



STAGE ONE

TOTARA CREEK ESTATE.



OVERVIEW.

TARGETED AVAILABILITY

Q1 2027

SUSTAINABILITY TARGET 5 STAR GREEN STAR

WAREHOUSE SIZE OPTIONS:

STAGE ONE

1,800 – 8,500m²

STAGE TWO

4,200 – 5,000m²

STAGE THREE

up to 13,000m²

TOTARA CREEK ESTATE.

A NEW ESTATE WITHIN A GROWING HUB

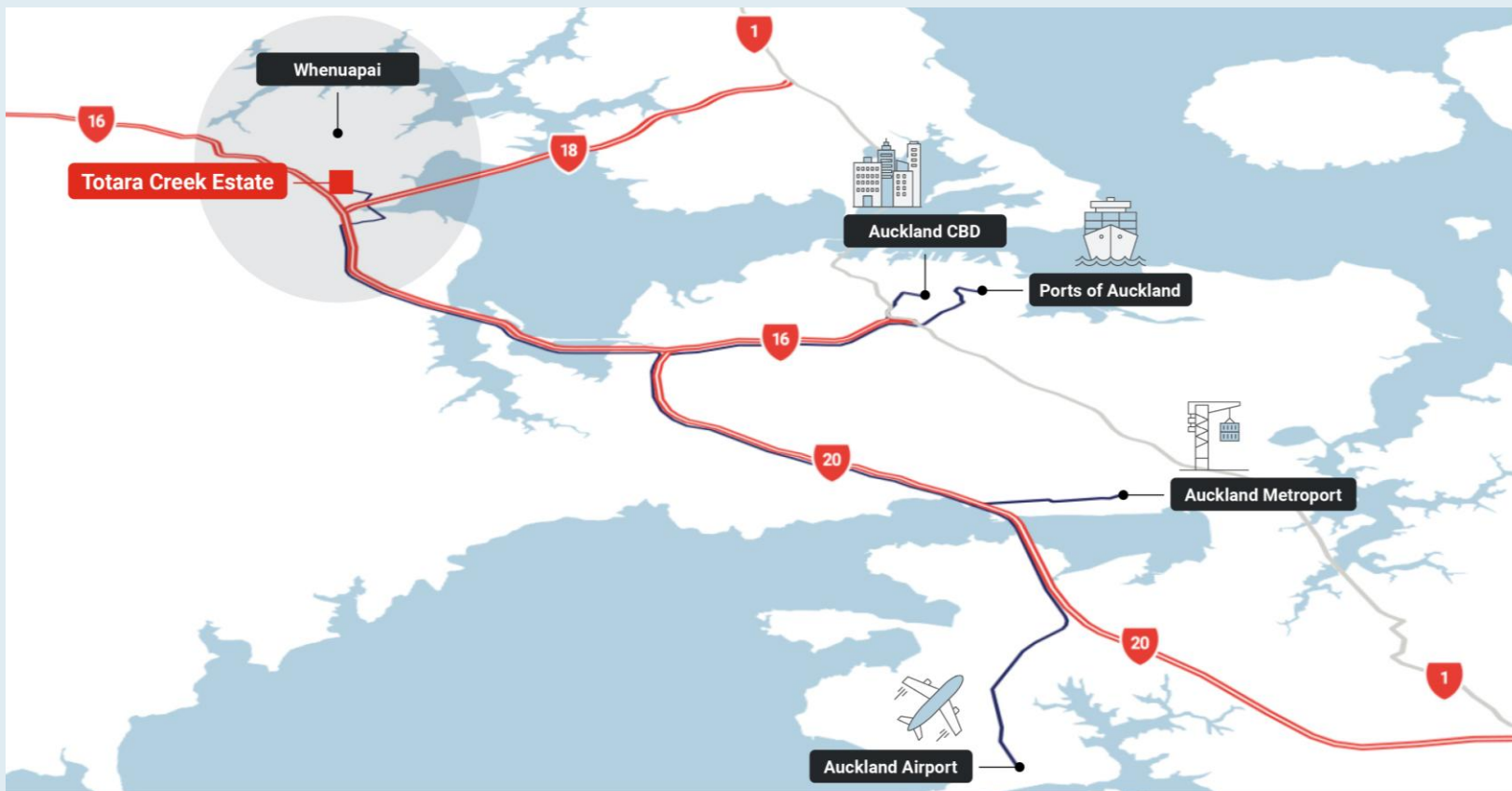
PFI's Totara Creek Estate is located within Spedding Industrial Hub, a master planned precinct in Whenuapai—part of Auckland's rapidly expanding northwest region.

PURPOSE-BUILT FOR LONG-TERM SUCCESS

This greenfield development offers businesses a modern, high-quality environment designed to support long-term growth and operational efficiency.



LOCATION THAT DELIVERS.



SEAMLESS MARKET ACCESS

Totara Creek Estate offers direct links to SH16, SH18, Auckland Airport, the Port of Auckland, and key arterial routes—reducing travel times and streamlining logistics across both domestic and international markets.

