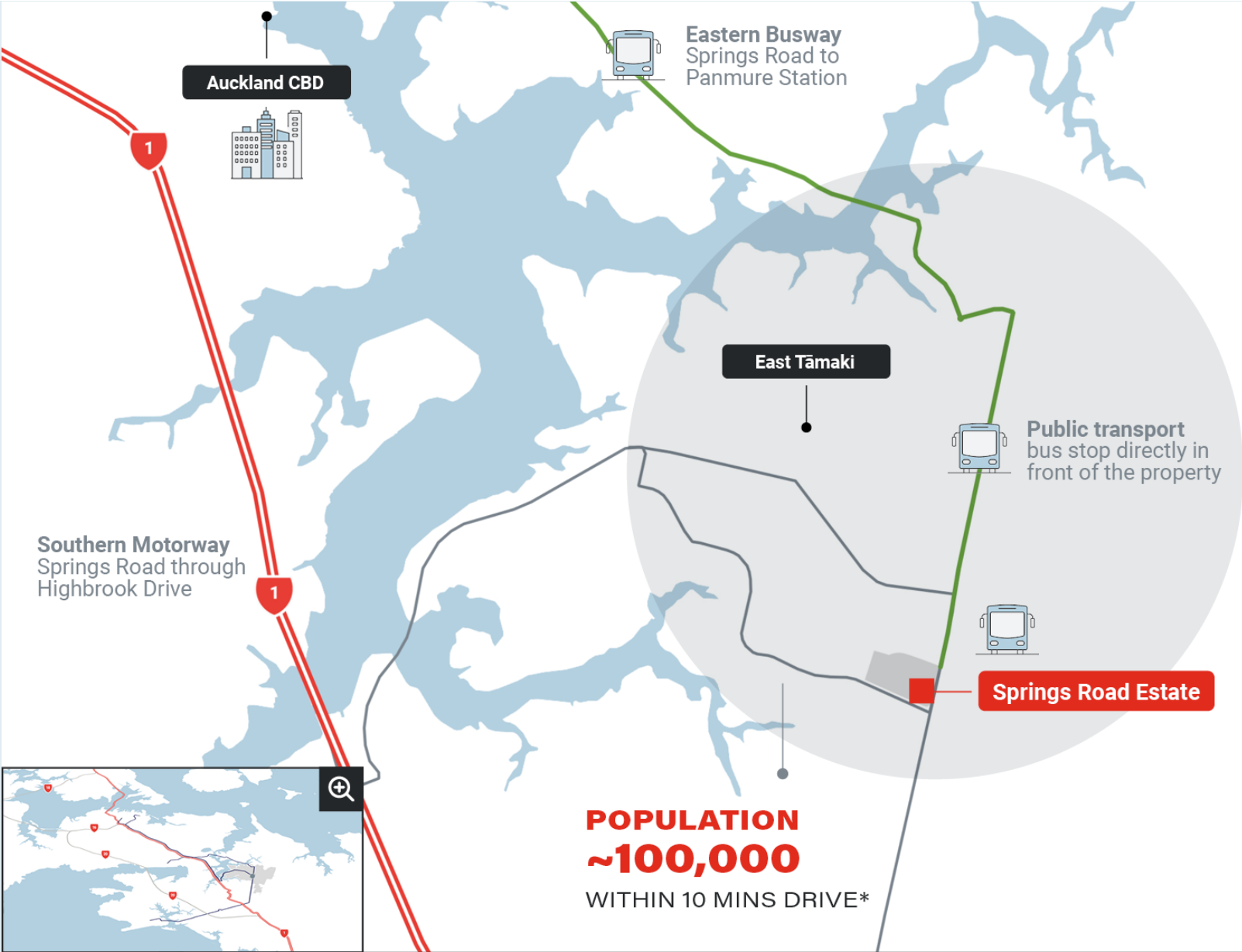
CONNECTIONS THAT WORK.

CONVENIENT PUBLIC TRANSPORT LINKS

Springs Road Estate benefits from strong public transport options, with a bus stop located directly outside the site. This makes commuting straightforward for staff and visitors, supporting workforce accessibility.

DIRECT ACCESS TO KEY TRANSPORT ROUTES

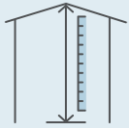
The estate is strategically positioned close to the Southern Motorway and major arterial roads, streamlining freight movement and daily commuting. This location enables efficient connections across Auckland and to wider regional markets.



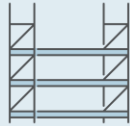
KEY FEATURES.

FLEXIBILITY TO SUIT YOUR OPERATIONS

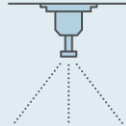
The building offers adaptability to accommodate tenant-specific requirements, ensuring the space can be tailored to operational needs.



