

18 Business Parade North

WAREHOUSE+OFFICE

LEASE



Warehouse

3,142 sqm

Office
(2 Levels)

406 sqm

Canopy

450 sqm

Yard

1,069 sqm

Car parks

15

Availability

June 2027



18 Business Parade North

KEY FEATURES

Benefiting from its proximity to Highbrook Crossing, occupiers enjoy access to a vibrant amenity hub featuring quality dining options, covered outdoor seating, landscaped green spaces, and year-round community events that enhance the workplace experience.

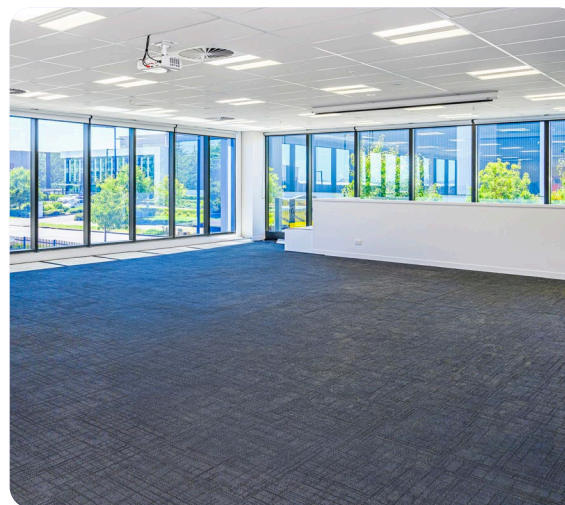
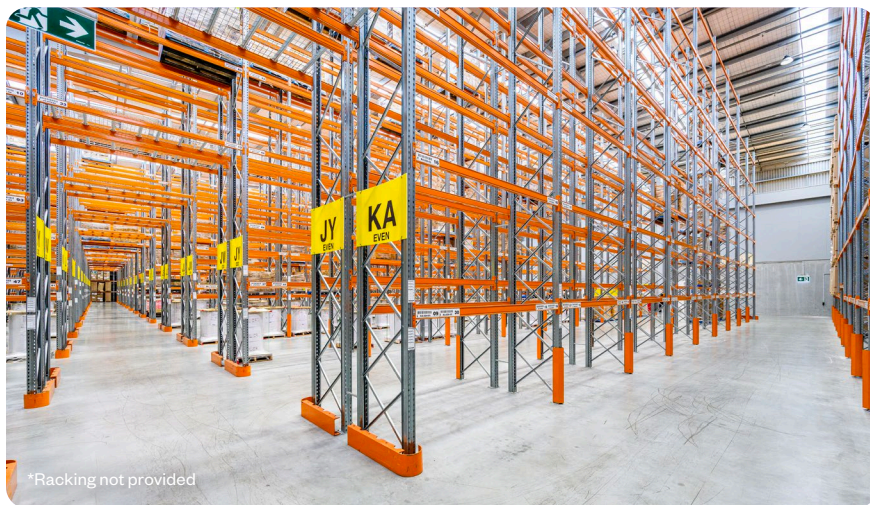
10 m stud height

Sprinklered warehouse

Pallet capacity – 3,500–4,000*

Exceptional proximity to the Highbrook parkland's walking and biking tracks

*depending on size, configuration and weight (see Cubic Capacity page)



*Racking not provided

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

18 Business Parade North

Pukekiwiri Place

Highbrook Drive

SH1 →

Business Parade North

Waiouru Road



SITE PLAN

Warehouse	3,142 sqm
Office (2 Levels)	406 sqm
Yard	1,069 sqm
Canopy	450 sqm
Car parks	15