TRAVEL SMART, AVOID THE GRIDLOCK

Heading to Totara Creek Estate means travelling against peak traffic flows, helping avoid Auckland's central congestion and keeping commute times fast and efficient.

**GREATER
AUCKLAND
DRIVE TIMES***

*Dependent on traffic



**30
MINS**
AUCKLAND
AIRPORT



**28
MINS**
AUCKLAND
METROPORT

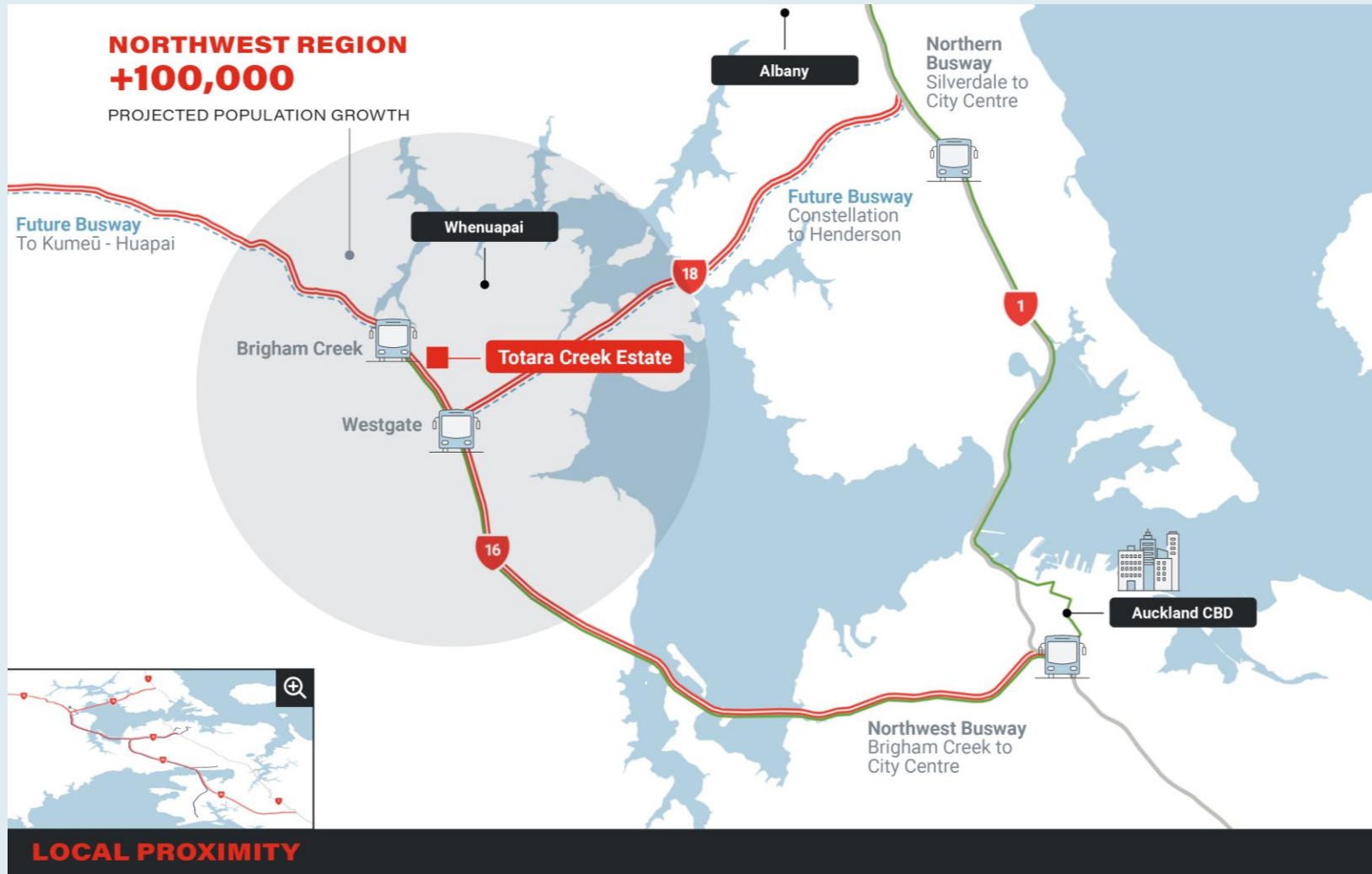


**25
MINS**
AUCKLAND
CBD



**25
MINS**
PORTS OF
AUCKLAND

THE NORTHWEST ADVANTAGE.



BILLIONS INVESTED IN INFRASTRUCTURE

The region is seeing transformative investment—from upgraded roads like SH16 and Fred Taylor Drive, to new data centres and the Northwest Busway—enhancing motorway access, digital connectivity, and freight movement.