HIGH-STUD
12.90M RISING TO
16.75M



PALLET CAPACITY
STANDARD – 8,230
VNA – 10,506



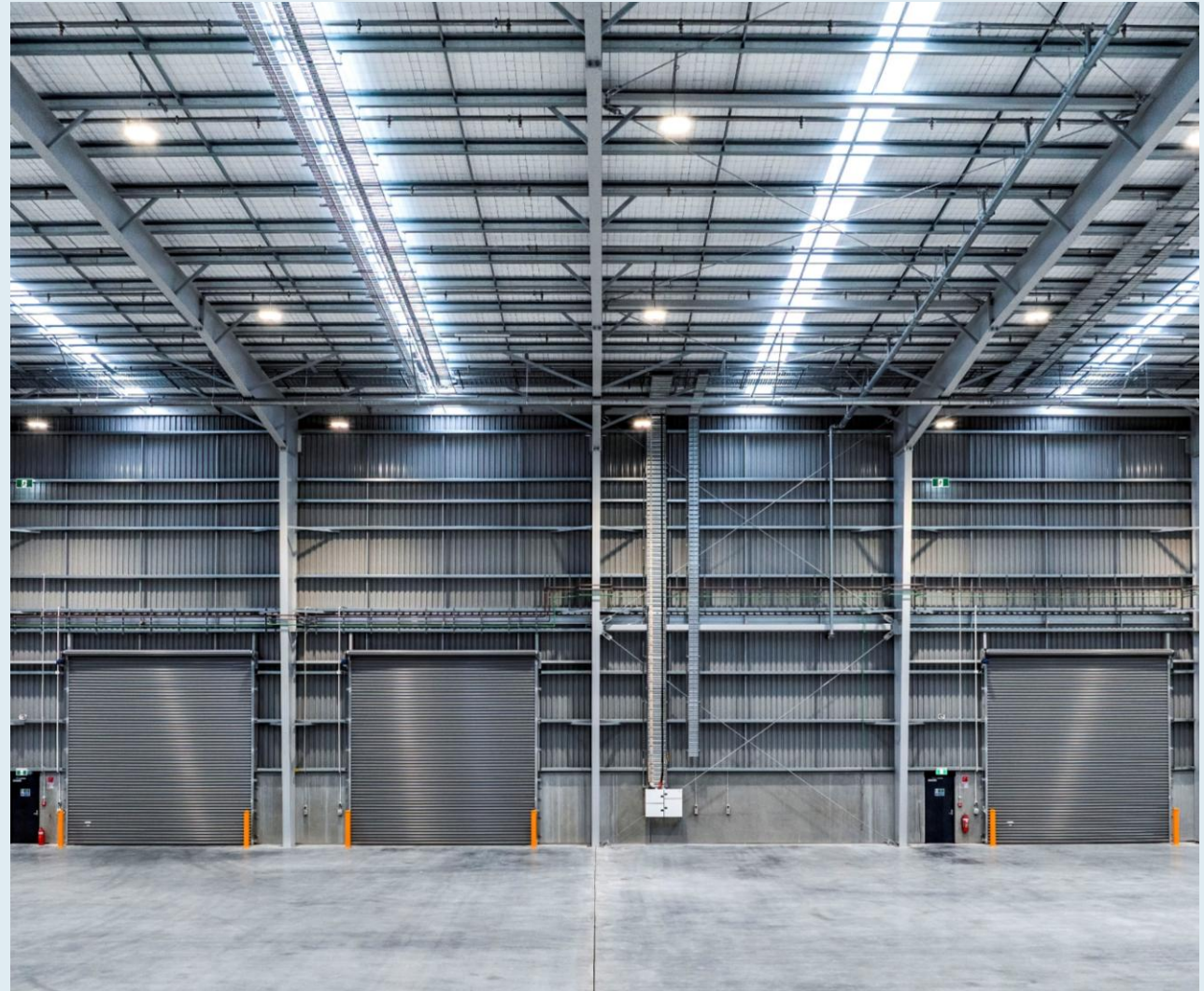
FULLY SPRINKLERED
BUILDING



FULL ONE WAY
DRIVE AROUND
ACCESS

