



Pfi

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78 SPRINGS ROAD

EAST TAMAKI | SR4

78

SPRINGS ROAD, EAST TAMAKI

WAREHOUSE SR4

AVAILABLE:

- Available for tenant fit out mid-2026

OVERVIEW:

- Suitable for a range of industrial uses with the ability to include a high profile show room if required
- High profile corner site with extensive road frontages to Springs Road and Kerwyn Avenue

FEATURES:

- Heavy Industry zoning
- Dedicated one way drive-through access for loading / unloading
- High separation between heavy and light vehicle movements
- Targeted 5 Green Star rated development



78

**SPRINGS ROAD,
EAST TAMAKI**
WAREHOUSE SR4



WAREHOUSE
4,770 M²



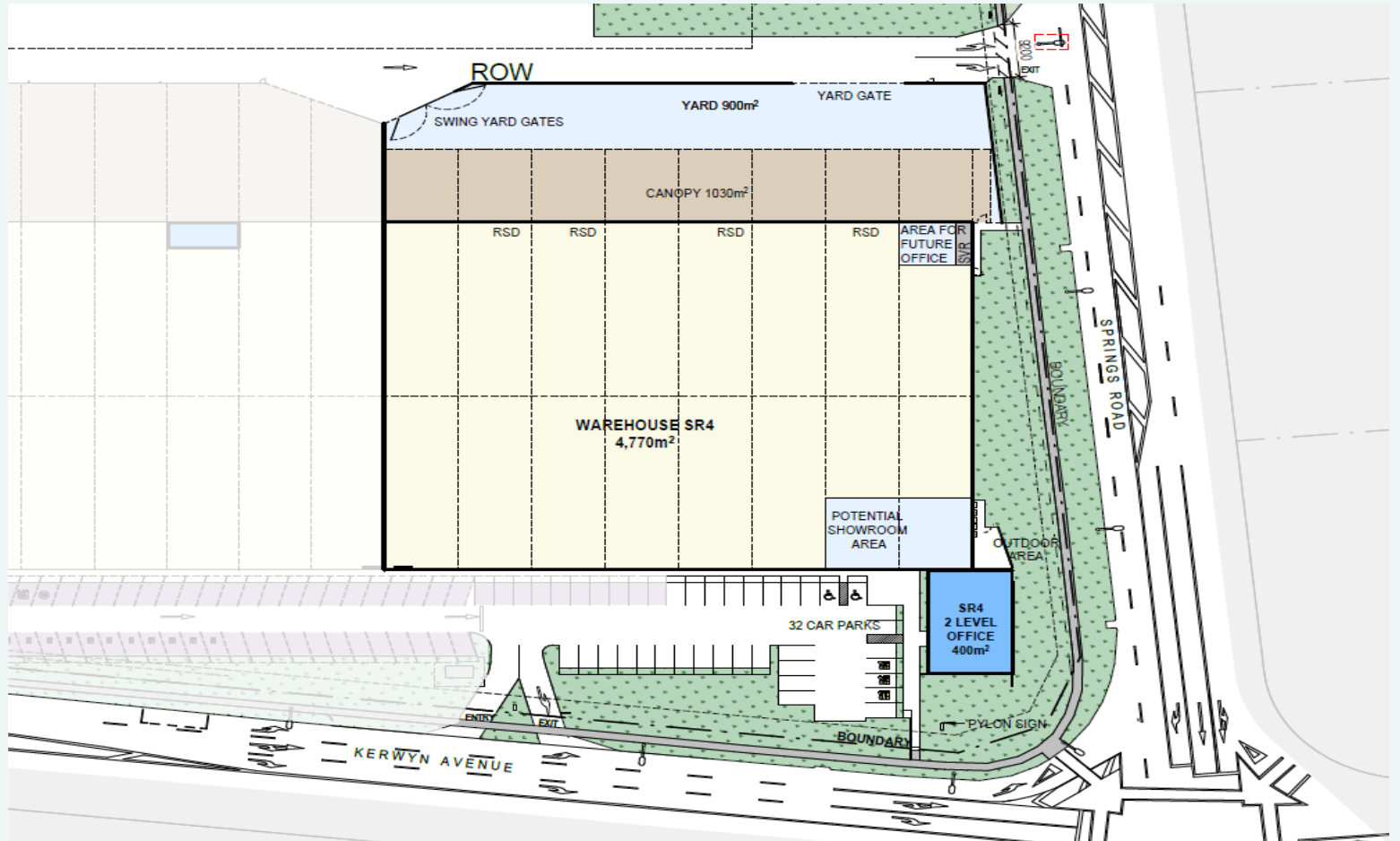
OFFICE
400 M²



CANOPY + YARD
1,030 M² + 900 M²

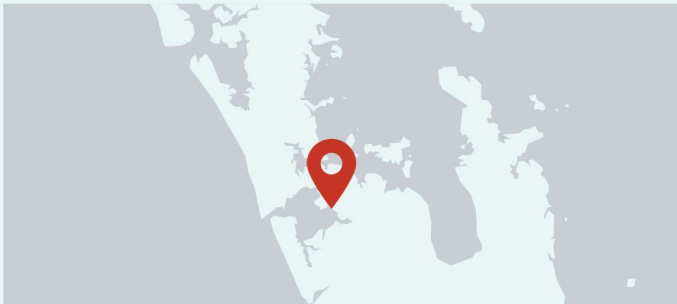


CARPARKS
32



78

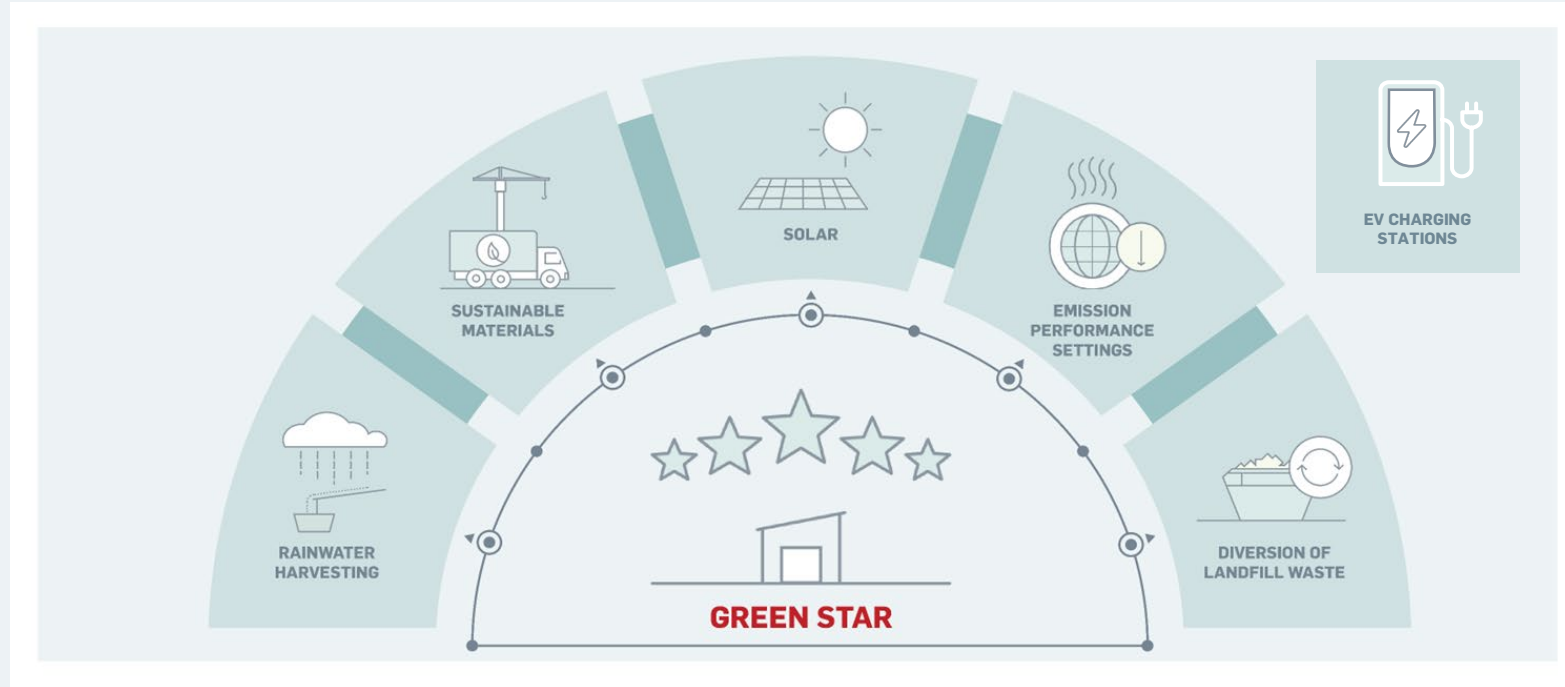
SPRINGS ROAD, EAST TAMAKI



LOCATION BENEFITS:

- High profile, prominent corner site in the prime industrial precinct of East Tamaki
- Excellent access to the Southern Motorway