A FUTURE-READY BUSINESS ENVIRONMENT

With strong transport links, future rapid transit, and improved access to the airport and port, the Northwest is primed for high-capacity movement. Combined with projected housing for over 100,000 new residents and a focus on innovation, it's fast becoming Auckland's most dynamic growth corridor.

OPPORTUNITY AT YOUR DOOR.



WORKFORCE AND CUSTOMERS WITHIN REACH

With over 40,000 new residents and 13,000 jobs projected in Whenuapai alone, Totara Creek Estate offers instant access to talent, customers, and commercial connections—right in the heart of a region undergoing major investment and growth.

BIG BRANDS AND COMMERCIAL MOMENTUM NEXT DOOR

Westgate's established retail and commercial hub is already home to major players like Costco, and the wider area is seeing billions in infrastructure upgrades—bringing credibility, commercial momentum, and enhanced supply chain strength.

STAGE ONE.

OVERVIEW:

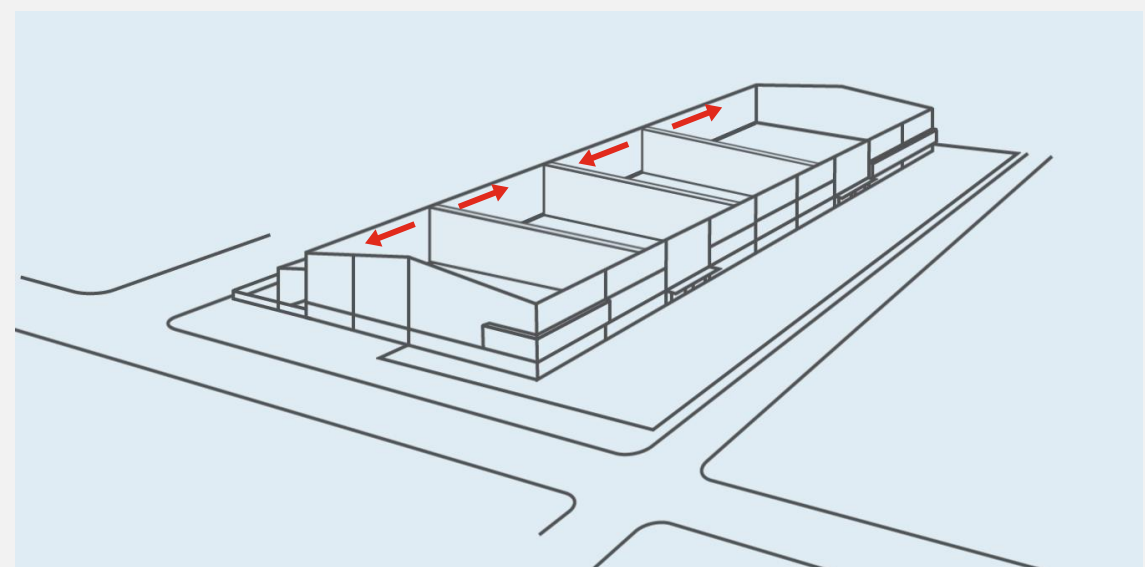
Stage One of our premium industrial development offers a high-quality, sustainable facility with modern amenities and the flexibility to customise design elements to suit your business needs. Situated in a newly developed industrial hub with brand-new infrastructure and convenient access.

AVAILABLE:

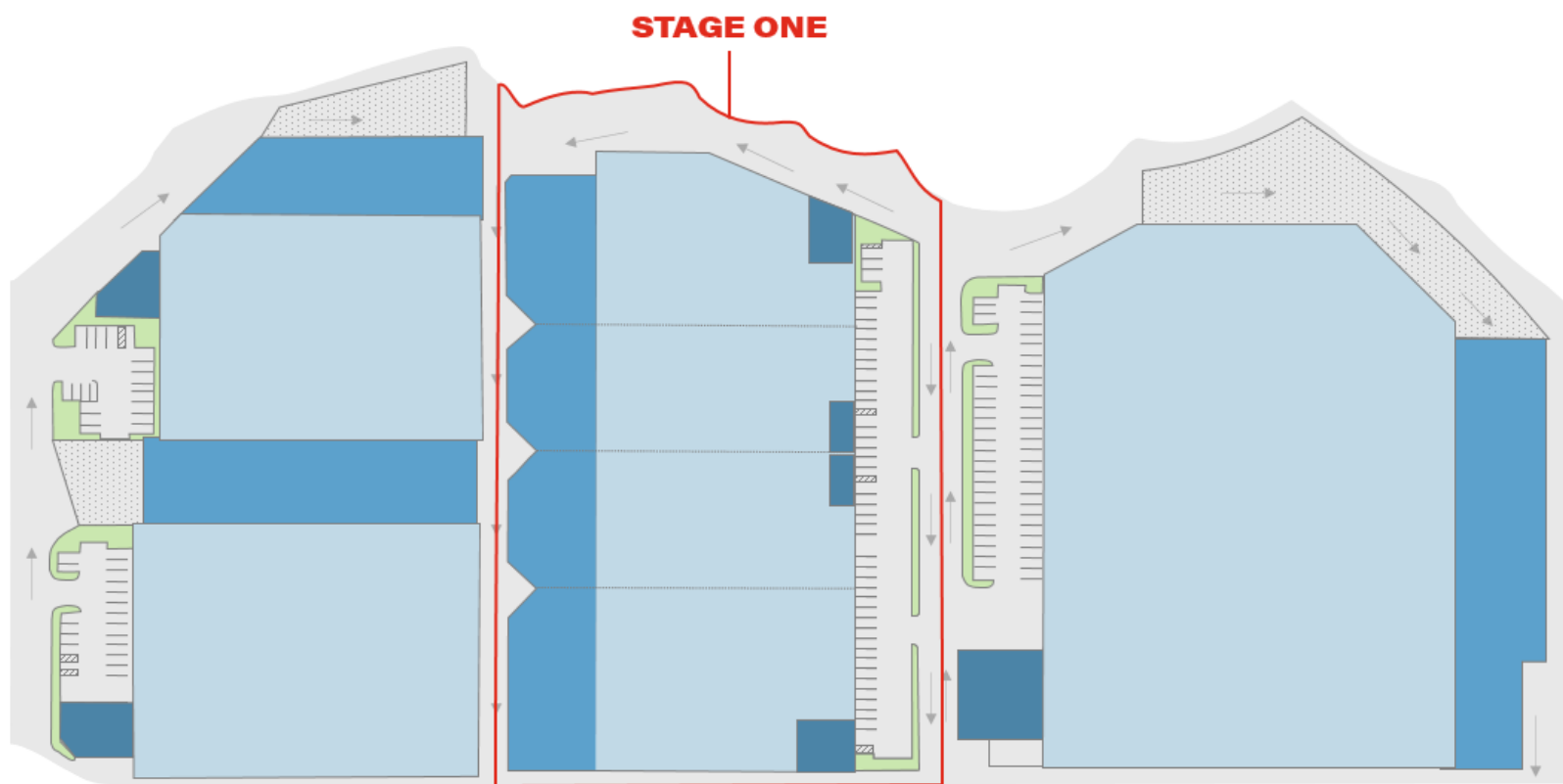
Q1 2027 – Targeted practical completion.

KEY FEATURES:

- **Design & Build:** Opportunity for tailored design and build packages.
- **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.
- **Power Supply:** 1 MVA transformer installed in each tenancy.
- **Fire Protection:** Fully sprinklered building.



FLEXIBLE BY DESIGN.



CUSTOM FIT SPACES

Stage One has been designed with future proofed flexibility. Warehouse and office sizes are adaptable, with relocatable inter-tenancy walls and office areas built to suit, enabling exact tenant requirements to be met.

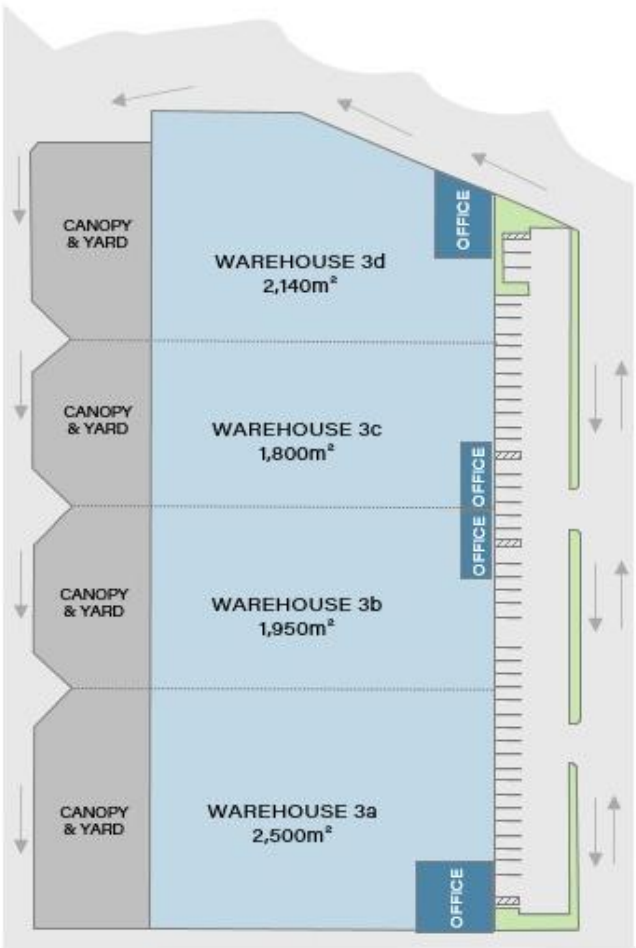
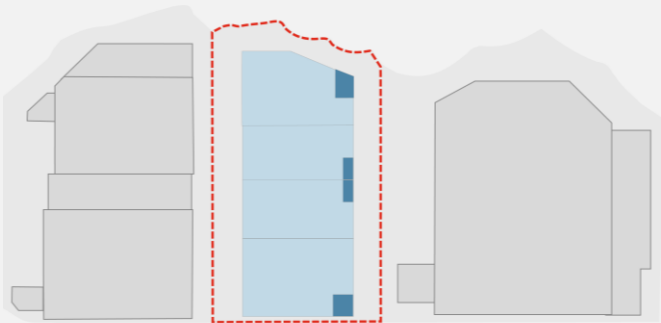
SCALABLE ESTATE

The master planned industrial estate offers a diverse mix of warehouse sizes, providing the potential for tenants to scale within the estate as business needs evolve.