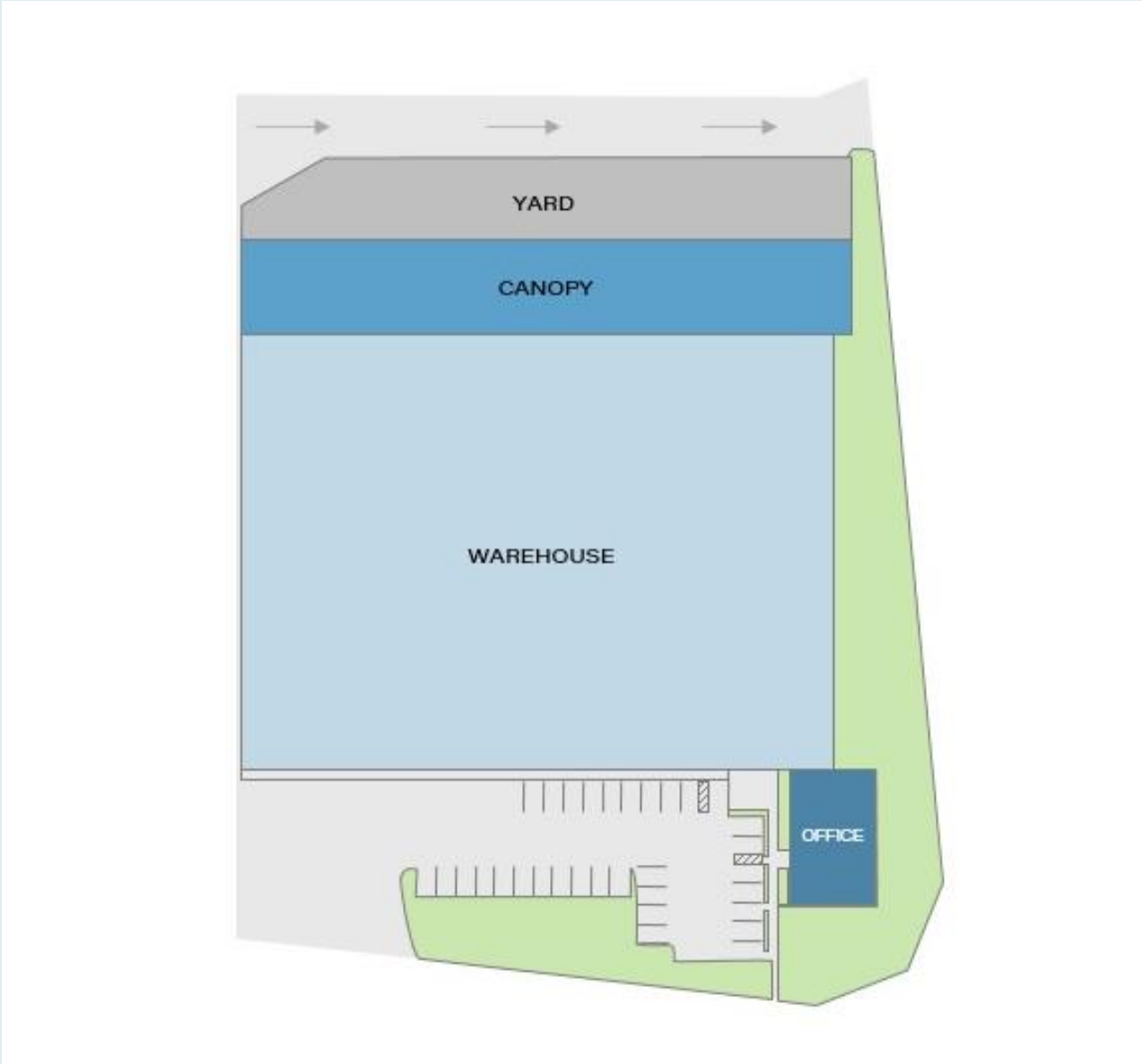
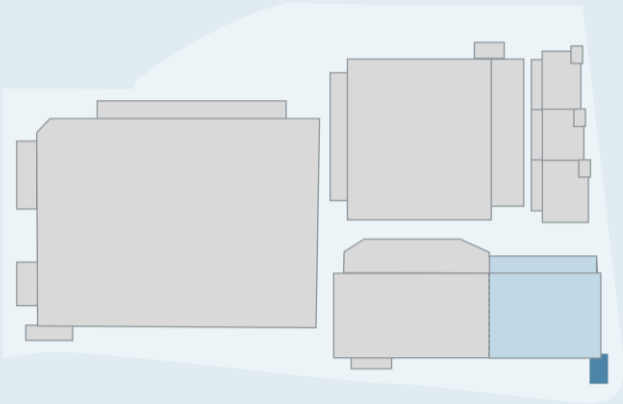


CANOPY FOR COVERED
LOADING / UNLOADING

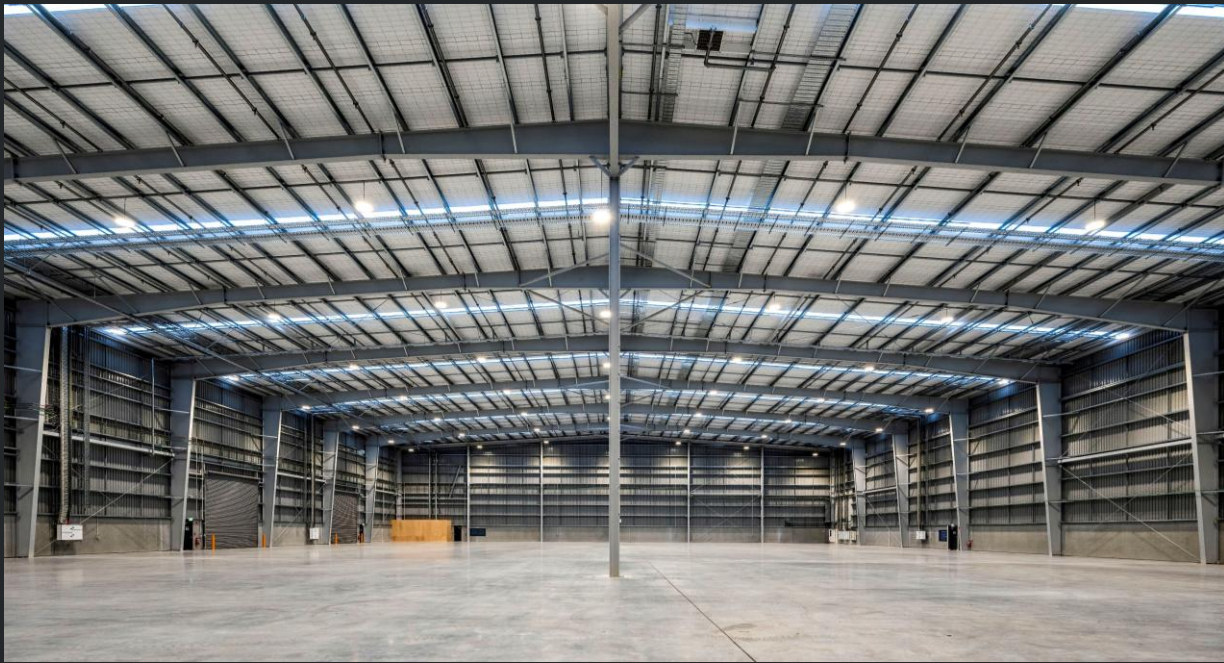


YOUR BUILDING LAYOUT.

