

33 Business Parade North

WAREHOUSE+OFFICE

LEASE



Warehouse	Office	Canopy	Hardstand	Car parks	Availability
3,012 sqm	517 sqm	497 sqm	1,307 sqm	22	May 2027



33 Business Parade North

KEY FEATURES

Quality warehouse, situated in Highbrook Business Park near the Highbrook Crossing amenities. Including cafés, restaurants, gym and accommodation.

9.5m stud warehouse at the underside of the knee

3 roller doors

Excellent signage opportunities

Surrounded by prominent businesses including, Steel and Tube, Metro Glass and Cottonsoft

Great access to Highbrook's parklands and walkways

22 car parks

STRATEGIC LOCATION



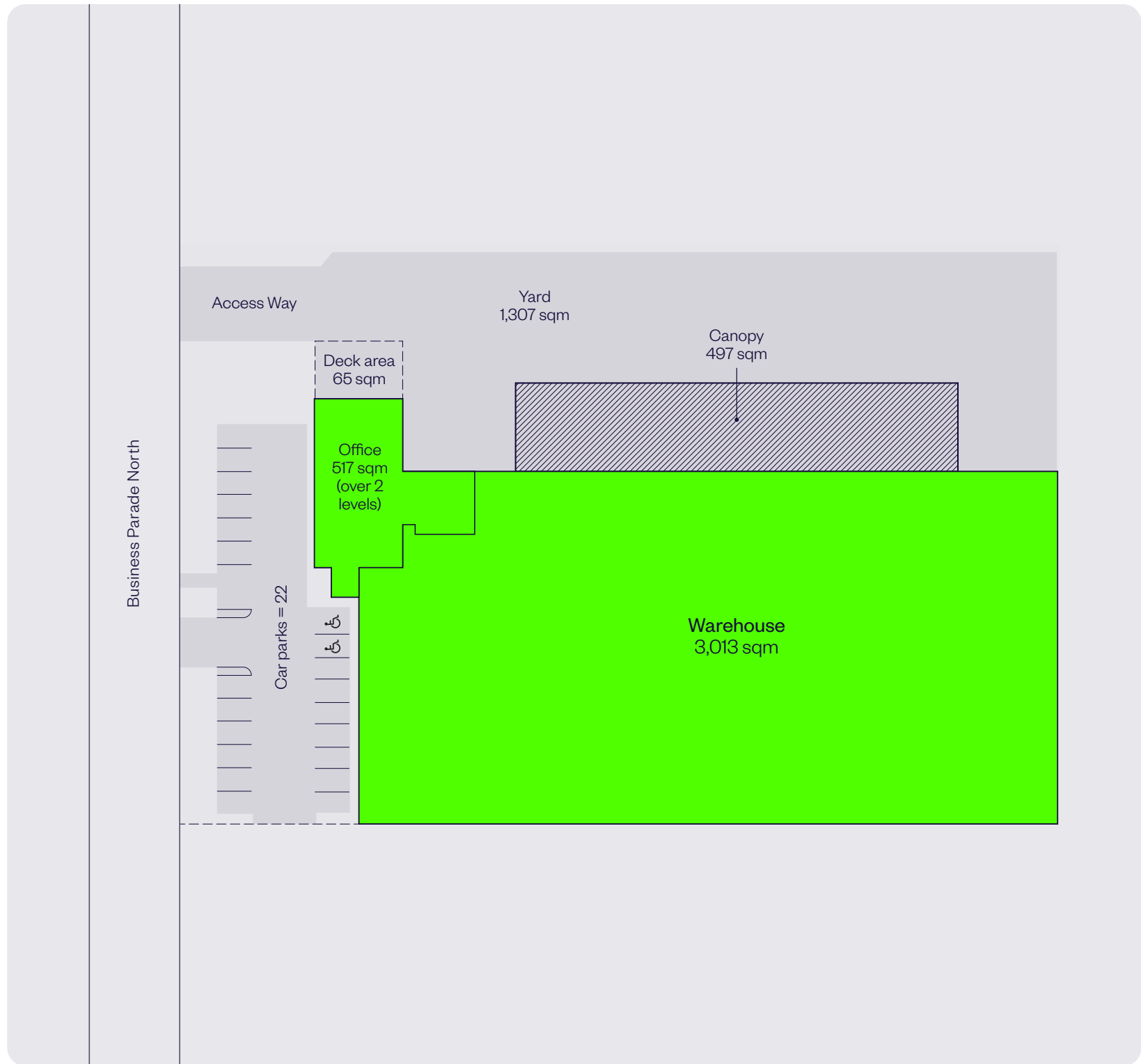
Located in East Tāmaki, just off the Southern Motorway, Highbrook Business Park is easily accessible from any direction. Its clearly marked road system makes navigation within the park simple. Highbrook Drive boasts a high profile with over 30,000 commuters every day. Highbrook Crossing, the hub of Highbrook,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

