



92-98 HARRIS ROAD.

*Renders are for illustrative purposes only and represent an early concept design; final design and build options can be tailored to tenant requirements.



OVERVIEW.

TARGETED AVAILABILITY

Q2 2027

SUSTAINABILITY TARGET

5 STAR GREEN STAR

WAREHOUSE SIZE OPTIONS*:

2,500 – 7,650sqm

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

92-98 HARRIS ROAD.

A WORLD CLASS INDUSTRIAL FACILITY CUSTOMISED FOR YOUR BUSINESS

Located in East Tāmaki's premier industrial precinct, 92-98 Harris Road spans 2.6 hectares and 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 for optimal storage efficiency.
- **Access:** Full one way drive-around access, with heavy and light vehicle separation for safe and effective vehicle circulation.
- **Covered Loading:** Wide bay breezeway for covered load in / out.
- **Sustainability:** Targeting a 5 Star Green Star Design & As Built Rating.
- **Prime Location:** High profile site in this sought-after industrial area.



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LOCATION THAT DELIVERS.

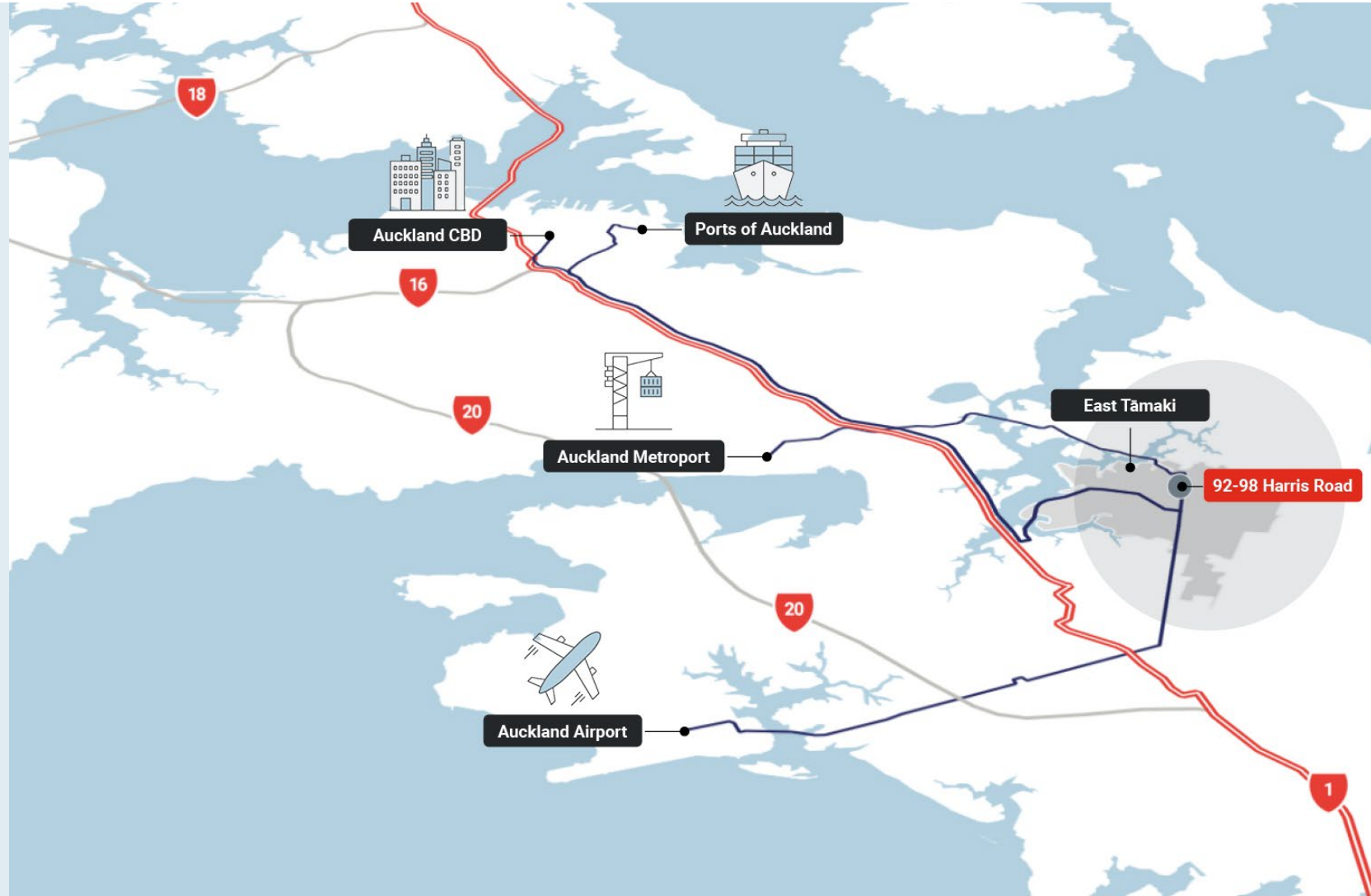
PRIME POSITION IN EAST TĀMAKI

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.