Address
18 Business Parade North
Highbrook Business Park
East Tāmaki



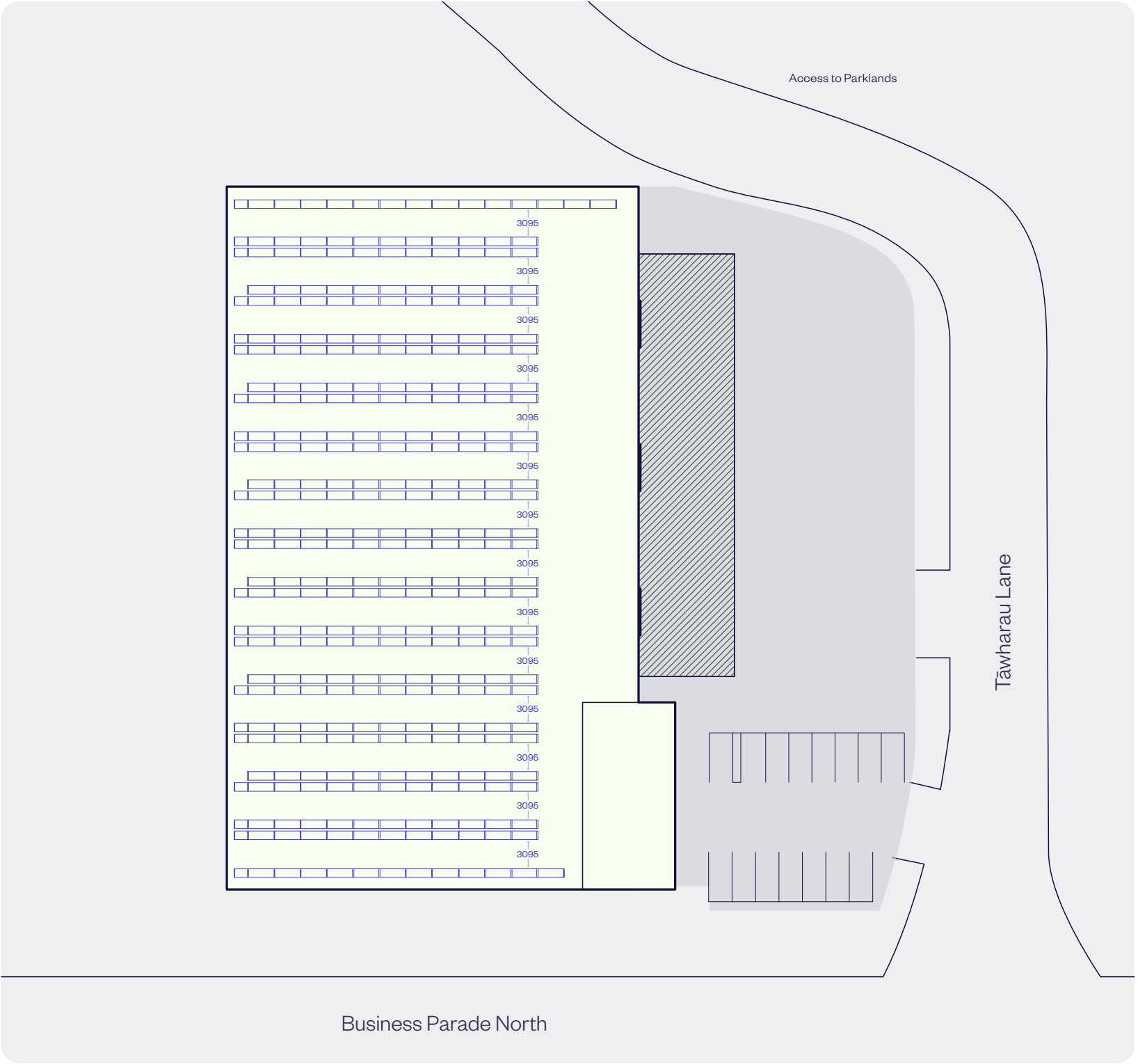
CUBIC CAPACITY

INDICATIVE RACKING PLAN

Aisles	3,095mm
Product Type	Pallet
Width	1,200mm
Depth	1,000mm
Height	1,300mm
Weight	750kgs – 1,000kg
Total indicative pallet capacity	4,077