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

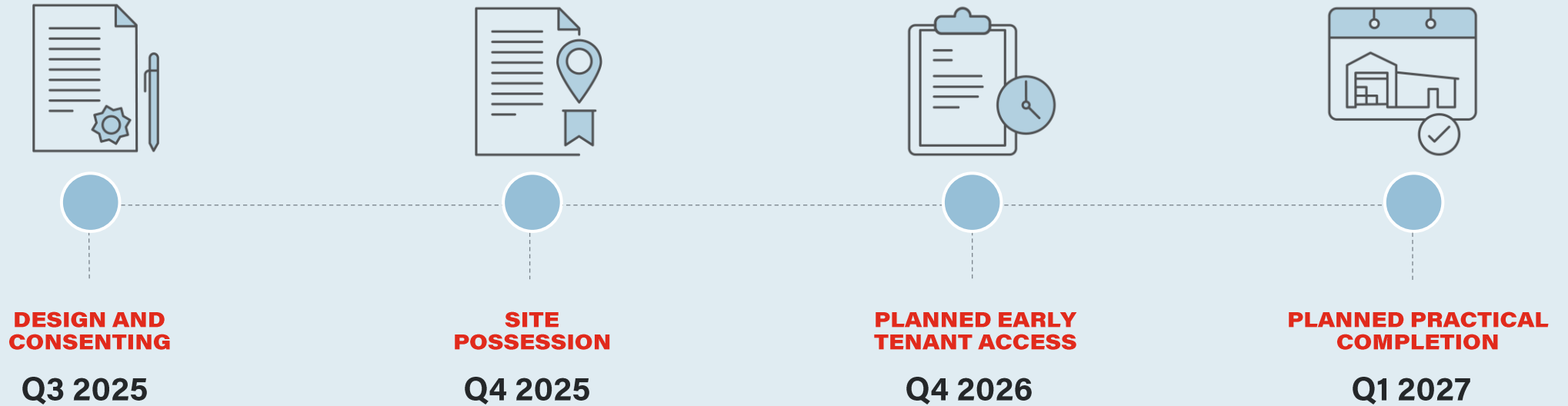
STAGE ONE LAYOUT.

WAREHOUSE	1,800 – 8,500sqm
OFFICE	150 - 500sqm
CANOPY	310 – 1,360sqm
YARD	275 – 1,310sqm
CARPARKS	10 - 25



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

DEVELOPMENT TIMELINE.