GREATER AUCKLAND DRIVE TIMES*

*Dependent on traffic



20 MINS
AUCKLAND AIRPORT



16 MINS
AUCKLAND METROPORT



22 MINS
AUCKLAND CBD



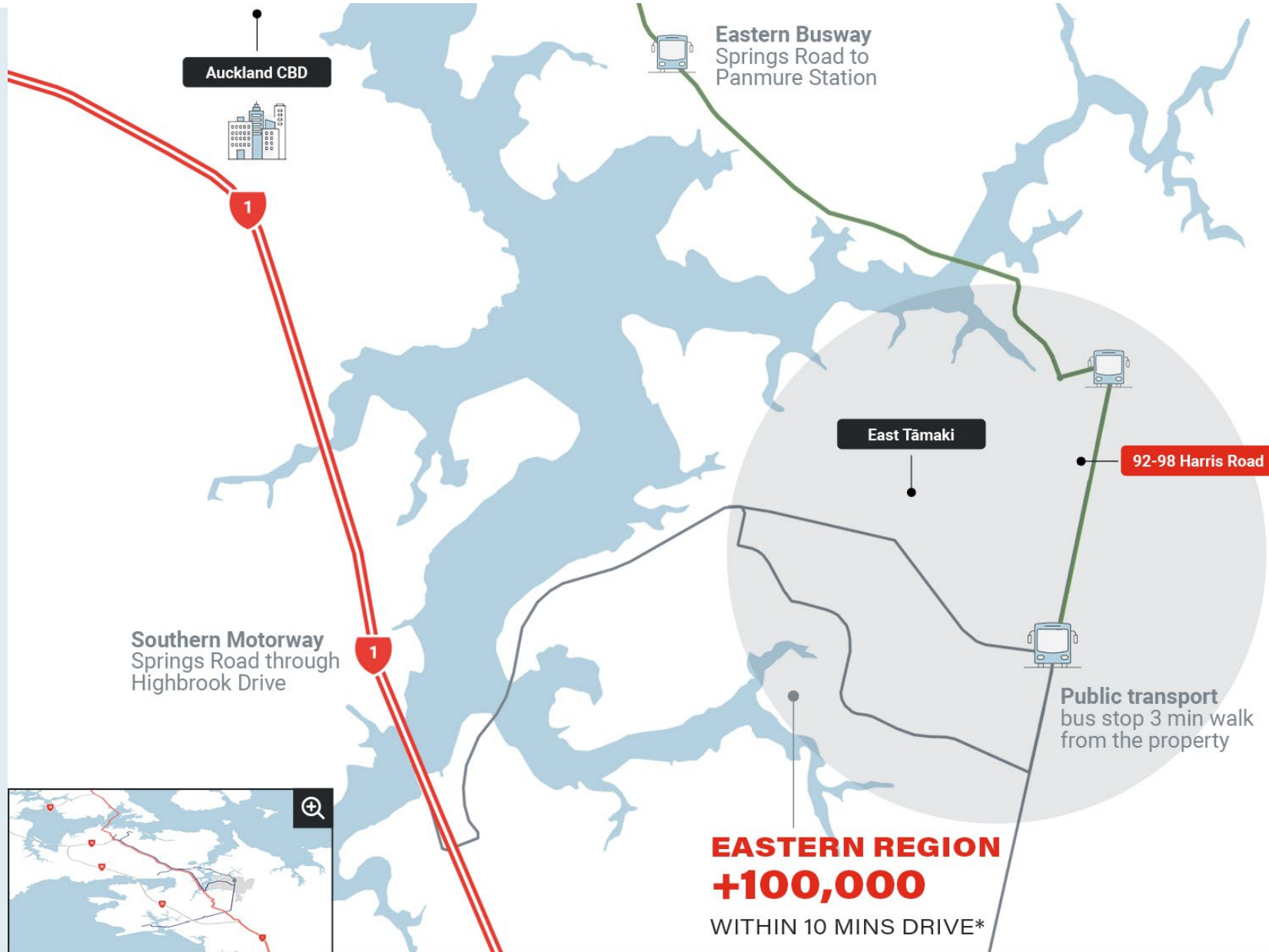
24 MINS
PORTS OF AUCKLAND

CONNECTION THAT WORKS.