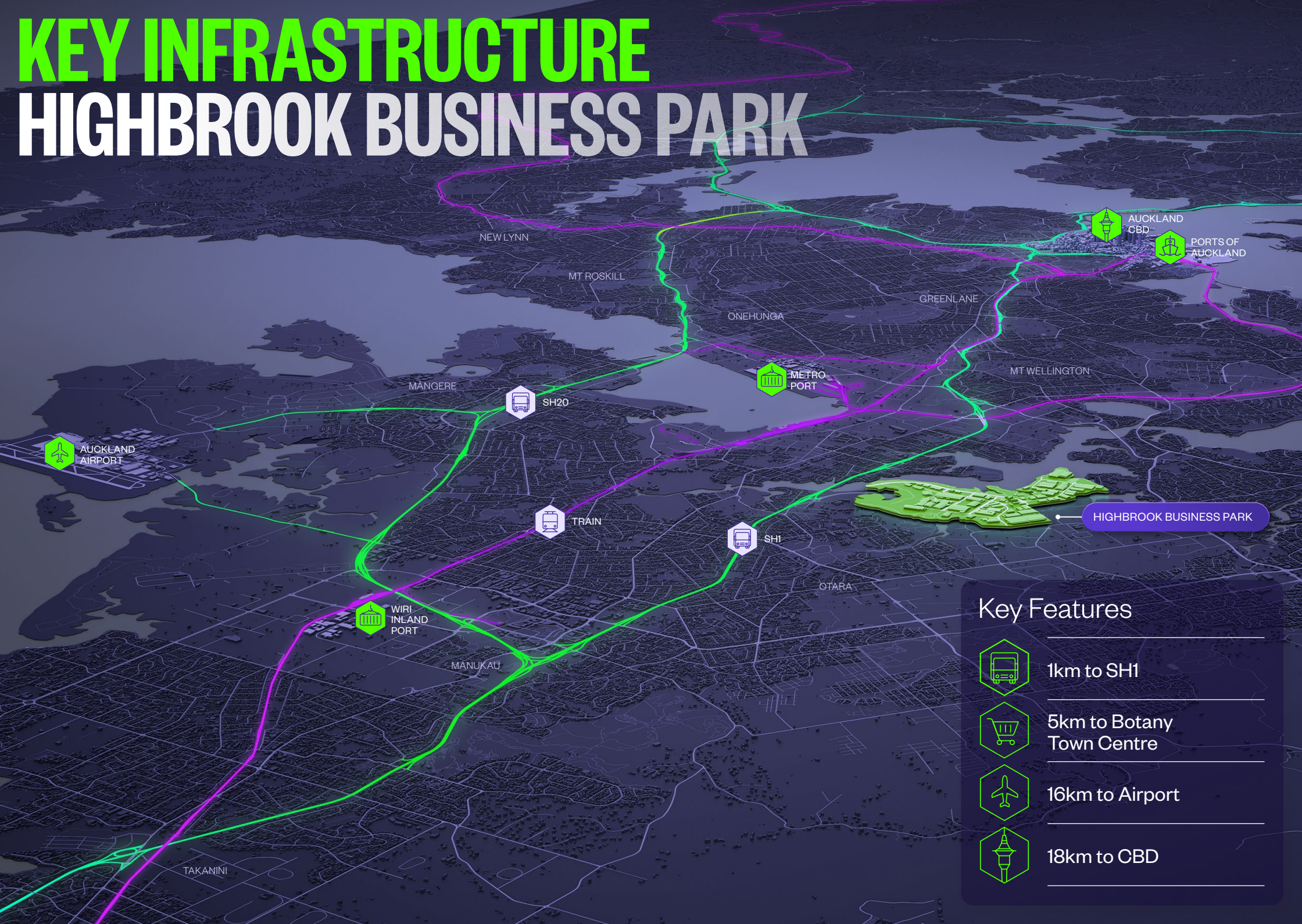
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Highbrook Business Park
East Tāmaki



