



NEILSON STREET ESTATE.



OVERVIEW.

NET WAREHOUSE AREA

~4,000m² ~7,800m²

TARGETED AVAILABILITY

Q4 2028

SUSTAINABILITY TARGET

5 STAR GREEN STAR

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

NEILSON STREET ESTATE.

A WORLD CLASS INDUSTRIAL FACILITY CUSTOMISED FOR YOUR BUSINESS

Located in Onehunga's premier industrial precinct, PFI's Neilson Street Estate development spans 3 hectares and presents an opportunity for customisable layouts. Spaces can be tailored for warehousing, food grade, 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. 16.7m 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 canopy all weather load in / load out.

Operational Flexibility: Zoned Business – Heavy Industry.

Power: Site has proposed 1000kVA with additional power possible on tenant's request.

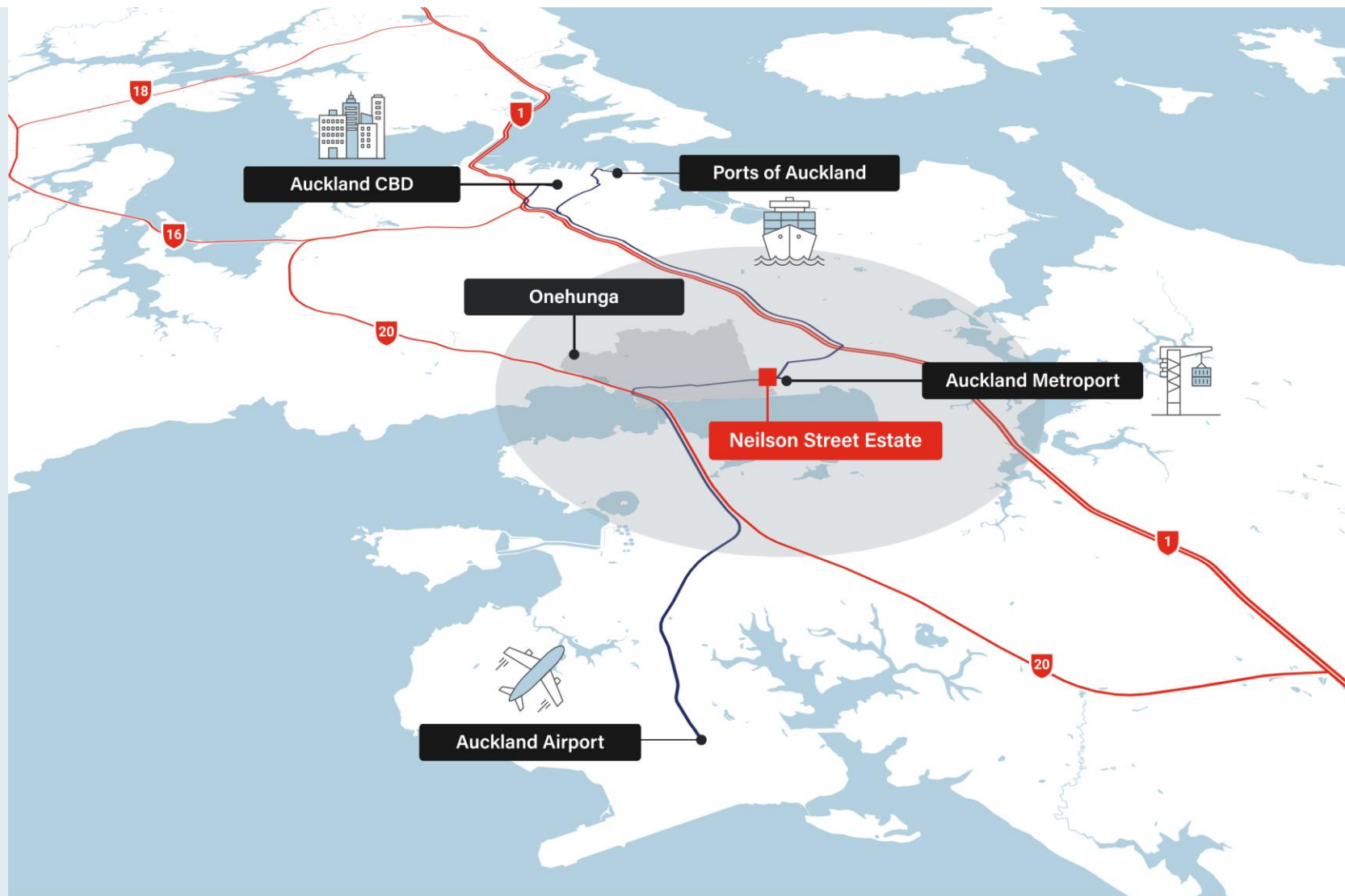


LOCATION THAT DELIVERS.