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

SIGNAGE

SIGNAGE

SIGNAGE

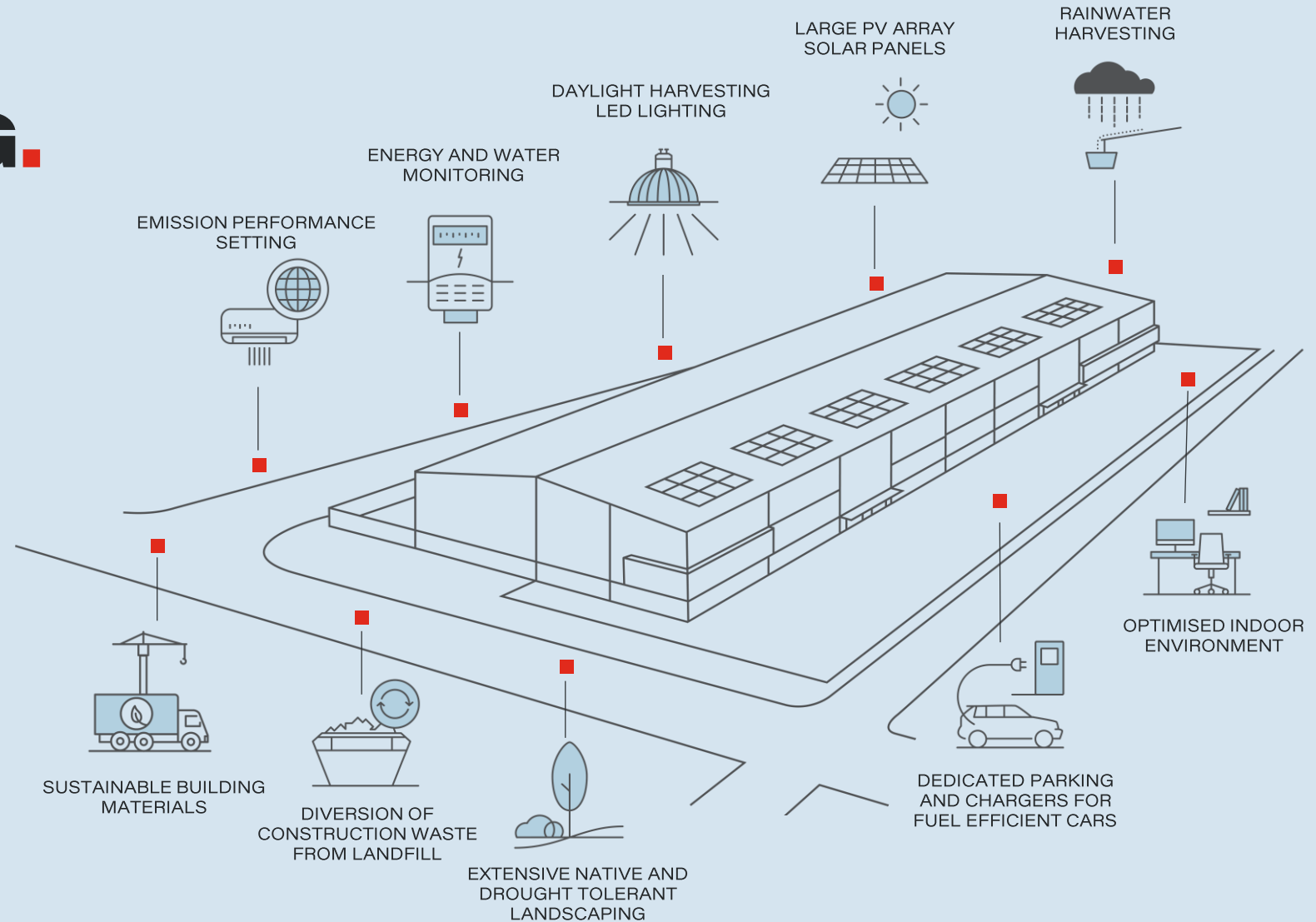
SIGNAGE

DESIGNED FOR PERFORMANCE AND WELLBEING.

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

At Totara Creek 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.



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

125
TENANTS

99.9%
OCCUPANCY

\$2.25b
PORTFOLIO
VALUATION

All numbers presented as at 24 February 2026

PROVEN DEVELOPMENT EXPERTISE.



AWARD-WINNING DELIVERY

All of our recent 5 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.

**PROPERTY FOR INDUSTRIAL
ESTATE**

Contact:

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

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

www.pfi.co.nz

Property For Industry Limited
Level 4, Hayman Kronfeld Building
15 Galway Street
Auckland 1010