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

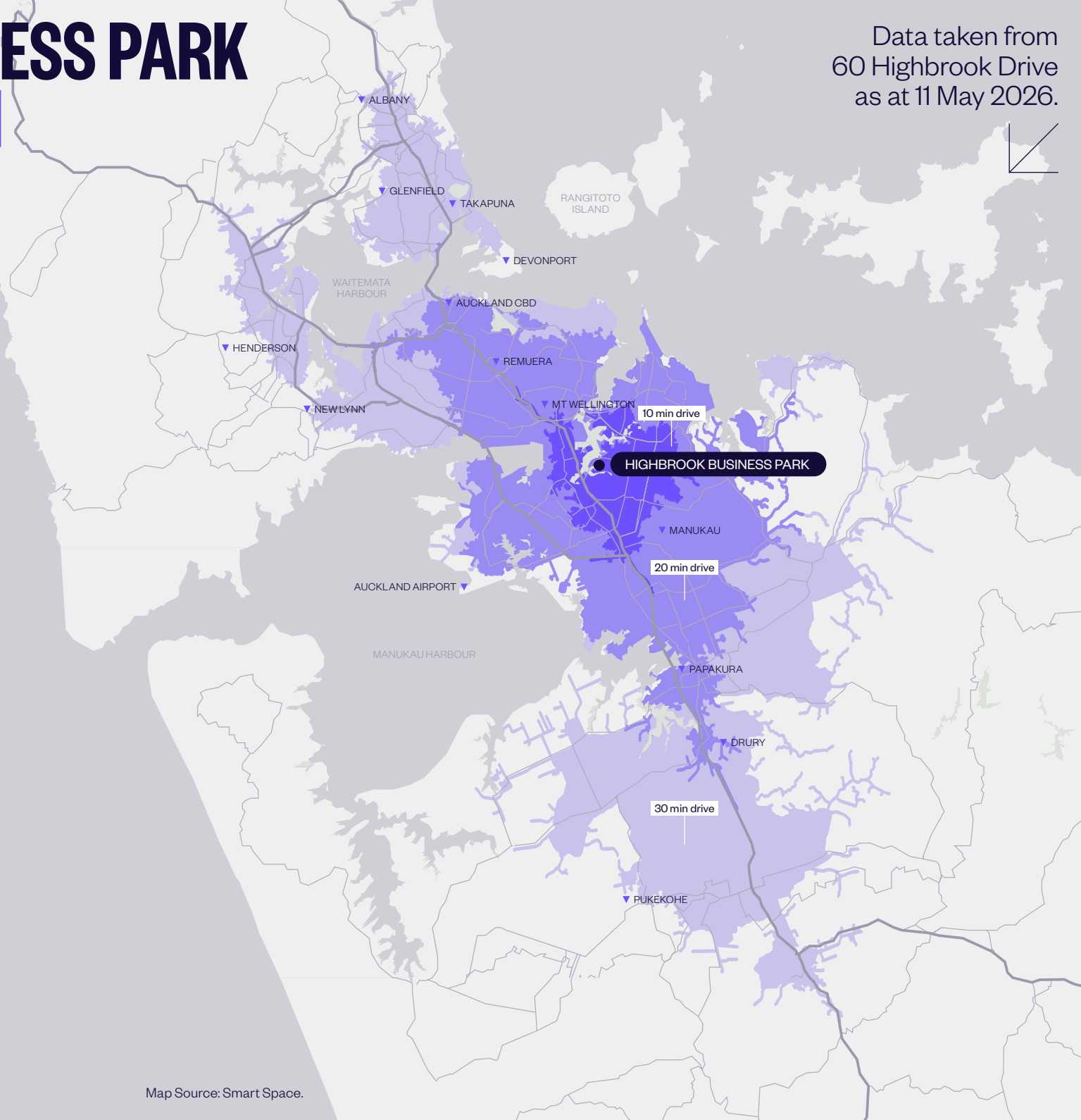
30 MIN DRIVE TIME REACH



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.

This aerial map provides a detailed view of the Highbrook industrial estate, showing its layout and the various businesses located within it. The estate is situated along the coast, with the sea to the west and south. Key roads include Business Parade North, Business Parade South, Highbrook Drive, and Waikou Road. The map is densely packed with industrial buildings, many of which are labeled with the names of the businesses that occupy them. These labels are in white text on blue rectangular backgrounds. The businesses are distributed across the estate, with some clusters and others more isolated. The map also shows surrounding green spaces, including a golf course to the east and a park to the south. A small inset map in the bottom right corner shows the location of the estate relative to the surrounding area, with a red dot indicating its position. The overall image is a high-resolution aerial photograph with a blue overlay for the labels and road names.