SITE PLAN

Warehouse	3,012 sqm
Office (over 2 levels)	517 sqm
Canopy	497 sqm
Hardstand	1,307 sqm
Car parks	22

Address

33 Business Parade North,
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 11 May 2026.

10 MIN DRIVE TIME REACH



80,000
POPULATION



2.9bn
PURCHASING POWER

20 MIN DRIVE TIME REACH



560,000
POPULATION



22.5bn
PURCHASING POWER

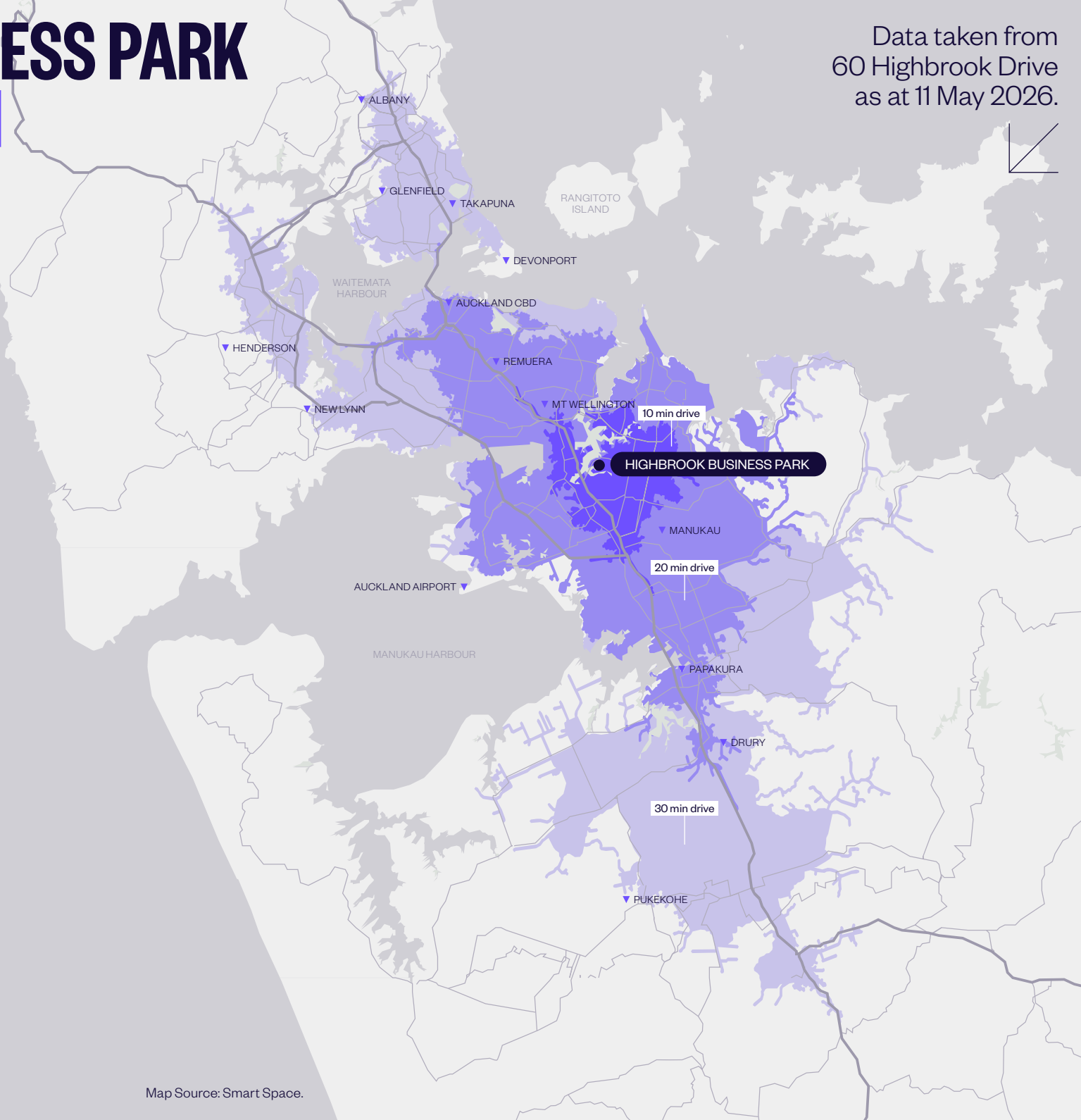
30 MIN DRIVE TIME REACH



980,000
POPULATION



44.4bn
PURCHASING POWER



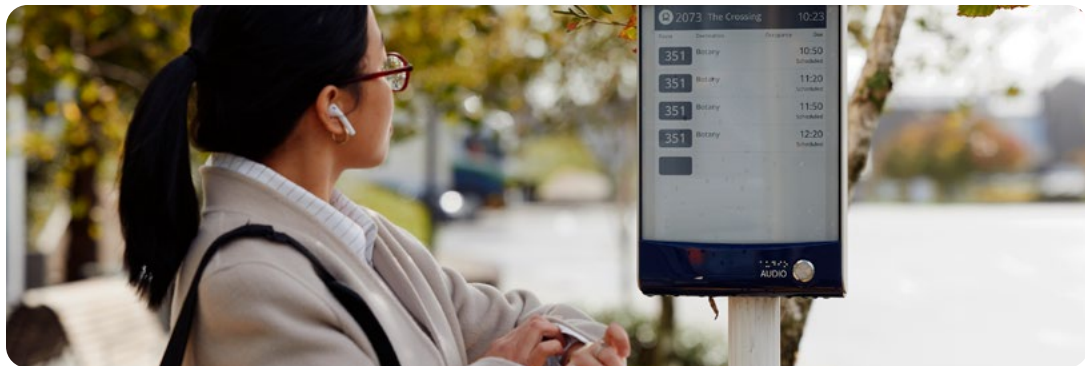
* Purchasing Power describes the disposable income (income without taxes and social security contributions, including received transfer payments) of a certain area's population. The figures are in New Zealand Dollars (NZD). Population is rounded to the nearest 10,000. Source: Michael Bauer Research 2021. 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

A number of bus routes directly service Highbrook, providing easy connections across Auckland.

Buses

- + **37** Manurewa, Clendon, Puhinui Station, Preston Road, Highbrook
 - + Operates 7 days a week from approximately 5am to midnight
 - + Every 15 minutes between 6am–7pm (Mon–Fri) and 7am–7pm (weekends and public holidays)