APPENDICES

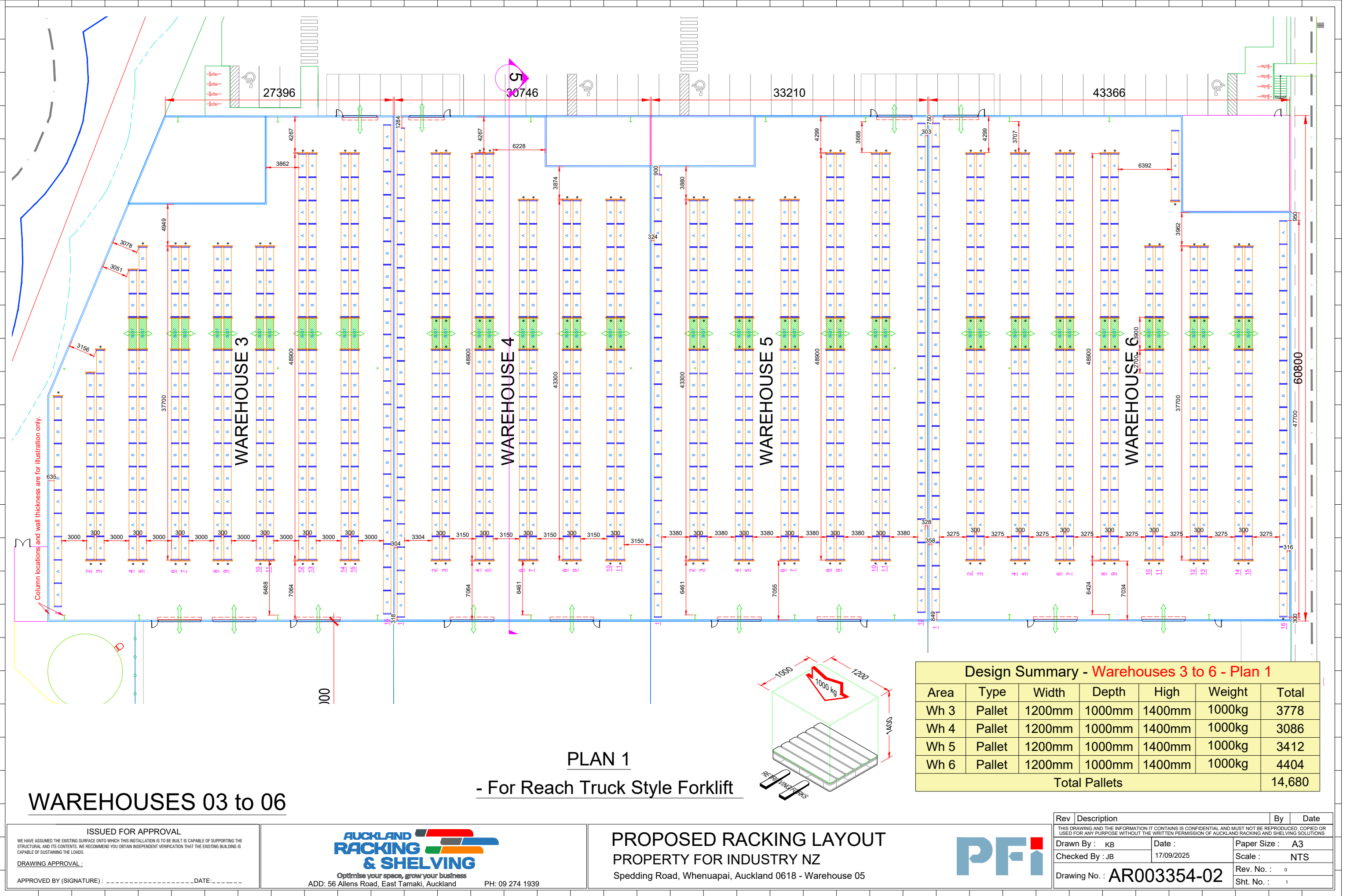


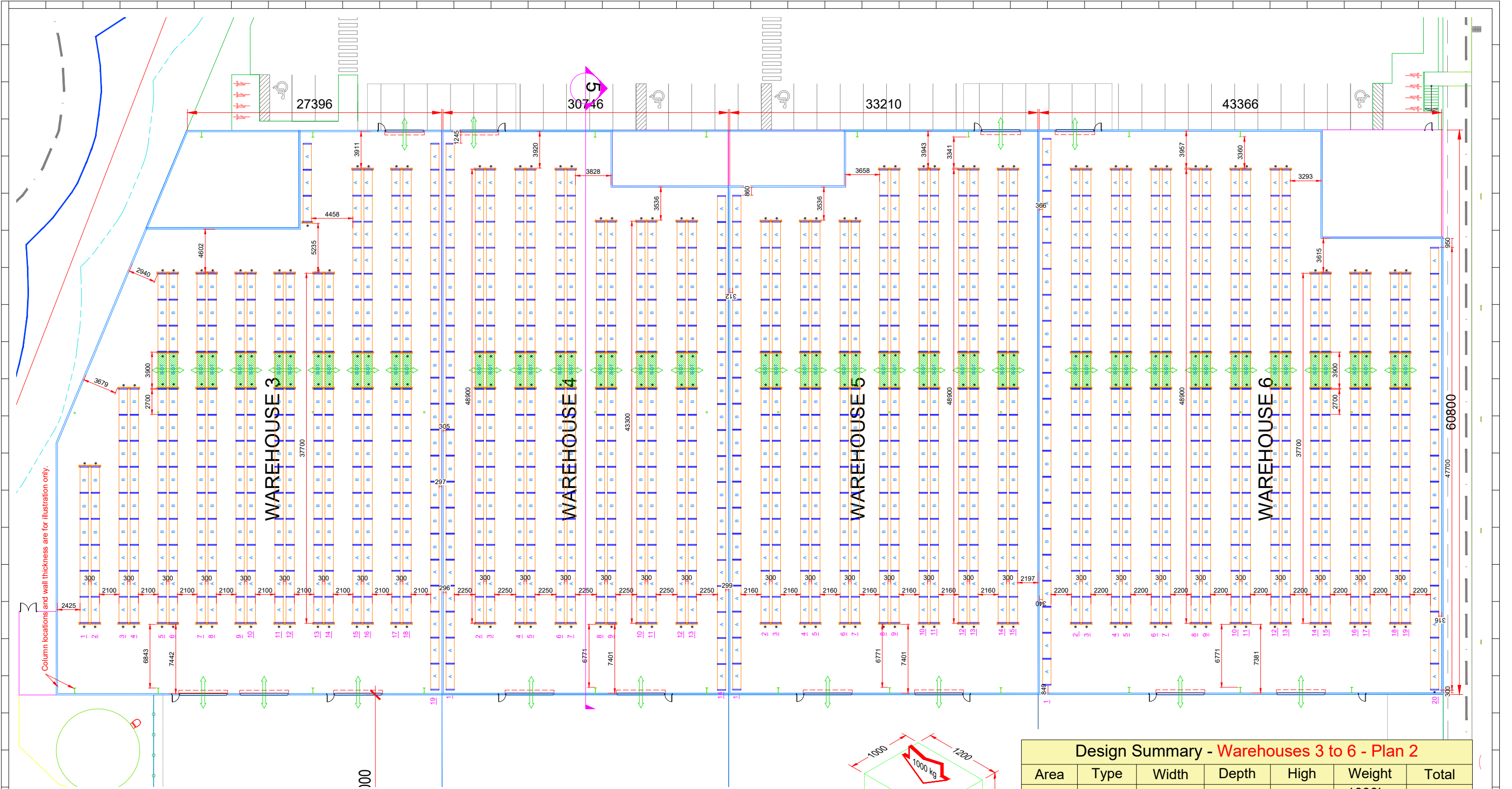
- 1. MASTER PLAN LAYOUT
EXAMPLE**
- 2. RACKING PLAN OPTIONS**
- 3. STAGE TWO OPTION**
- 4. STAGE THREE OPTION**