PRIME POSITION IN ONEHUNGA

Located in the heart of Onehunga, Neilson Street Estate benefits from its position within one of Auckland's most established industrial and commercial precincts. Known for its strong manufacturing and logistics presence, Onehunga offers excellent connectivity to both State Highway 1 and State Highway 20, providing convenient access to key freight hubs, the Auckland CBD and the wider motorway network, making it a strategic base for distribution and business operations.

ZONING: Business – Heavy Industry



**GREATER
AUCKLAND
DRIVE TIMES***

*Dependent on traffic



17
MINS
AUCKLAND
AIRPORT



3
MINS
AUCKLAND
METROPORT



19
MINS
AUCKLAND
CBD

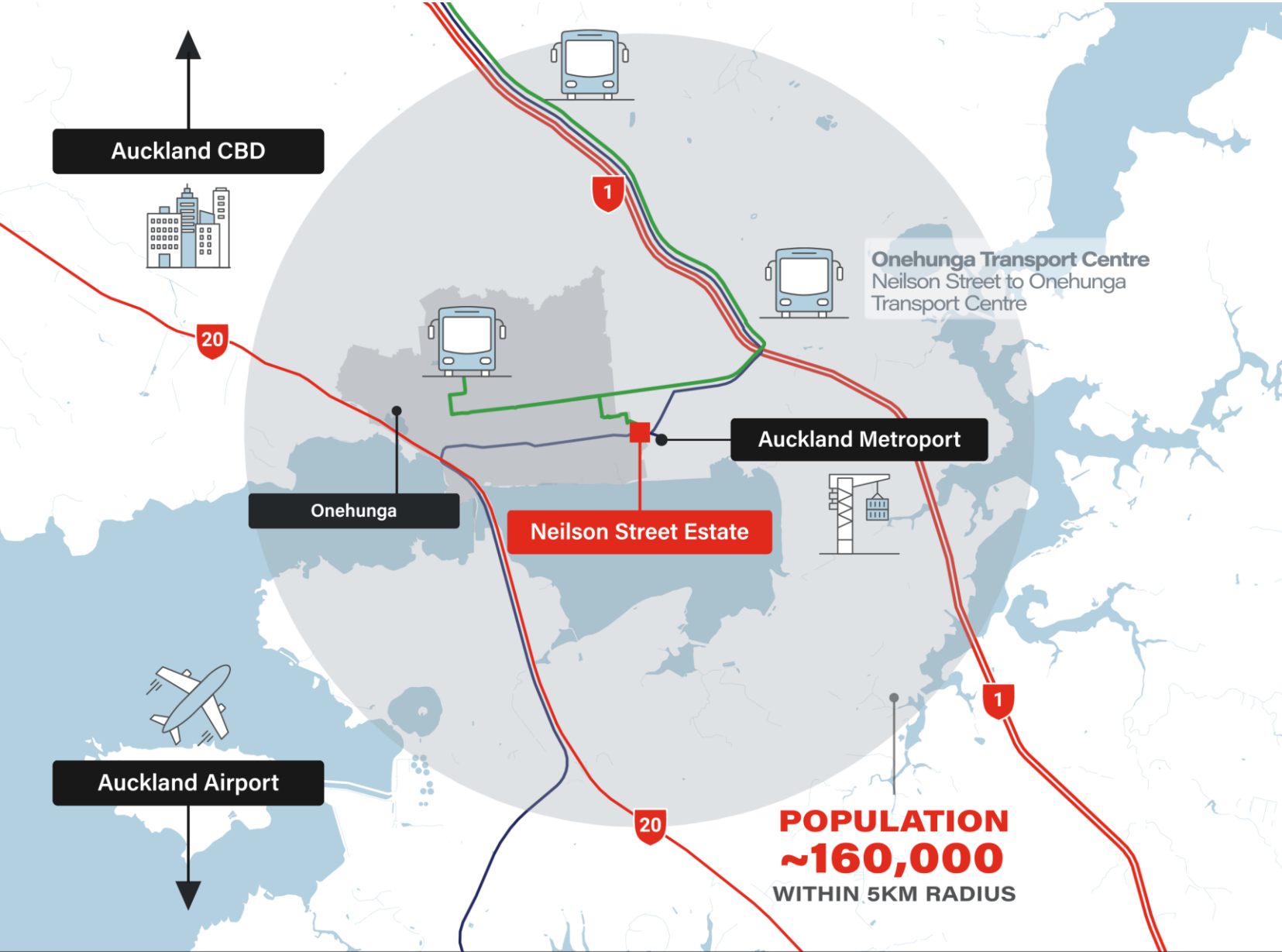


23
MINS
PORTS OF
AUCKLAND

CONNECTIONS THAT WORK.

