

4 Waouru Road

HIGHBROOK



WAREHOUSE + OFFICE



Warehouse

1,798 sqm

Office (over 2 levels)

305 sqm

Canopy

203 sqm

Shared yard

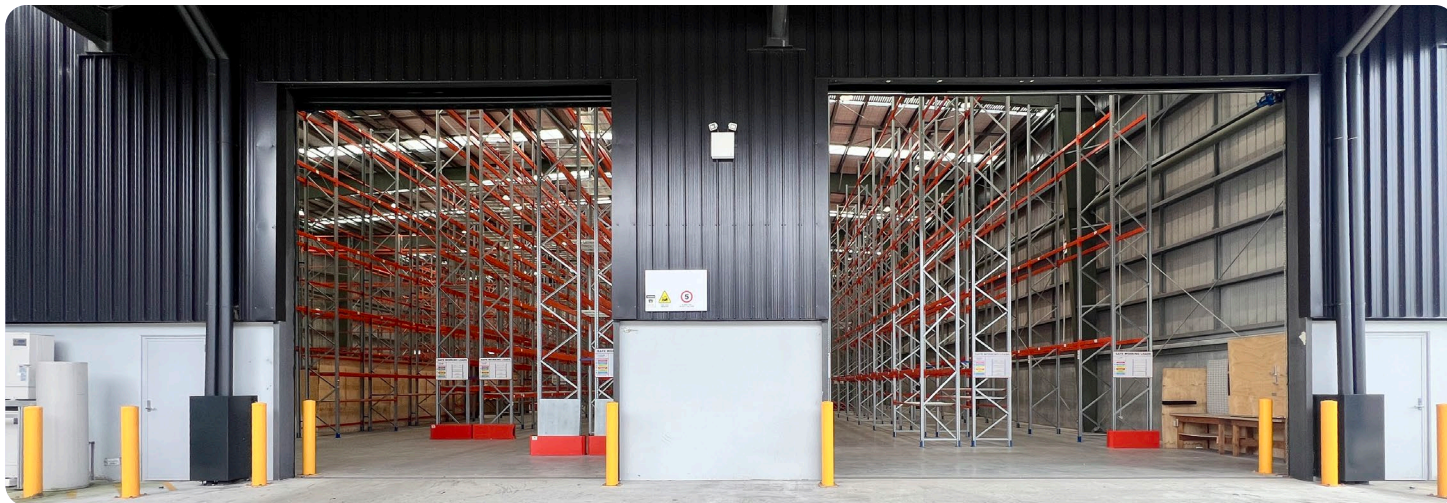
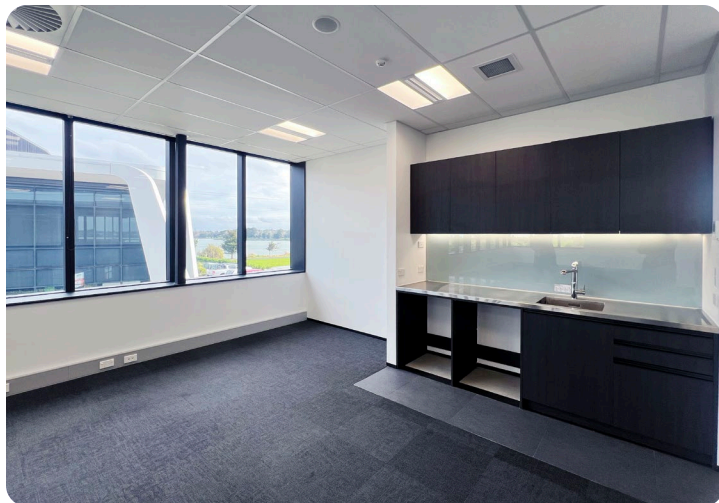
1,082 sqm

Car parks

22

Availability

Now



4 Waionu Road

KEY FEATURES

Large warehouse within walking distance to Highbrook Crossing amenities including serviced apartments, gym, hospitality offerings and professional services.

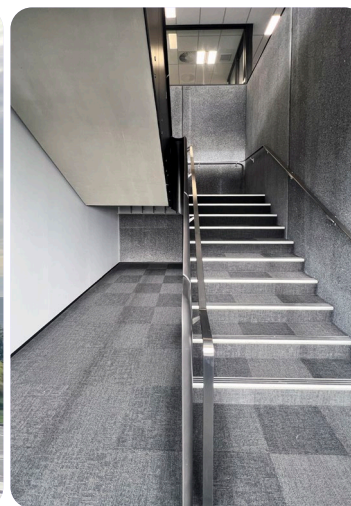
Surrounded by warehouse and distribution businesses including Machinery House, Mainfreight, Viridian Glass and Plytech.