WAREHOUSE	4,808 sqm
OFFICE	421 sqm
CANOPY	1,036 sqm
YARD	893 sqm
CARPARKS	32







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.



WHAT GREEN STAR MEANS

- New Zealand's leading sustainability rating system for buildings
- Measures performance across energy, water, materials and indoor environment quality
- Creates healthier, more efficient spaces for people and businesses



WHY WE DO IT

- Lower operational costs for tenants through energy and water efficiency
- Healthier workplaces with improved air quality and natural light
- Reduced environmental impact from construction and operation



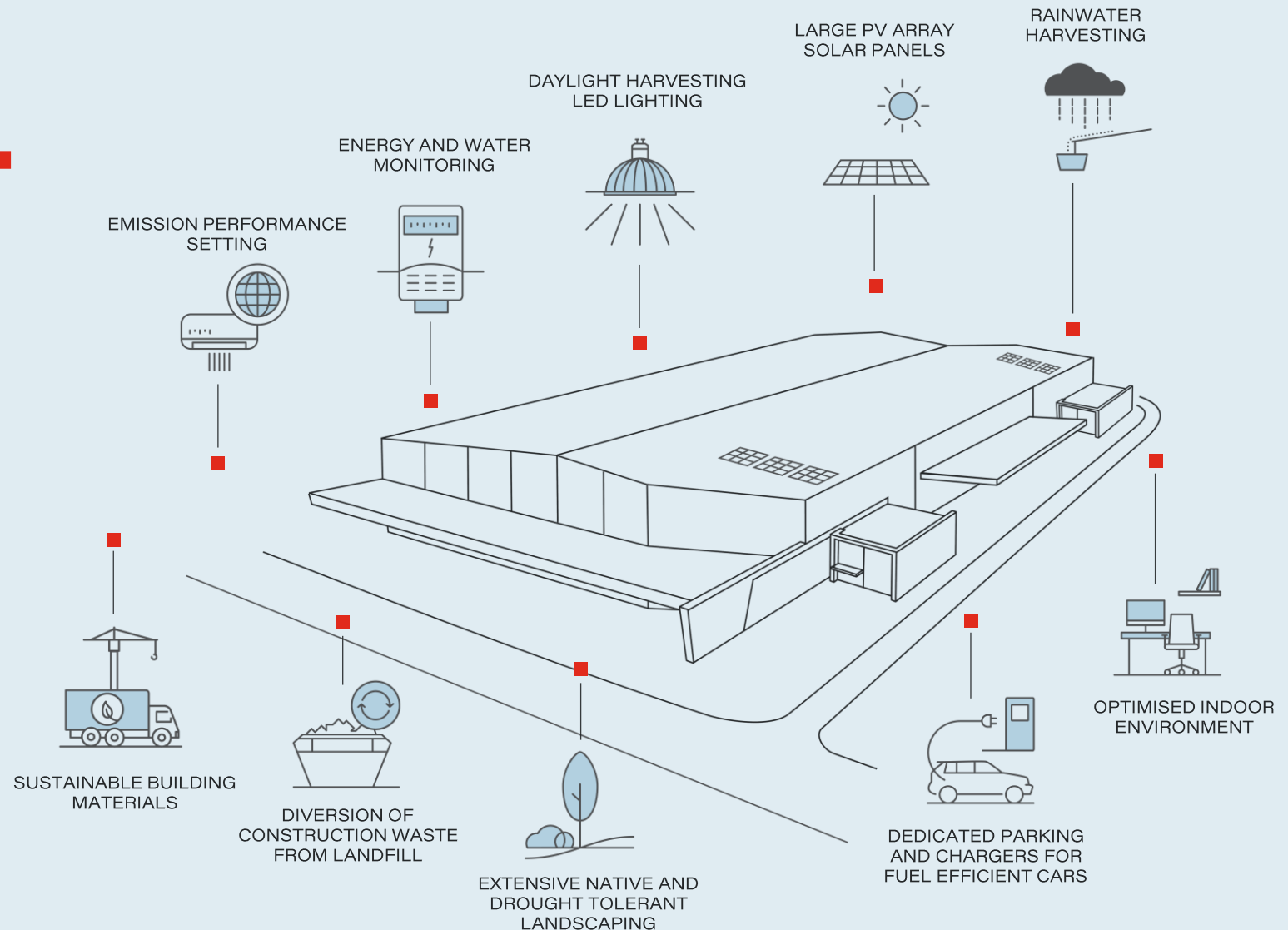
DESIGNED FOR PERFORMANCE AND WELLBEING.

Every significant new PFI development integrates features that support efficiency, comfort, and environmental responsibility.

At Springs Road Estate, this starts with sustainable construction choices such as low-GWP concrete and a target of at least 70% waste diversion from landfill.

The design includes energy and water efficiency measures and careful attention to indoor environment quality, with fresh air rates 100% above NZBC requirements, low ambient noise, good access to daylight and views, and LED lighting for uniform, flicker-free illumination.