DIRECT ACCESS TO KEY TRANSPORT ROUTES

Neilson Street Estate provides seamless access to key transport routes, including direct links to the airport, CBD, and South Auckland. The area is also well supported by public transport, retail amenities, and a growing residential catchment, offering convenience for staff and visitors while supporting efficient day-to-day operations.

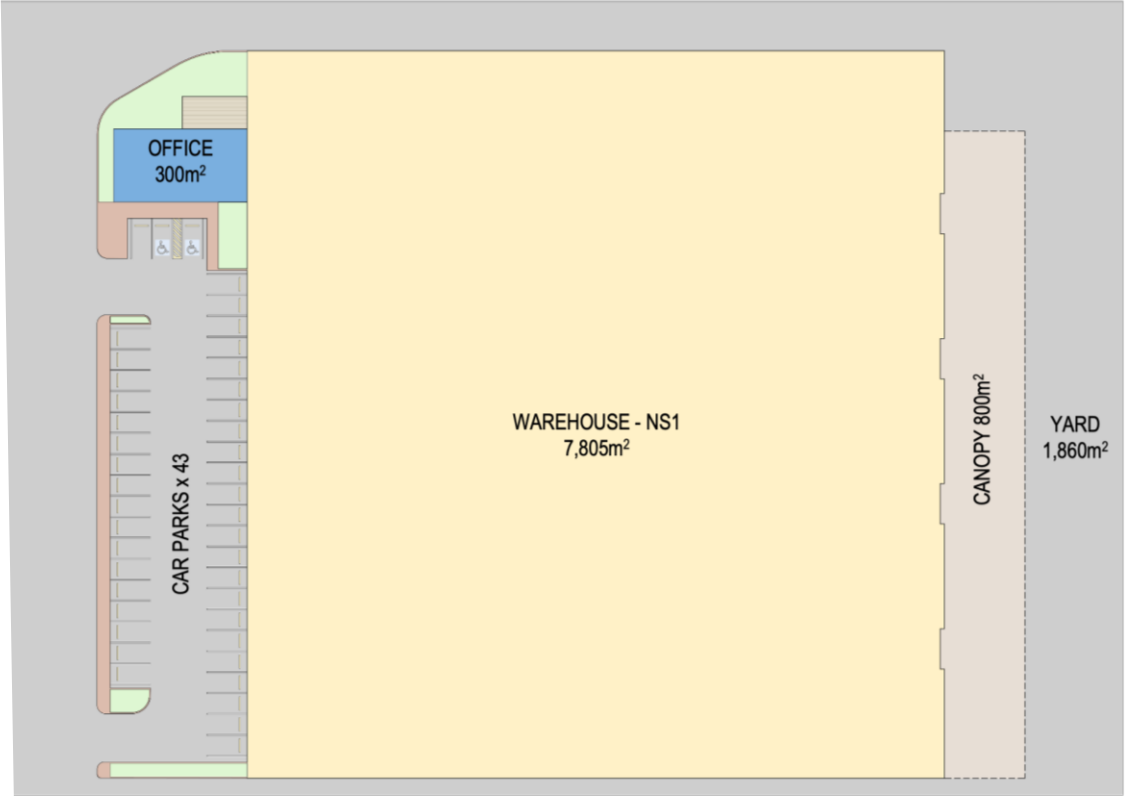


LOCAL PROXIMITY

BUILDING LAYOUT.

WAREHOUSE ONE (NS1)