 - + A convenient option for connecting with Southern Line trains and Airport Link buses at Puhinui Station
- + **351** Botany, Highbrook, Ōtāhuhu Town Centre, Ōtāhuhu Station
 - + Operates Monday to Friday only
 - + Runs every 20–30 minutes between approximately 6am and 6:30pm
- + **352** Panmure Station, Highbrook, East Tāmaki, Manukau Station

- + Operates Monday to Friday during peak hours only
- + Runs every 20 minutes
- + Nearby bus services

The following routes run close to Highbrook and offer additional travel options:

- + **31** Māngere Town Centre, Papatoetoe, Hunters Corner, Ōtara, Botany
- + **70** Botany, Pakūranga, Panmure, Ellerslie, Newmarket, City Centre
- + **353** Manukau, Preston Road, Springs Road, Harris Road, 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**.



Travel facts:

Highbrook to City Centre: approximately 1 hour, adult fare \$6.50

Highbrook to Airport: around 40 minutes by bus, adult fare \$3.00

Highbrook to Puhinui Station: around 25 minutes, adult fare \$3.00

Highbrook to Papakura: just under 1 hour, adult fare \$4.90

Route 37 (Clover Park to Highbrook): approximately 15 minutes, adult fare \$3.00

To plan your journey, use the Journey Planner for real-time routes, timetables and fares.