Fenced shared yard with 6 Waionu Road

9.8m high stud

EV charger

Ample carparking



STRATEGIC LOCATION

Located in East Tāmaki, just off the Southern Motorway, Highbrook Business Park is easily accessible from any direction. Its clearly marked road system makes navigation within the park simple. Highbrook Drive boasts a high profile with over 30,000 commuters every day. Highbrook Crossing, the hub of Highbrook, offers ample car parking, bus stops, cafés, restaurants, a gym, and childcare facilities.



Highbrook Drive

Business Parade South

Highbrook Crossing

Pukekiwiri Place

Highbrook Drive

SH1 →

Business Parade North

4 Waiouru Road

Waiouru Road



SITE PLAN

Warehouse	1,798 sqm
Office	305 sqm
Canopy	203 sqm
Courtyard	25 sqm
Shared yard	1,082 sqm
Car parks	22

Address

4 Waiouru Road,
East Tāmaki, Auckland



KEY INFRASTRUCTURE

HIGHBROOK BUSINESS PARK



Key Features



1km to SH1



5km to Botany
Town Centre



16km to Airport



18km to CBD

HIGHBROOK BUSINESS PARK

DRIVE TIME REACH

Data taken from
60 Highbrook Drive
as at 27 March 2025.

10 MIN DRIVE TIME REACH



90,000
POPULATION



3.1bn
PURCHASING POWER

20 MIN DRIVE TIME REACH



570,000
POPULATION



23.4bn
PURCHASING POWER

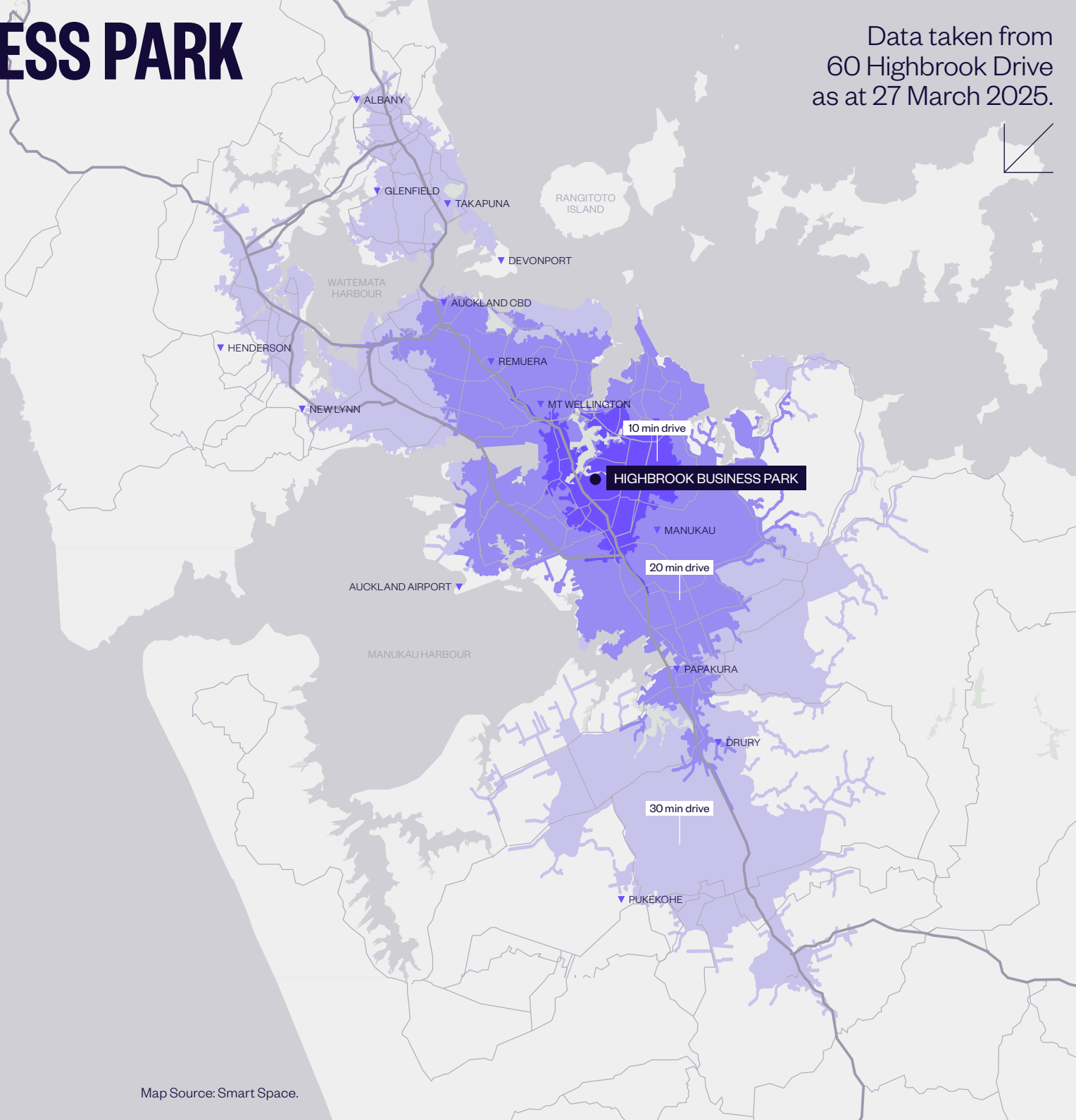
30 MIN DRIVE TIME REACH



1.0m
POPULATION



45.4bn
PURCHASING POWER



* Purchasing Power describes the disposable income (income without taxes and social security contributions, including received transfer payments) of a certain area's population. The figures are in New Zealand Dollars (NZD). Population is rounded to the nearest 10,000. Source: Michael Bauer Research 2021. Drive times are taken at 12pm. Source: Esri. These statistics are provided as an indicative guide and while care has been taken in relation to accuracy, no warranty is given or implied.

HIGHBROOK BUSINESS PARK



A world class business park.

Over 140 businesses and 6,000 people.



HIGHBROOK PUBLIC TRANSPORT

The convenient location is well serviced by bus and train.

Buses

There are several bus stops close to and from Highbrook Drive:

- + **031** Māngere Town Centre, Papatoetoe Hunters Corner, Otara, Botany.
- + **070** Ellerslie, Newmarket, Botany, Pakuranga, Panmure, City.
- + **351** Botany, Highbrook, Ōtāhuhu Town Centre, Ōtāhuhu Station. (Monday to Friday only)
- + **352** Panmure, Highbrook, East Tāmaki, Manukau.
- + **353** Manukau, Preston Rd, Springs Rd, Harris Rd, Botany Town Centre.

Trains

The Eastern and Southern line trains are available at Ōtāhuhu train station, located 2 km away from Highbrook Business Park. Only a 30 minute ride on bus line **351**.





HIGHBROOK BUSINESS PARK LOCAL AMENITIES

Highbrook Crossing — a focal point for a growing community.



Banks & professional services

- + Kiwibank Business Banking
- + Wynyard Wood
Lawyers & Notaries
- + RSM Accountants
- + Colliers
- + Barfoot & Thompson
- + Public Trust
- + EarnLearn
- + BSM Group Architects
- + BNZ Partners
- + BDO – Auckland
- + Forsyth Barr Investment
Advisors
- + Professional Building
Consultants
- + APD Global
- + Co\working Highbrook

Accommodation

- + Quest Highbrook
Serviced Apartments
providing 120 rooms

Highbrook Parklands

Beautiful parklands with 8 km cycle, running, walking track and stunning coastal views over the Tāmaki River.

Childcare

- + Active Explorers' Childcare

Fitness

- + Jetts 24-hour Fitness

Convenience retail

- + Z Service Station
- + Highbrook Superette

Cafés and restaurants

- + Subway
- + Hollywood Bakery Espresso
- + Kagura Sushi Donburi Bánh Mì
- + Namaste Indian Restaurant
& Bar
- + Olea Café & Eatery
- + Tuck Shop
- + The Banker — coming soon

Car parking

- + Highbrook Crossing has 90 minutes free parking pay by plate car parks and temporary short term parks
- + A multi-level car park providing 343 spaces

Zilch car hire parking

- + Zilch is a car sharing service that offers on demand, zero-emissions EVs for hire by the hour, day or weekend.

EV Charging

- + Two ChargeNet fast chargers, providing 3x CCS and 1x CHAdeMO, are located in the 90 minute free car park on Tūhana Lane.

Medical

Highbrook Medical Hub provides doctors, pharmacy, clinical psychologists, dentists and physiotherapists.