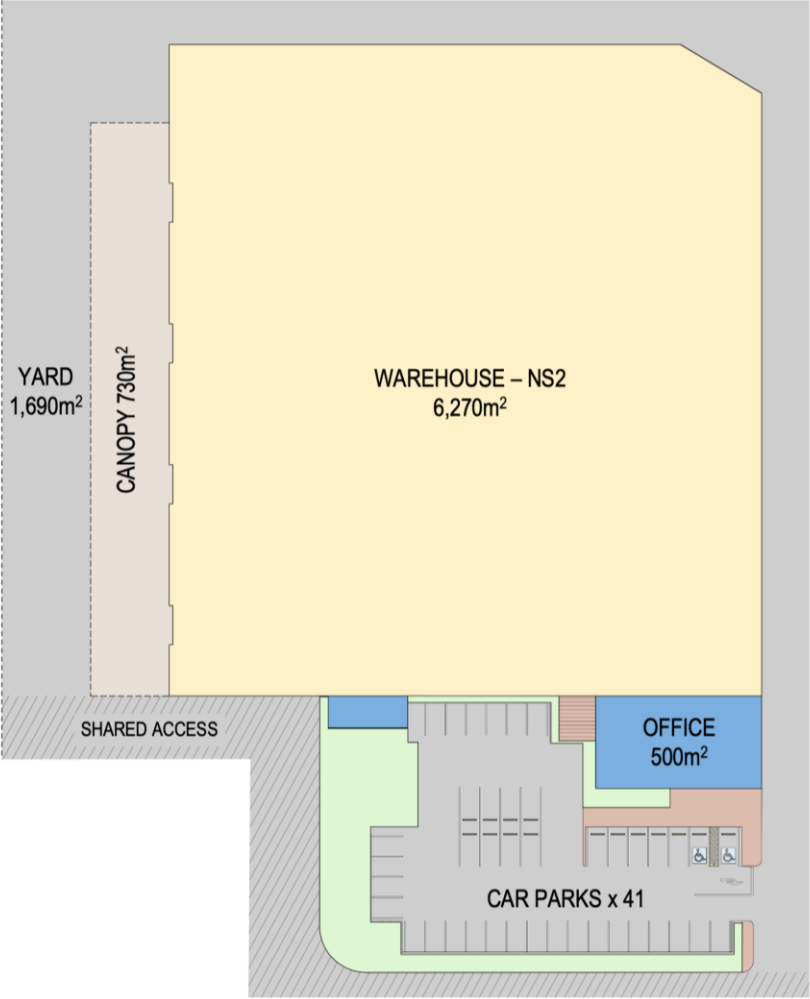
WAREHOUSE	7,805 m ²
OFFICE	300 m ²
CANOPY	800 m ²
YARD (EXCLUDING CANOPY)	1,860 m ²
CARPARKS	43



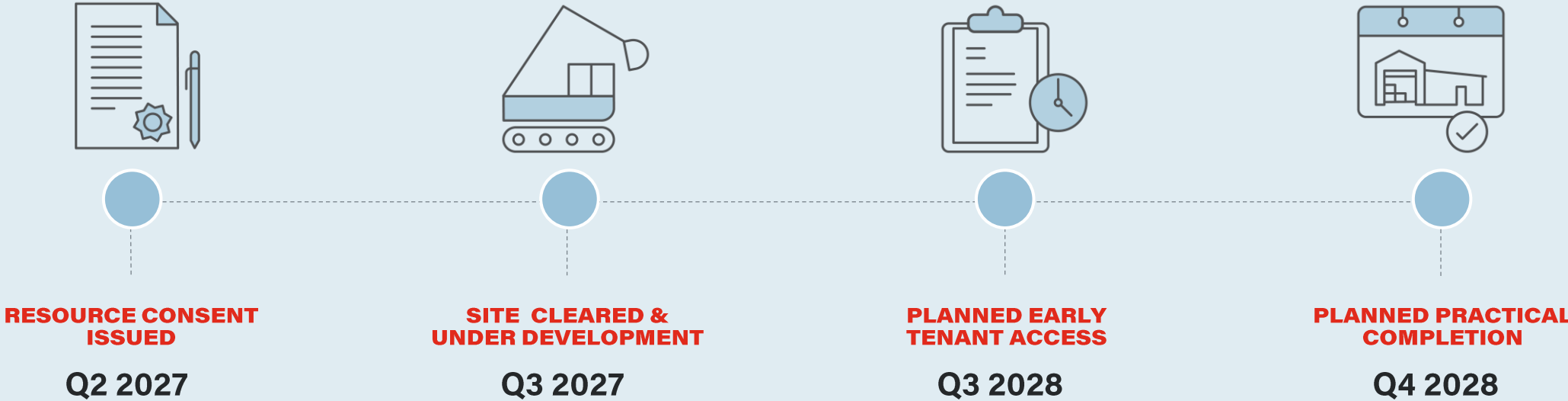
BUILDING LAYOUT.