JOURNEY PLANNER



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
- + Ramwall Group

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

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
offers doctors, a pharmacy,
clinical psychologists, dentists,
and physiotherapists, plus a
mobile consult van providing
on-site health checks
for workplace teams

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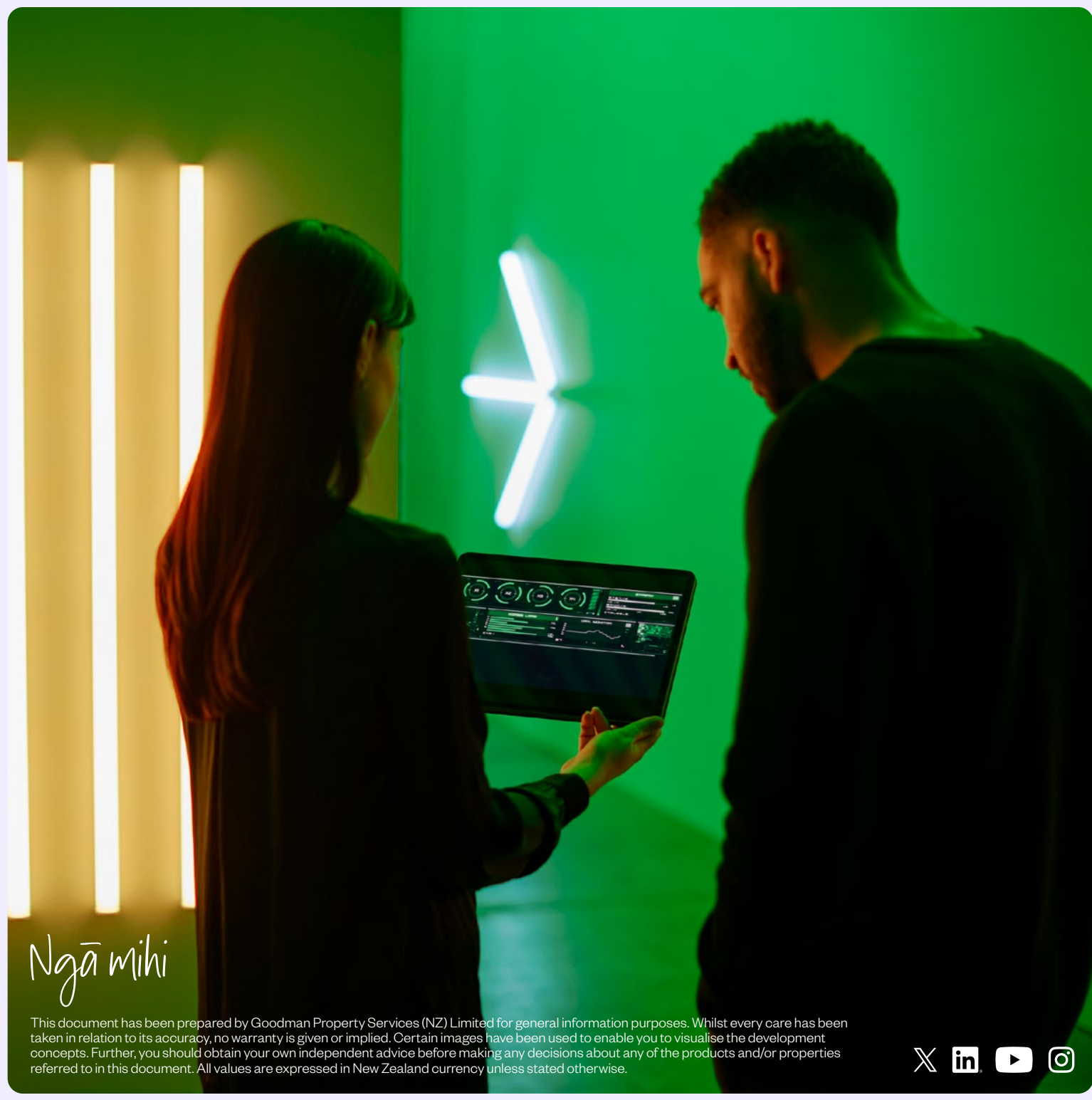
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Goodman is proudly Toitū carbonzero certified. The accreditation is internationally recognised, giving customers and stakeholders confidence that the business is measuring, reducing, and offsetting its carbon emissions.



Ngā mihi

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