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.



LOCAL PROXIMITY

YOUR BUILDING LAYOUT.

BUILDING B

WAREHOUSE	7,650sqm
OFFICE	250sqm
BREEZEWAY	1,190sqm
CANOPY	1,190sqm
YARD	2,000sqm
CARPARKS	35



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

DEVELOPMENT TIMELINE.



**DESIGN AND
CONSENTING**

Q1 2025



**SITE
POSSESSION**

Q3 2025



**PLANNED EARLY
TENANT ACCESS**

Q1 2027



**PLANNED PRACTICAL
COMPLETION**

Q2 2027

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

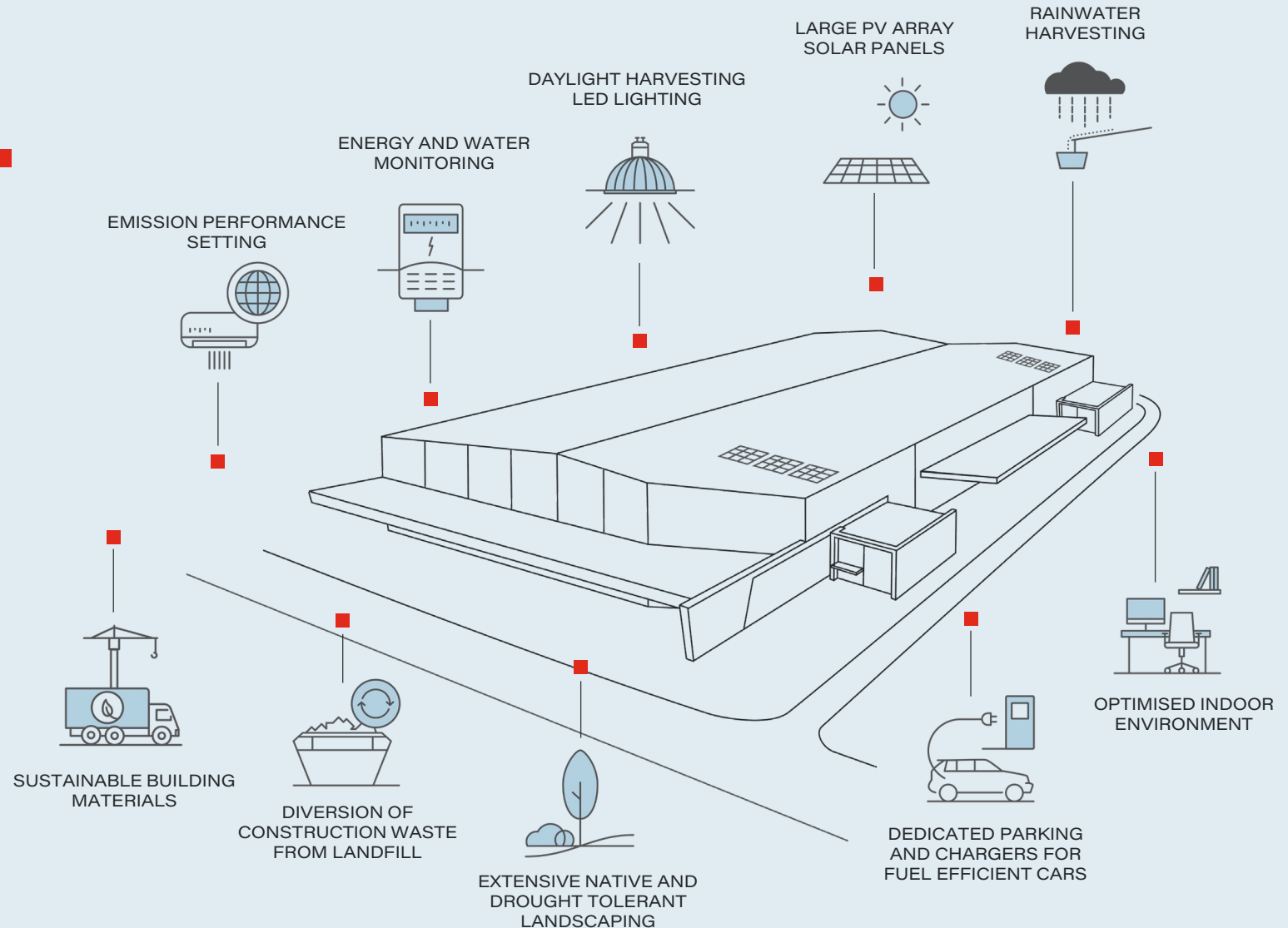


DESIGNED FOR PERFORMANCE AND WELLBEING.

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.



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 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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