WAREHOUSE B

WAREHOUSE	6,270 m ²
OFFICE	500 m ²
CANOPY	730 m ²
YARD (EXCLUDING CANOPY)	1,690 m ²
CARPARKS	41



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

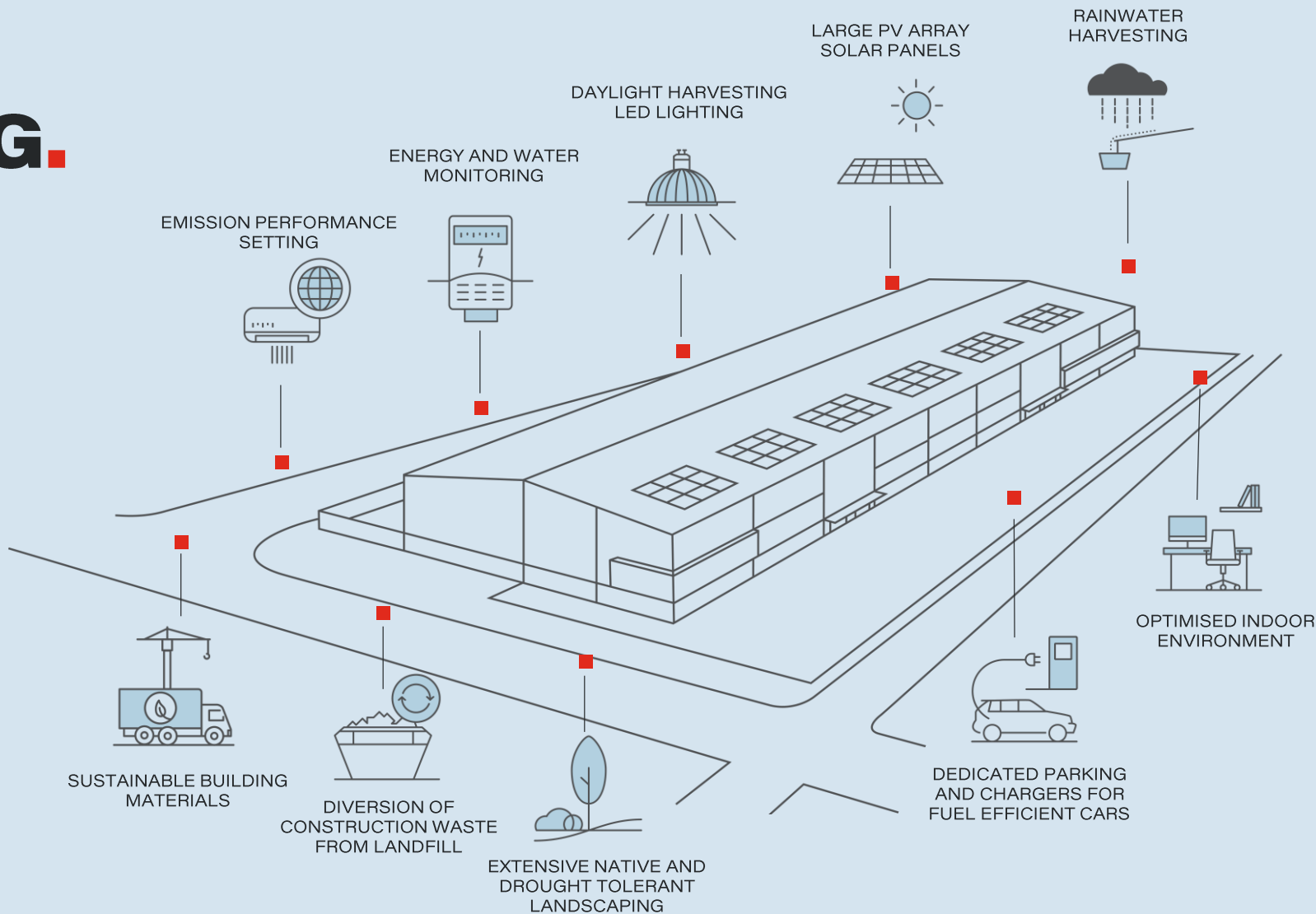


DESIGNED FOR PERFORMANCE AND WELLBEING.

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

At Neilson Street 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 NZGBC 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	125	99.9%	\$2.25b
PROPERTIES	TENANTS	OCCUPANCY	PORTFOLIO VALUATION

*All numbers presented as at 31 December 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.



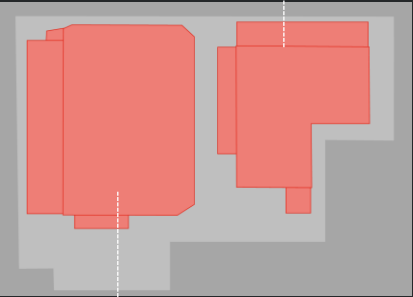
HANDS-ON FACILITIES MANAGEMENT

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.

RECENTLY COMPLETED.