Future-ready infrastructure has also been incorporated, with the roof designed to support additional solar panel installation, providing adaptable solutions to meet tenants' sustainable energy requirements.



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.



94

PROPERTIES

124

TENANTS

98.7%

OCCUPANCY

\$2.30b

PORTFOLIO
VALUATION

*All numbers presented as at 30 June 2026

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.



THANK YOU.

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15 Galway Street
Auckland 1010

APPENDICES

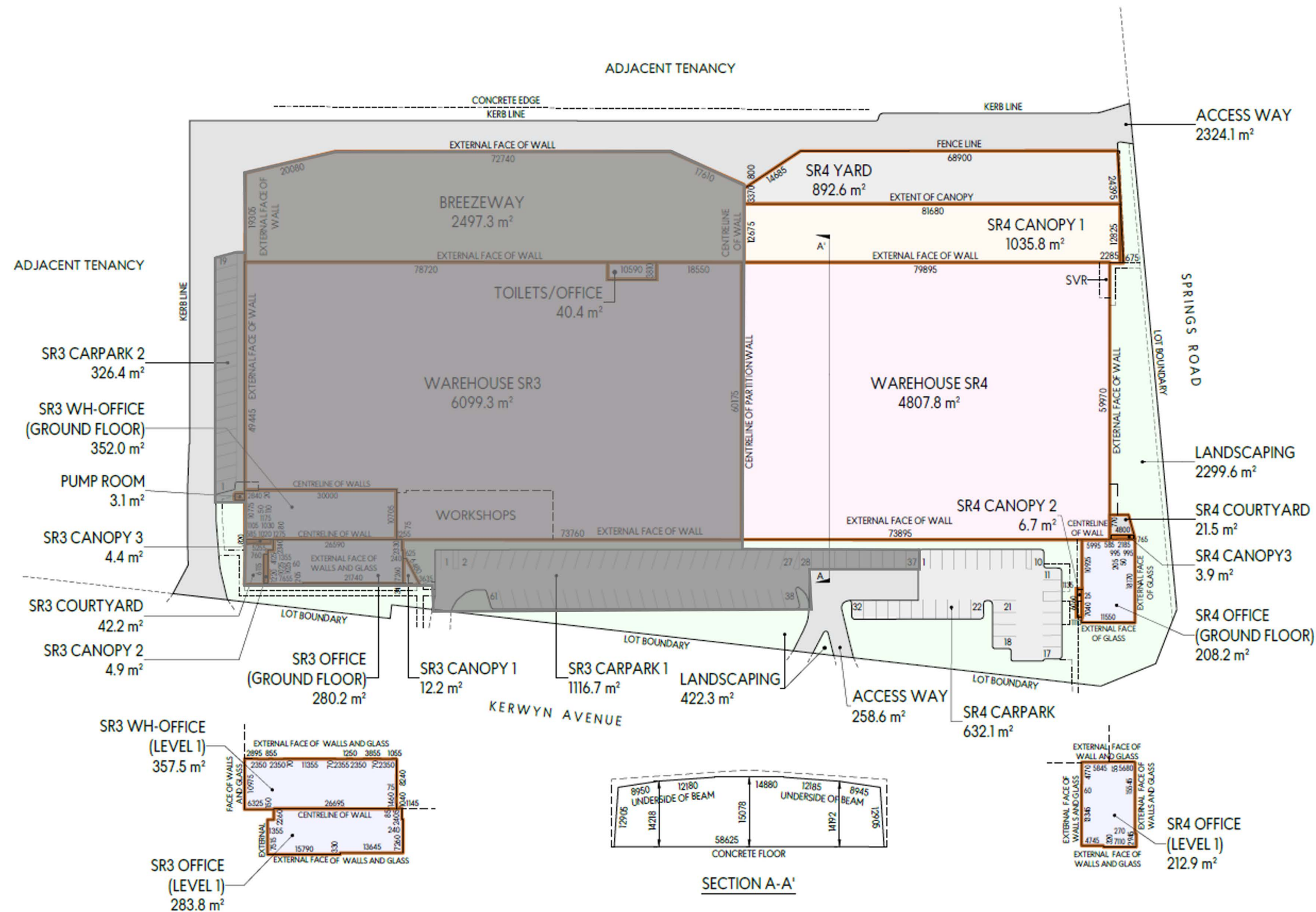
- 1. BOMA**
- 2. INDICATIVE OFFICE LAYOUT**
- 3. RACKING PLAN**



BOMA

01.





SURVEY CARRIED OUT IN ACCORDANCE WITH THE PCNZ/PINZ RECOMMENDED GUIDELINES FOR MEASUREMENT OF INDUSTRIAL TYPE PREMISES (METHOD 4 OF THE 2023 REVISION).

FOR THE RENTABLE AREAS MEASUREMENTS HAVE BEEN TAKEN TO THE EXTERNAL FACE OF WALLS AND GLASS, TO THE CENTRELINE OF PARTITION WALLS WHERE THEY ABUT OTHER RENTABLE BUILDING AREAS AND TO THE EXTENT OF CANOPIES.

FOR LEVEL 1 MEASUREMENTS HAVE BEEN TAKEN TO EXTERNAL FACE OF GLASS AND WALLS.