They also have a mobile consult van with a clinical team that can come to your office and perform health checks with your team. Very handy for everyone at Highbrook to visit.

HIGHBROOK WALKING & BIKING TRACKS



Street and public car parks shown



EV charger station



Hivebrook: Honeybee hives



Ngahere: Native plantings and rest area

Dogs must be on-leash and are not permitted in foreshore areas.





ENQUIRE NOW

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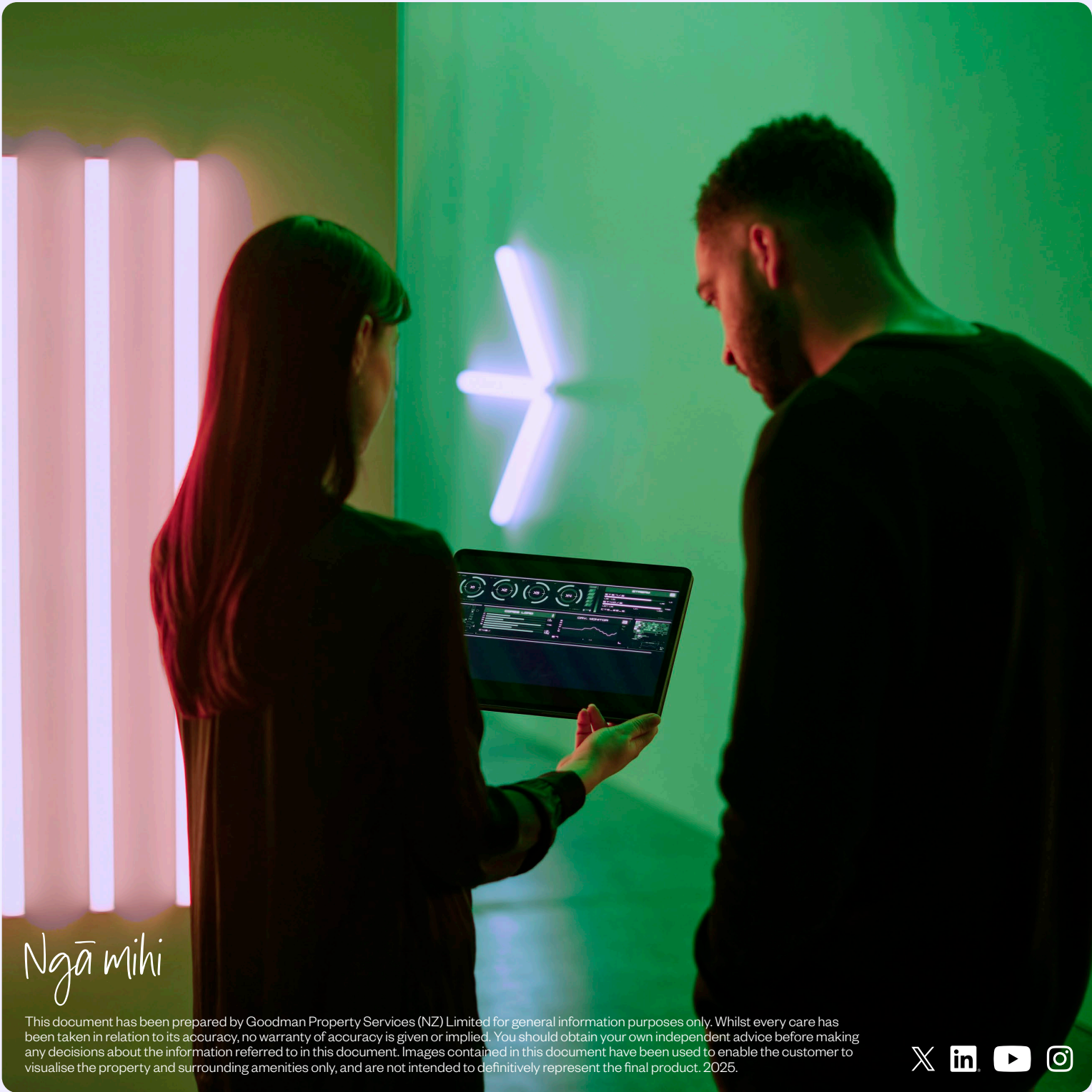
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Goodman is proudly Toitū carbonzero certified. The accreditation is internationally recognised, giving customers and stakeholders confidence that the business is measuring, reducing, and offsetting its carbon emissions.



Ngā mihi

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