



## Making space for *industry*

### Auckland industrial market at capacity

Goodman has refined its investment strategy over the last five years focusing on the supply constrained Auckland industrial market.

The strategy recognises the emerging trends and unique drivers that have helped make the Auckland industrial sector New Zealand's strongest performing real estate market.

Demographic changes, economic growth, and the rapid expansion of online retailing are creating an unprecedented level of demand for well-located and operationally efficient warehouse space across the city.

The positive dynamics of the Auckland industrial market, with a shortage of high-quality space available for lease, is supporting the acceleration

in Goodman's development programme that is delivering essential business infrastructure to a rapidly growing city.

Businesses are at capacity and need additional space to facilitate their growth. Goodman is undertaking a record level of development activity to accommodate this customer demand. Existing customers make up a significant proportion of the work in progress with Big Chill Distribution, OfficeMax, Panasonic and Quest the latest customers to take advantage of expansion rights to extend their facilities at Highbrook Business Park in Auckland's East Tamaki.

The four developments add to the work in progress which now includes 14 projects at a total cost of \$195 million. The majority of this activity is at Highbrook in East Tamaki, with this world-class business park now over 90% developed.

Along with these design-build commitments the current workbook also includes build-to-lease

projects. It's been a successful approach for Goodman with the 15 warehouses developed on an un-committed basis last year leased either before completion or shortly after.

Historically low vacancy levels and limited new supply means businesses have very few options should they need to move, and these facilities are highly sought after. Goodman has nine new build-to-lease warehouses currently under construction ranging in size from 1,000 sqm up to 8,000 sqm.

It includes multi-unit projects at both Highbrook Business Park and at Savill Link in Otahuhu, giving smaller business operators flexible options to suit their requirements.

**Act now to secure your new business premises in a proven Auckland location.**

**With a substantial \$2.6 billion property portfolio, and around \$160 million of new development projects confirmed over the last twelve months, Goodman is well established as the country's leading's industrial property provider.**



For further information contact a member of the Goodman property team  
[www.goodmanproperty.co.nz](http://www.goodmanproperty.co.nz)  
0800 375 6060



Looking for logistics or warehouse facilities in Auckland?  
See inside.



# Making space for *greatness*

It's not enough to wish for greatness.

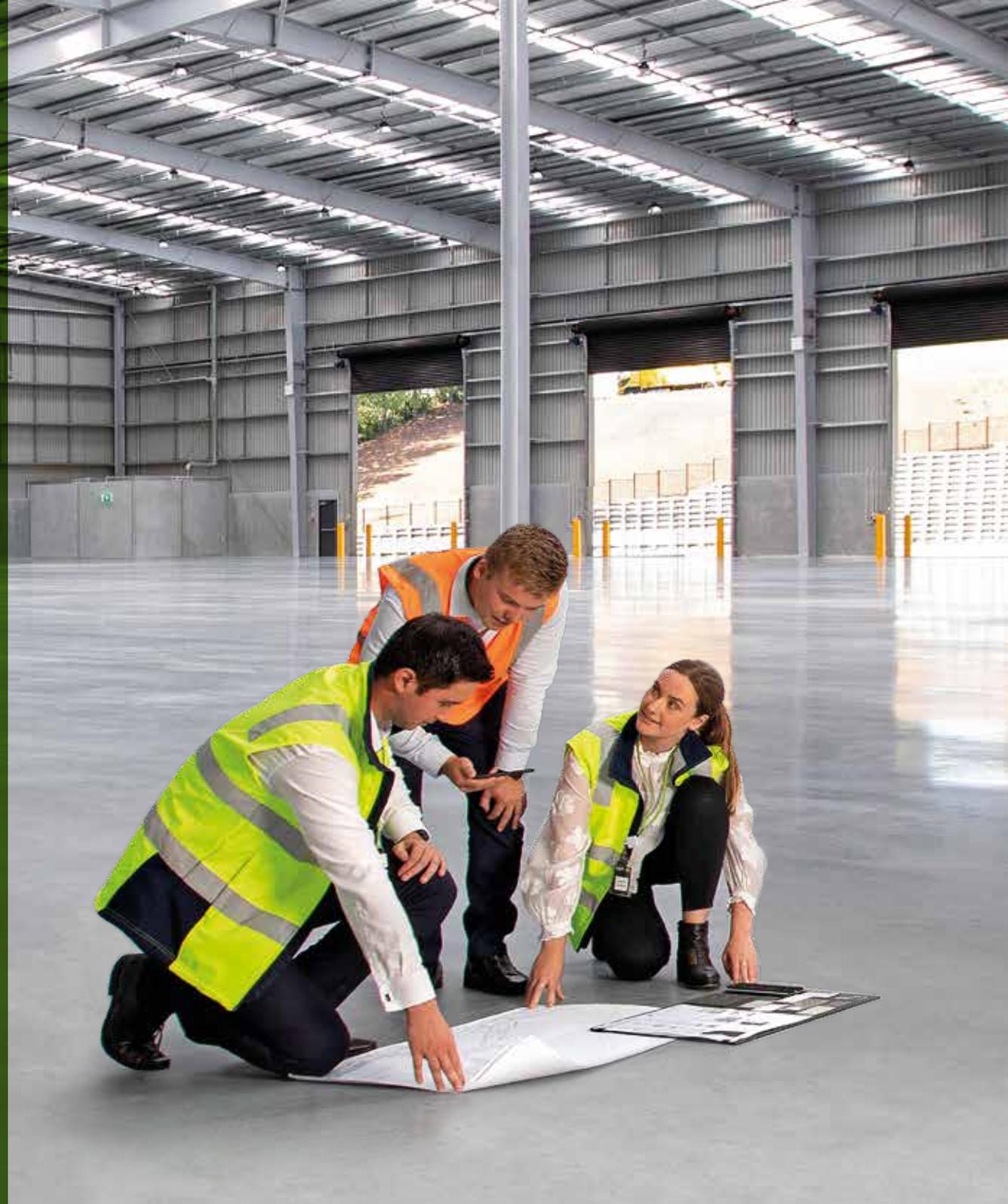
Greatness is not a singular pursuit, nor is it one that is easy to reach. At Goodman our vision is to make it possible for everyone by making space for it, in everything we do.