BOWDEN ROAD ESTATE



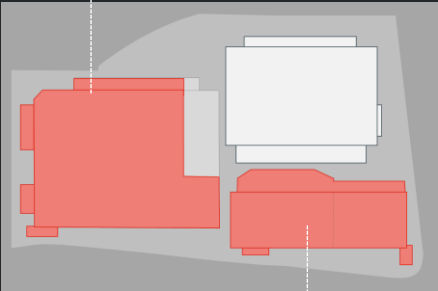
Stage One
COMPLETED
Tokyo Food
7,000 sqm



Stage Two
COMPLETED
Daikin
11,200 sqm



SPRINGS ROAD ESTATE



Stage One
COMPLETED
Fisher & Paykel Appliances
25,500 sqm



Stage Two
COMPLETED
Mitek (60%)
6,500 sqm



IN PROGRESS & UPCOMING.



TOTARA CREEK ESTATE

Stage One
IN PROGRESS
8,390sqm

Stage Two & Three
UPCOMING
~9,200sqm & 12,765sqm

92-98 HARRIS ROAD

Stage One
UNDER CONTRACT
6,000sqm

Stage Two
UPCOMING
8,000sqm

The background of the slide is a large, dark industrial warehouse with a corrugated metal roof and several loading docks. A white semi-truck with a red container is parked at one of the docks, and a yellow forklift is positioned next to it. Two small figures of people are visible on the left side of the image, providing a sense of scale.

THANK YOU.

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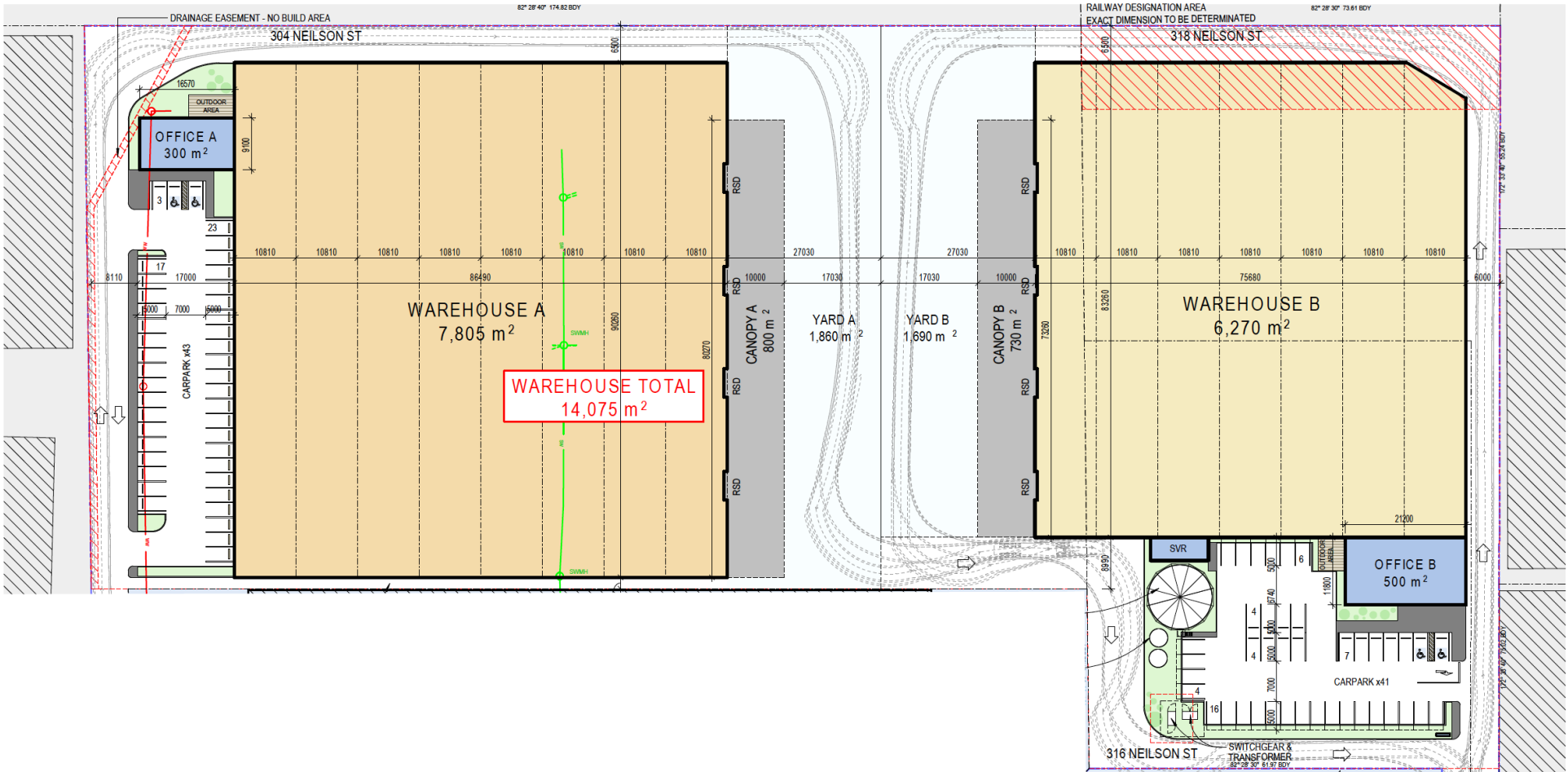
Property For Industry Limited
Level 4, Hayman Kronfeld Building
15 Galway Street
Auckland 1010