FOR THE GROUND LEASE MEASUREMENTS HAVE BEEN TAKEN TO THE KERB LINES AND TO THE LOT BOUNDARIES.

I, MARK BOWDEN, SURVEYOR, HEREBY CERTIFY THAT A SURVEY TO DETERMINE THE RENTABLE AREAS HAS BEEN CARRIED OUT UNDER MY DIRECTION AND THAT THE AREAS AND MEASUREMENTS ARE CORRECT.

01/05/2026

PLAN SHOWING TENANCY AND GROUND LEASE AREAS AT 7-9 KERWYN AVENUE

RENTABLE AREA SCHEDULE

UNIT SR3:	
SR3 WAREHOUSE	6099.3 m ²
SR3 WH-OFFICE (GROUND FLOOR)	352.0 m ²
SR3 WH-OFFICE (LEVEL 1)	357.5 m ²
SR3 OFFICE (GROUND FLOOR)	280.2 m ²
SR3 OFFICE (LEVEL 1)	283.8 m ²
TOILETS / OFFICE	40.4 m ²
TOTAL BUILDING AREA	7413.2 m ²

SR3 CANOPIES 1, 2 AND 3	21.5 m ²
SR3 COURTYARD	42.2 m ²
SR3 CARPARKS 1 AND 2	1443.1 m ²
(CARPARKS = 80)	
BREEZEWAY	2497.3 m ²
TOTAL EXTERNAL AREA	4004.1 m ²

UNIT SR4:	
SR4 WAREHOUSE	4807.8 m ²
SR4 OFFICE (GROUND FLOOR)	208.2 m ²
SR4 OFFICE (LEVEL 1)	212.9 m ²
TOTAL BUILDING AREA	5228.9 m ²

SR4 COURTYARD	21.5 m ²
SR4 CARPARK	632.1 m ²
(CARPARKS = 32)	
SR4 CANOPIES 1, 2 AND 3	1046.4 m ²
SR4 YARD	892.6 m ²
TOTAL EXTERNAL AREA	2592.6 m ²

PUMP ROOM	3.1 m ²
ACCESS WAYS	2582.7 m ²
LANDSCAPING	2721.9 m ²
TOTAL	5307.7 m ²

TOTAL SITE AREA (EX LEVEL 1)	23692.3 m ²
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TOTAL CARPARKS	= 112
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REVISIONS:			
REV	NOTES	BY	DATE
A	DRAFT	TCC	30-04-2026
B	CLIENT ISSUE	ANP	01-05-26

PROJECT:
PFI PROPERTY No 1 LTD
7-9 KERWYN AVENUE
EAST TAMAKI

TITLE:
TENANCY AND GROUND LEASE PLAN



SURVEYED: ANP/TCC / 14/17-04-2026	DRAWN: TCC / 17-04-2026
CHECKED: ANP / 01-05-26	PLOT DATE: 01-05-2026
SCALE A1: 1:500	SCALE A3: 1:1000
STATUS: CLIENT ISSUE	
PROJECT No: 0828-01-SV	DRAWING No: RA-00
REVISION: B	

INDICATIVE OFFICE LAYOUT

02.





1 SR4 OFFICE GROUND FLOOR FURNITURE
A384/20 1:50

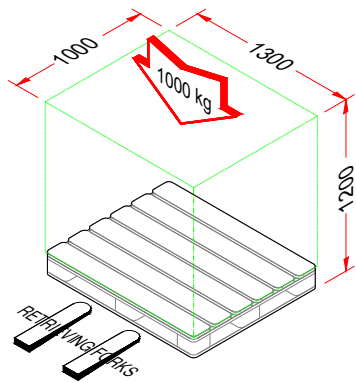


2 SR4 OFFICE FIRST FLOOR FURNITURE
A384/20 1:50

RACKING PLAN

03.