APPENDIX ONE: MASTER PLAN



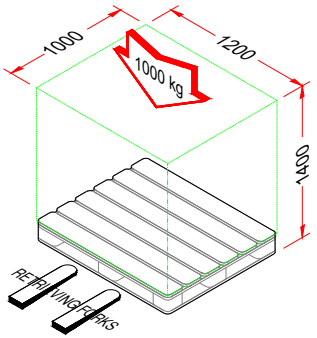
APPENDIX TWO: RACKING PLAN OPTIONS





PLAN 2

- For Aislemaster Style Articulated Forklift



Design Summary - Warehouses 3 to 6 - Plan 2						
Area	Type	Width	Depth	High	Weight	Total
Wh 3	Pallet	1200mm	1000mm	1400mm	1000kg	4370
Wh 4	Pallet	1200mm	1000mm	1400mm	1000kg	3996
Wh 5	Pallet	1200mm	1000mm	1400mm	1000kg	4222
Wh 6	Pallet	1200mm	1000mm	1400mm	1000kg	5524
Total Pallets						18,112

WAREHOUSES 03 to 06

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

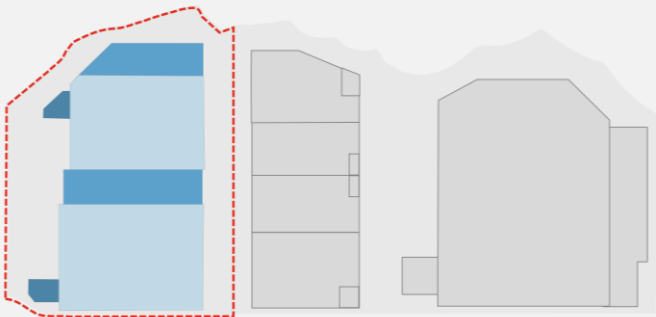
PROPOSED RACKING LAYOUT
PROPERTY FOR INDUSTRY NZ
Spedding Road, Whenuapai, Auckland 0618 - Warehouse 05



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 : 17/09/2025	Paper Size : A3
Checked By : JB			Scale : NTS
Drawing No. : AR003354-02			Rev. No. : 0
			Sht. No. : 1

APPENDIX TWO: STAGE TWO OPTION

	BUILDING 1	BUILDING 2
WAREHOUSE	5,010sqm	4,210sqm
OFFICE	450sqm	450sqm
BREEZEWAY	1,480sqm	-
CANOPY	-	1,250sqm
YARD	-	480sqm
CARPARKS	21	19

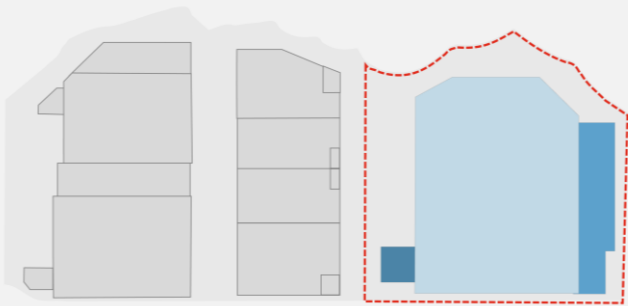


*Indicative design only – unit sizes and layouts can be adjusted to meet tenant requirements

APPENDIX THREE: STAGE THREE OPTION

BUILDING 4

WAREHOUSE	12,765sqm
OFFICE	750sqm
BREEZEWAY	2,515sqm
YARD	1,425sqm
CARPARKS	51



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

This document has been prepared by Property for Industry Limited (PFI) for general information purposes only.

Whilst every care has been taken in relation to its accuracy, no warranty of accuracy is given or implied and PFI accepts no liability for loss arising from the use of, the information in this presentation.

Images and/or plans contained in this presentation have been used to enable the reader to visualise the property and surrounding amenities only, and are not intended to definitively represent the final product. All values are expressed in New Zealand currency unless otherwise stated.

You should obtain your own independent advice before making any decisions about the information referred to in this presentation.

PFI reserves the right to amend or withdraw any part of this proposal at any time prior to execution of a formal agreement.