Business Parade North

Business Parade South

Highbrook Drive

Waikou Road

United Flowers

Cottonsoft

Altus

The Service Company

Bradnam's

Mainfreight

Nisbets

F&P Healthcare

PMA Global

Steel & Tube Coil and Purlin

Steel & Tube Roofing

Kia

Scalzo

Viridian

NXP

Spicers

MetroGlass

Fackelmann

Viscount FOC

SafeSmart Rentals

WaterCo

Wiggins

Garmin

pH7

RSM House

Building 6

Jetts

Quest

Wynyard Wood House

Colliers House

Open Country House

Active Explorers

Highbrook Drive Multi-Units

126 Kerwyn Avenue

NZ Post Akid Regional Mail Centre

AB Equipment

Produce Pronto

BMW

Charta

Move Logistics

DHL

18 Pukeyiwiriki Place

Courier Post

Ford Warehouse

Stanley Black and Decker

25 Pukeyiwiriki Place

Big Chill Supersite

Beijer Ref AB

ACCO

Datacom

FedEx

OfficeMax

NZ Blood

Highbrook Showrooms

NZ Steel House

NZ Freightways

Online Distribution

Premium Apparel

Landmark Global

Mercury Marine

Jost

Peter Alexander

Honda

El Kobar Drive

El Kobar Units

Z Service Station

7 Sir Woolf Fisher Drive

Carpark building

Highbrook Crossing Units

Panasonic

21 El Kobar Drive

25 Pukeyiwiriki Place

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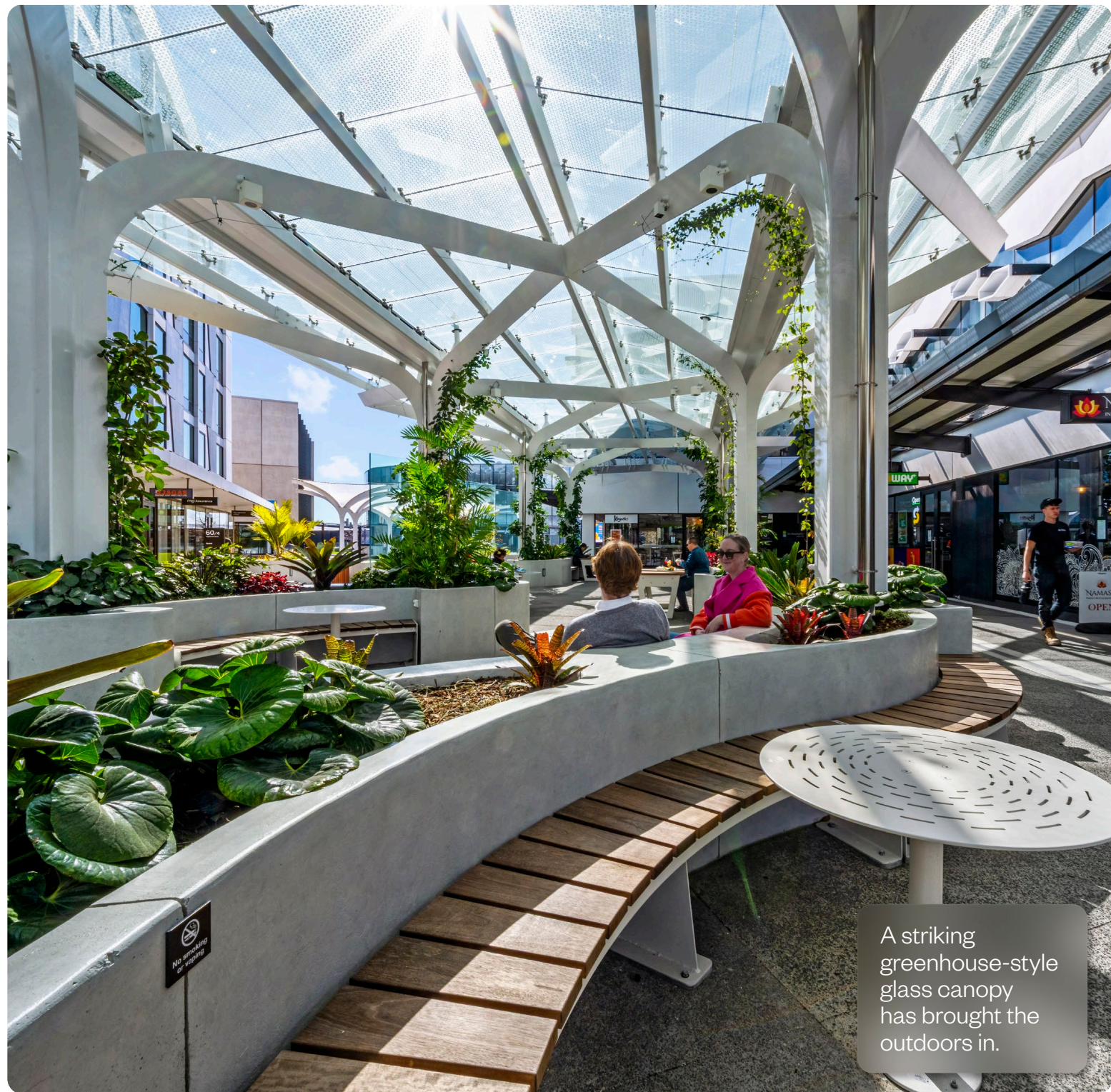
Over 140 businesses and 6,000 people.