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: _____

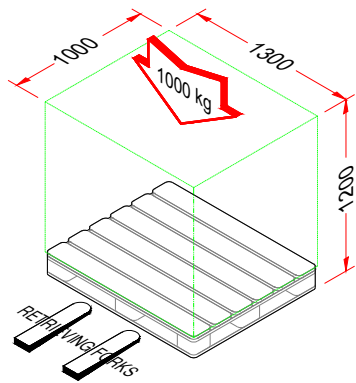
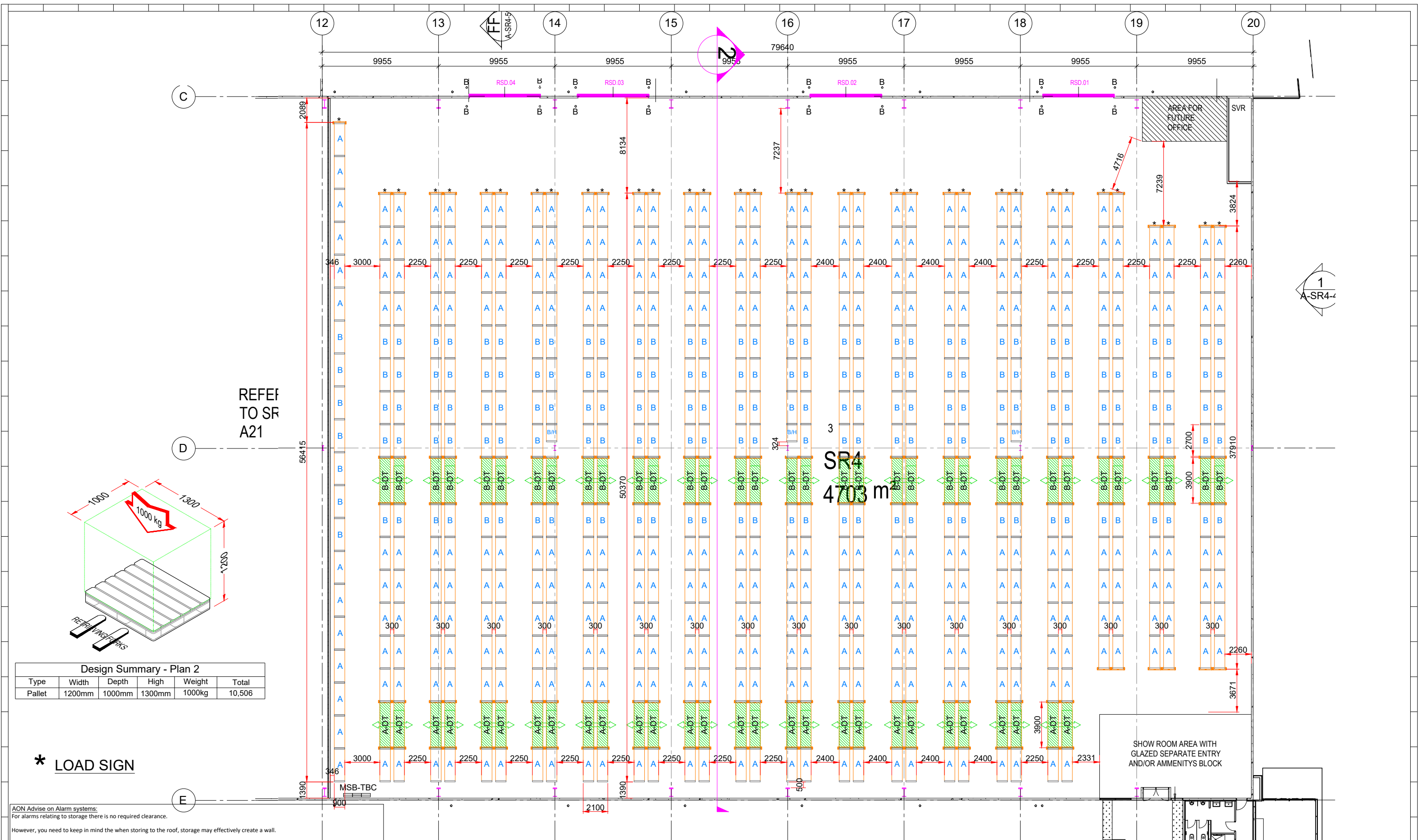


ADD: 56 Allens Road, East Tamaki, Auckland PH: 09 274 1939

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



Rev	Description	By	Date
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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