We give our customers the space they need to succeed, by providing high-quality property solutions in strategic locations.

**Goodman has 14 new facilities under development.**

There's space  
*and greatness*  
for you/here.

[goodmanproperty.co.nz](http://goodmanproperty.co.nz)



**Highbrook Business Park, East Tamaki**  
**Business Parade Nth**  
**3,100**  
 Available December 2019

Brand new warehouse facility opposite The Crossing. The Crossing is Highbrook's Town Centre supporting the surrounding businesses with banking facilities, bars, cafes, childcare, conference suites, convenience retail, gym and serviced accommodation.

Business Parade Nth 3,100 development — Artist impression (subject to final design)



- Business Parade Nth**  
**3,100**  
*Property Features*
- High stud warehouse with a 10 m operational height
  - Secure fenced yard
  - LED lights throughout
  - 28 car parks

**Highbrook Business Park, East Tamaki**  
**Underwood**  
**2,600**  
 Available November 2019



New warehouse already leased while still under construction.

Underwood 2,600 development — Artist impression (subject to final design)



- Underwood**  
**2,600**  
*Property Features*
- High stud warehouse with 10 m operational height
  - Secure, fenced drive-through yard
  - LED lights throughout
  - 28 car parks

**Highbrook Business Park, East Tamaki**  
**Underwood**  
**1,000**  
 Available October 2019

A compact and energy efficient warehouse facility. The north facing office façade uses angled glazing that maximises natural light and provides views up the street to the estuary. The office features clear span exposed steel which provides an industrial look and flexible layout options

Underwood 1,000 development — Artist impression (subject to final design)



- Underwood**  
**1,000**  
*Property Features*
- High stud warehouse with 8.5 m operational height
  - Secure, fenced drive-through yard
  - LED lights throughout
  - 12 car parks

**Highbrook Business Park, East Tamaki**  
**El Kobar Units**  
 Available January 2020



Three brand new warehouse units located on a high profile site. The position provides excellent business exposure with around 30,000 vehicle movements a day along Highbrook Drive. It is also just a short walk to The Crossing and the amenity that provides.

El Kobar Warehouse Units development — Artist impression (subject to final design)



For Lease Options

Warehouses **1,340–1,500 sqm** | Offices **350–370 sqm** | Canopies **278–298 sqm** | Yards **417–440 sqm**

**El Kobar Units**  
 Property Features

- High profile exposure
- High stud warehouse with 9.5 m operational height
- Secure fenced, drive-through yard
- LED lights throughout
- 22+ parks per unit

**Highbrook Business Park, East Tamaki**  
**38 Highbrook Drive Unit B**  
 Available April 2020



Excellent profile at the entrance to Highbrook Business Park and only 300m from the Crossing and the town centre amenity it provides.