APPENDICES

- 1. BULK & LOCATION
(WAREHOUSES A & B)**
- 2. MASTER ESTATE PLAN**



APPENDIX ONE: WAREHOUSE A & B - BULK & LOCATION



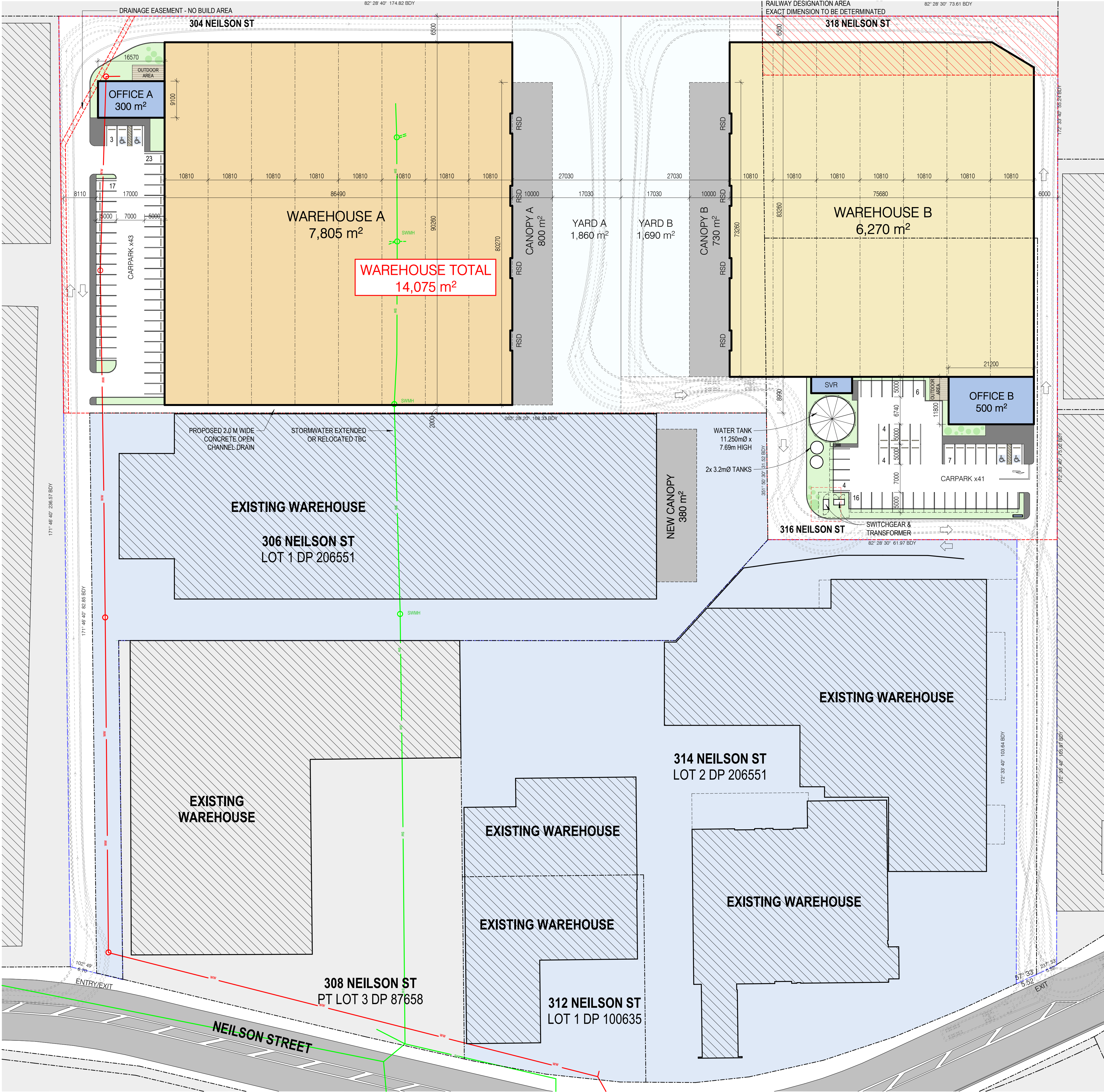
PROPOSED - LEGEND

- OFFICE BUILDING
- WAREHOUSE
- CANOPY
- YARD
- LANDSCAPING
- AREAS OUTSIDE OF WORK
- NO BUILD AREA
- SW STORMWATER PIPE
- WW WASTEWATER PIPE