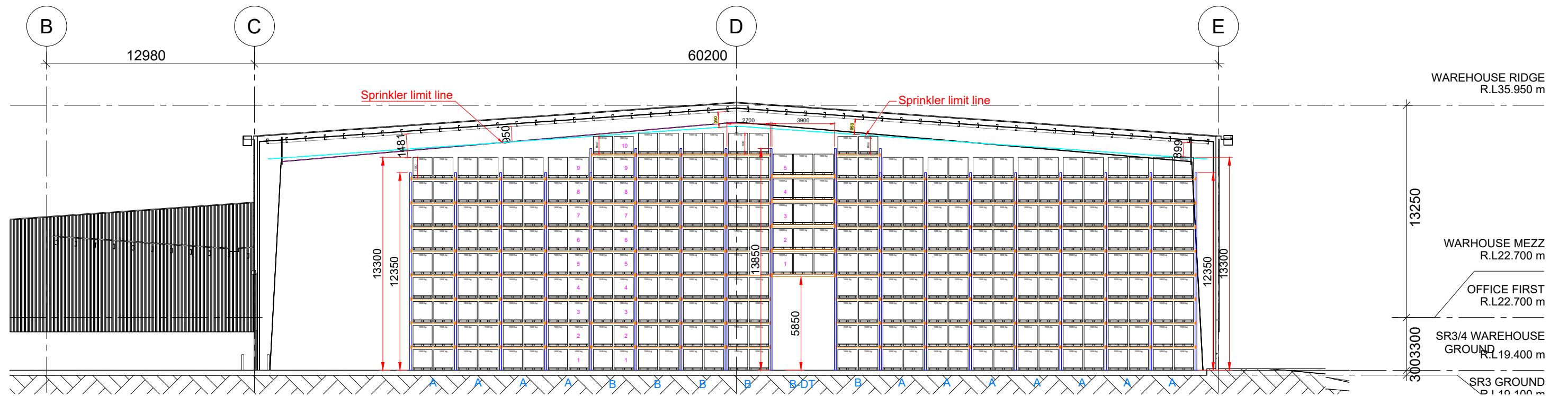
PROPOSED RACKING LAYOUT

PFI - PROPERTY FOR INDUSTRY NZ

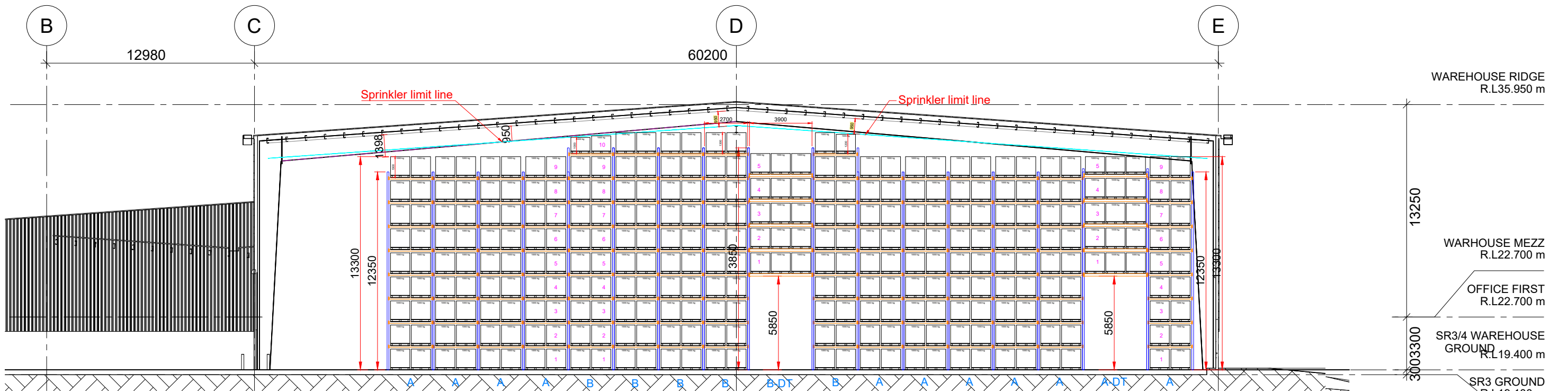
78 Springs Road, East Tamaki



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Checked By :	JB	Paper Size :	A3
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		Rev. No. :	0
		Sht. No. :	1



Section 1 for Plan 1



Section 2 for Plan 2

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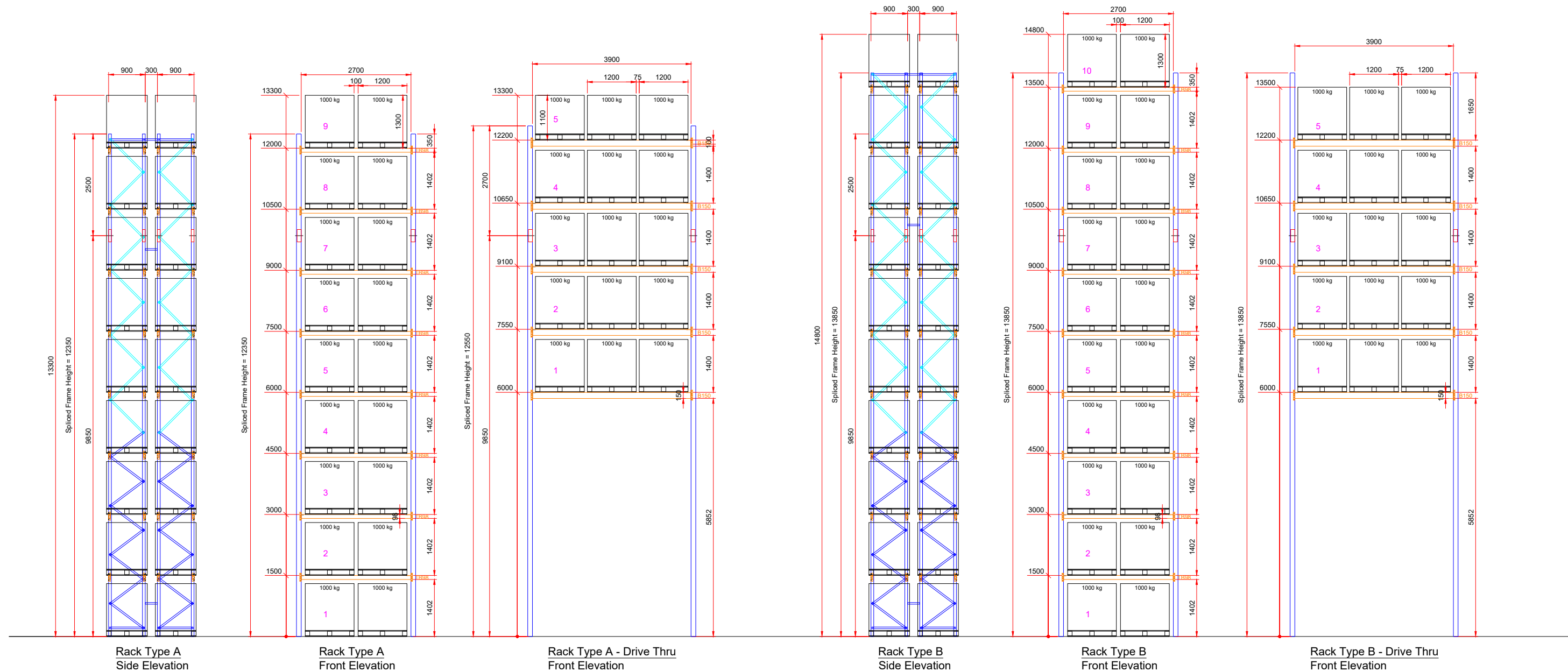
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		Rev. No. :	0
		Sht. No. :	1



ELEVATION

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