HIGHBROOK CROSSING REIMAGINED

Highbrook Crossing has been transformed into a vibrant destination where people can connect and relax.

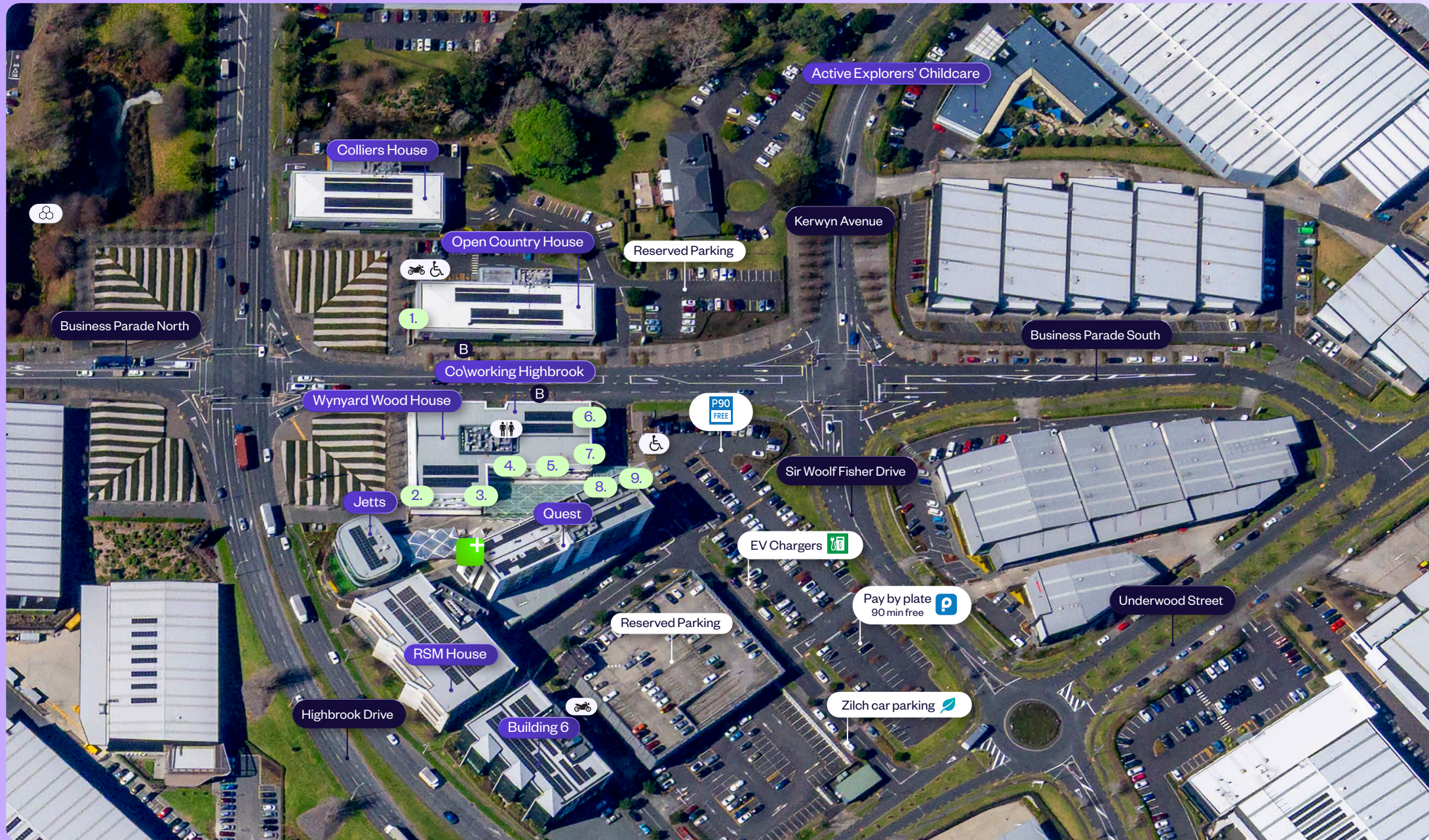
The recent upgrades have introduced a striking new canopy providing all-weather comfort and creating a welcoming space for the business park and wider community to enjoy.