38B Highbrook Drive — Aerial



For Lease

Warehouse **883 sqm** | Office/Showroom **209 sqm** | Canopy **109 sqm** | Carparks **10**

**38 Highbrook Drive Unit B**  
 Property Features

- Easy access to State Highway 1
- Air-conditioned office
- 10 car parks

**Highbrook Business Park, East Tamaki**  
**60 Highbrook Drive**  
 Available now

A three level commercial building located in the heart of Highbrook offering views over the Tamaki River.

Join Kia who have recently leased space on level three. Exposure to 30,000 commuters who travel Highbrook Drive everyday.

60 Highbrook Drive — Artist impression (subject to final design)



For Lease Options

Offices **300–1,000 sqm** | Floor Plates **1,000 sqm**



**60 Highbrook Drive Building 6**  
 Property Features

- Direct access to State Highway 1
- Naming/signage rights available
- Exposure to the 30,000 commuters who travel on Highbrook Drive every day



## Westney Industry Park, Mangere 68 Westney Road Available early 2020

High quality warehouse facility with large enclosed canopy space.

Westney is ideal location for distribution and logistics. Close to SH20 linking to SH1 in the South and SH16 via Waterview Tunnel in the North.



Warehouse <b>7,900 sqm</b>	Office <b>604 sqm</b>	Enclosed canopy <b>1,600 sqm</b>	Hardstand <b>960 sqm</b>
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68 Westney Road — Aerial of existing building and extension area



## 68 Westney Drive Property Features

Positioned next to the Airport precinct

Ideal location and size for distribution and logistics customers

Existing building available early 2020 – expansion complete Q3, 2020



## Westney Industry Park, Mangere 20A Verissimo Drive Available June 2019

Perfect facility for motor-home and car rental operators.



Warehouse <b>169 sqm</b>	Office <b>149 sqm</b>	Canopy <b>294 sqm</b>	Yard <b>3,428 sqm</b>
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20A Verissimo Drive — Aerial of office and car park



## 20A Verissimo Drive Property Features

Situated adjacent to the Auckland International Airport

Close to roading network and international and domestic freight hubs



## M20 Business Park, Manukau 86B Plunket Avenue Available now

Situated in the heart of Manukau's industrial precinct, M20 Business Park is strategically positioned close to key arterial routes and motorways. The Manukau Supa Centre and Westfield Manukau are a short drive away.



For Lease

Warehouse  
**10,475 sqm**

Office  
**241 sqm**

Canopy  
**689 sqm**

Yard  
**3,067 sqm**



## 86B Plunket Avenue Property Features

Efficient and cost effective space

Large, drive-through yard

Good access to both SH1 and SH20

Modern air-conditioned office space

On-site café

86B Plunket Avenue — Aerial of office and car park



## Savill Link, Otahuhu Savill Drive Units Available March 2020

Three brand new warehouse units on Savill Drive offer operational flexibility for customers who utilise both motorway systems. The location is well serviced by bus and train routes with the Otahuhu and Middlemore stations within two kilometres of the estate.



For Lease Options

Warehouses  
**1,404–1,705 sqm**

Offices  
**301 sqm**

Canopies  
**250–260 sqm**

Yards  
**410–780 sqm**



## Savill Drive Units Property Features

Secure, fenced yards

High stud warehouses with 9.5 m operational height

LED lights

19+ parks per unit

Strategic location between SH1 & SH20

Savill Drive Units — Artist impression (subject to final design)



## Highbrook Business Park, East Tamaki Waouru Rd Hardstand Available now – extra yard next to SH1

Perfect for most storage needs this secure yard is centrally located within Highbrook Business Park providing easy access to SH1 and East Tamaki.



For Lease

Hardstand  
**7,030 sqm**

Artist impression  
**Fenced, secure concrete hardstand with lighting**



## Westney Industry Park, Mangere Timberly Rd Hardstand Available now – 2.5 km from Airport

The site offers well located and secure storage. Westney Industry Park is adjacent to the Auckland International Airport precinct and offers easy access to the Southern and South-Western Motorways.



For Lease

Hardstand  
**7,890 sqm**

Artist impression  
**Fenced, secure hardstand with lighting**