SCHEDULE OF AREAS

SCOPE OF WORKS	26,750 m ²
GROSS FLOOR AREA TOTAL	55.61% 14,875 m ²
WAREHOUSE TOTAL	14,075 m ²
CANOPIES TOTAL	1,530 m ²
YARD TOTAL	3,550 m ²
OFFICE TOTAL	800 m ²
CARPARKS TOTAL	84
WAREHOUSE A	7,805 m ²
CANOPY A	800 m ²
YARD A (EXCLUDING CANOPY)	1,860 m ²
OFFICE A	300 m ²
150 m ² GROUND FLOOR	
150 m ² FIRST FLOOR	
CARPARKS	43
WAREHOUSE B	6,270 m ²
CANOPY B	730 m ²
YARD B (EXCLUDING CANOPY)	1,690 m ²
OFFICE B	500 m ²
250 m ² GROUND FLOOR	
250 m ² FIRST FLOOR	
CARPARKS	41

APPENDIX TWO: MASTER ESTATE PLAN



PROPOSED SITE PLAN

GENERAL NOTES:
1. DO NOT SCALE OFF THESE DRAWINGS.
2. CONTRACTOR NEEDS TO VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS ON SITE.
3. ALL BUILDING WORK NEEDS TO COMPLY WITH NEW ZEALAND BUILDING CODE & ALL RELEVANT REGULATIONS.
4. THE ARCHITECT RETAINS THE COPYRIGHT TO THESE DRAWINGS.

SITE INFORMATION

ADDRESS	304, 316, 318 NEILSON STREET, PENROSE, AUCKLAND 1061
CERTIFICATE OF TITLE IDENTIFIER	PL LOT 1 DP 87658, LOT 1 DP 112389, LOT 2 DP 112389
LEGAL DESCRIPTION	N4458/1235, N463A/1157, N463A/1158
PLANNING ZONE	H16 HEAVY INDUSTRY ZONE
SITE AREA	304 - 18,919 m² 316 - 5,907 m² 318 - 4,955 m² TOTAL: 29,481 m²
LOCAL AUTHORITY	AUCKLAND COUNCIL
SITE CHARACTERISTICS	
WIND ZONE	LOW
EARTHQUAKE ZONE	1
EXPOSURE ZONE	D

PROPOSED - LEGEND

[Blue Box]	OFFICE BUILDING
[Orange Box]	WAREHOUSE
[Grey Box]	CANOPY
[White Box]	YARD
[Green Box]	LANDSCAPING
[Red Dashed Box]	AREAS OUTSIDE OF WORK
[Red Dashed Box]	NO BUILD AREA
[Green Line]	STORMWATER PIPE
[Red Line]	WASTEWATER PIPE

SCHEDULE OF AREAS

SCOPE OF WORKS	26,750 m²
GROSS FLOOR AREA TOTAL	55,611 m²
WAREHOUSE TOTAL	14,875 m²
CANOPES TOTAL	1,530 m²
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CARPARKS TOTAL	84
WAREHOUSE A	7,805 m²
CANOPY A	800 m²
YARD A (EXCLUDING CANOPY)	1,860 m²
OFFICE A	300 m²
150 m² GROUND FLOOR	
150 m² FIRST FLOOR	
CARPARKS	43
WAREHOUSE B	6,270 m²
CANOPY B	730 m²
YARD B (EXCLUDING CANOPY)	1,690 m²
OFFICE B	500 m²
250 m² GROUND FLOOR	
250 m² FIRST FLOOR	
CARPARKS	41

1	06/07/26	BULK & LOCATION
REV	DATE	DESCRIPTION
WAREHOUSE & OFFICES		
ADDRESS 304, 316 & 318 NEILSON STREET, TE PAPAPA, AUCKLAND 1061		
CLIENT PROPERTY FOR INDUSTRY LTD		
PFI ELEVATING INDUSTRY SUSTAINING SUCCESS		
DRAWING TITLE PROPOSED SITE PLAN		

t. plus architects

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PROJECT	185.6	START	APRIL 2024
DRAWN	CJR	CHECKED	SNT
SCALE	1 : 500		
SHEET	A3.0	REV	1



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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.

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