With expanded dining options, covered seating areas, lush greenery and a growing calendar of community events, Highbrook Crossing now offers more reasons than ever to stay, connect and make the most of your day.



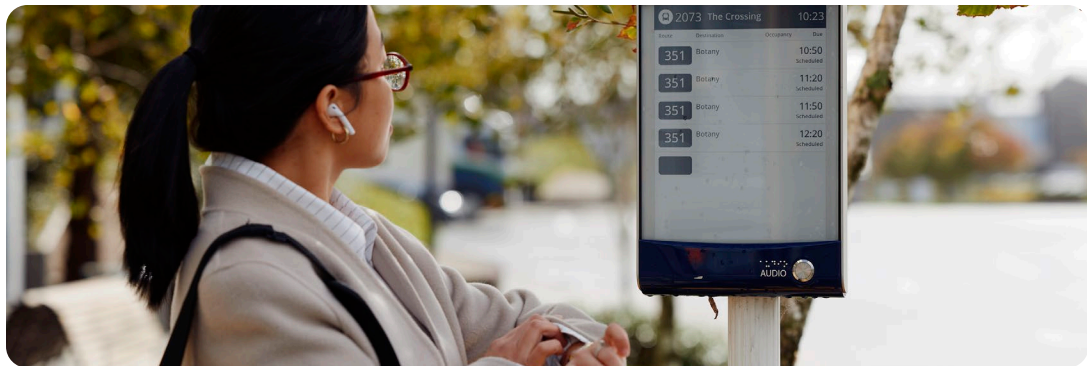
A striking greenhouse-style glass canopy has brought the outdoors in.

HIGHBROOK CROSSING LOCATION MAP



Highbrook Crossing Eateries 1. Olea Cafe 2. Kagura Sushi Donburi 3. Hollywood Bakery & Espresso 4. Subway 5. Namaste Indian Restaurant & Bar 6. Tuck Shop 7. Grab and Go 8. The Banker 9. Highbrook Superette

Hivebrook Motorcycle Parking Mobility Parking Restrooms Bus stops



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
- + 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



P90 FREE
90 min free only

P Pay by Plate
90 min free

Hivebrook:
Honeybee hives

P Street and reserved car parking

EV EV charger station

Ngahere:
Native plantings and rest area

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





ENQUIRE NOW

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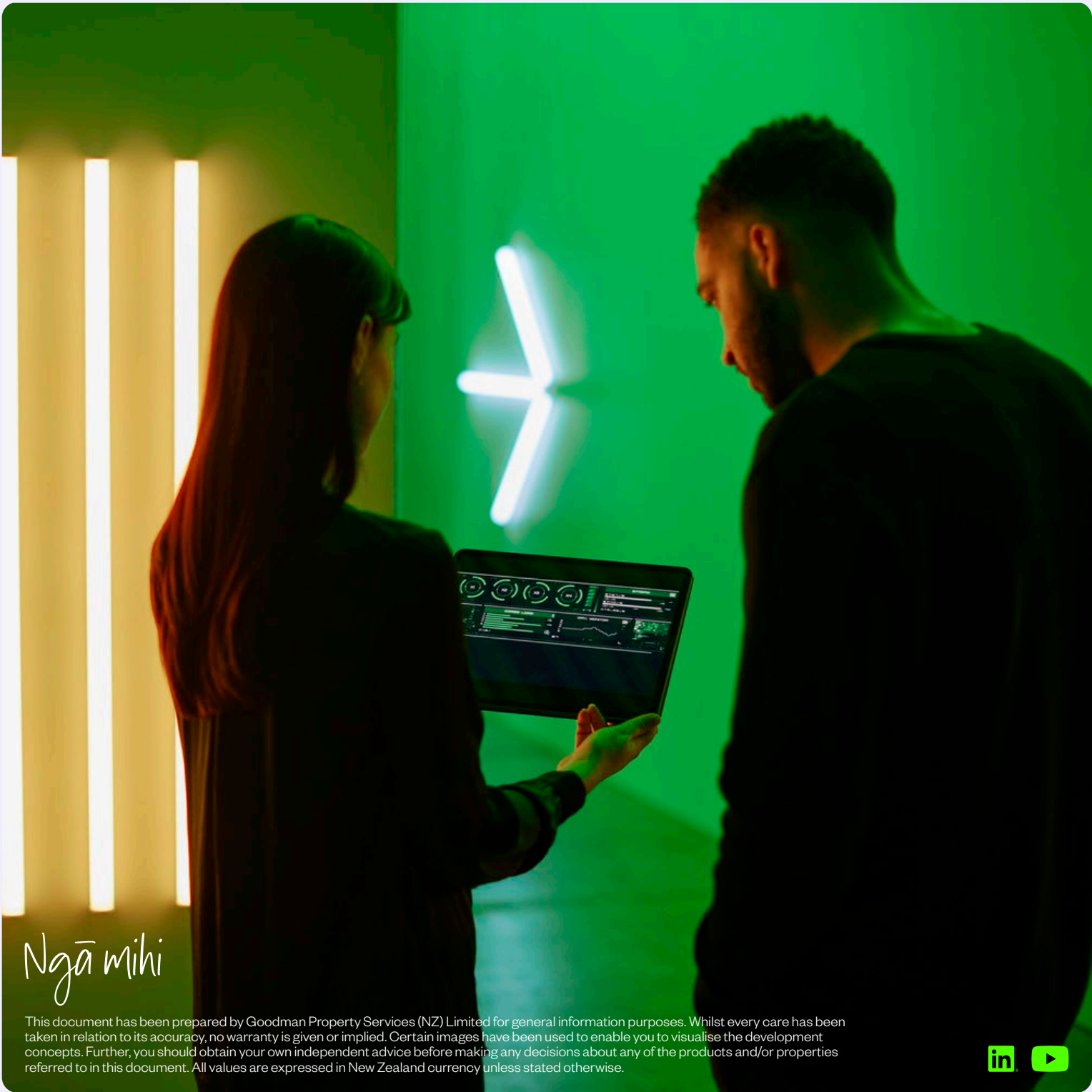
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[VIEW OUR PROPERTIES ONLINE](#)



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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