- Good public transport links with bus stop directly in front of property





GREEN STAR TARGET

PFI intends to target a 5 Green Star Design and As-Built rating for this development. A building certified to Green Star has proven it meets best practice sustainable benchmarks.

WORKING TOGETHER

PFI is committed to ongoing sustainability performance and is happy to work with the tenant on further sustainable features.



APPENDICES



APPENDIX A: INDICATIVE OFFICE PLAN



APPENDIX B: RACKING PLAN



SR4 OFFICE GROUND FLOOR FURNITURE



SR4 OFFICE FIRST FLOOR FURNITURE

An aerial photograph of an industrial park with numerous large, grey-roofed buildings and parking lots. In the background, a city skyline is visible under a cloudy sky.

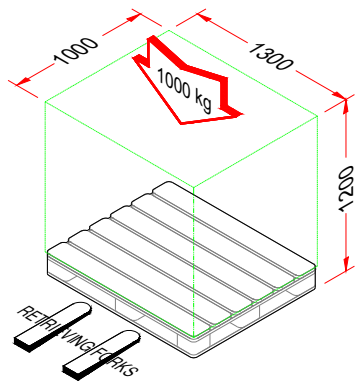
APPENDICES

An aerial photograph of a residential area with many houses and green spaces.

APPENDIX A: INDICATIVE OFFICE PLAN

An aerial photograph of an industrial park, similar to the one in the first image, but with a large red arrow pointing to the right overlaid on the bottom half.

APPENDIX B: RACKING PLAN



Design Summary - Plan 1

Type	Width	Depth	High	Weight	Total
Pallet	1200mm	1000mm	1300mm	1000kg	8,230

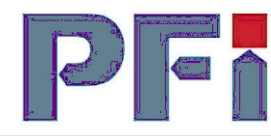
*** LOAD SIGN**

AON Advise on Alarm systems:
For alarms relating to storage there is no required clearance.
However, you need to keep in mind the when storing to the roof, storage may effectively create a wall.
NZS 4512:2010 states that anything over 460mm is considered a wall. (storage pallets with product stored to roof could be considered as a wall)
Any clearance is recommended to stop the above from happening.
To be checked and confirmed by alarm contractor issuing PS3.

ISSUED FOR APPROVAL
WE HAVE ASSUMED THE EXISTING SURFACE ONTO WHICH THIS INSTALLATION IS TO BE BUILT IS CAPABLE OF SUPPORTING THE STRUCTURAL AND ITS CONTENTS. WE RECOMMEND YOU OBTAIN INDEPENDENT VERIFICATION THAT THE EXISTING BUILDING IS CAPABLE OF SUSTAINING THE LOADS.
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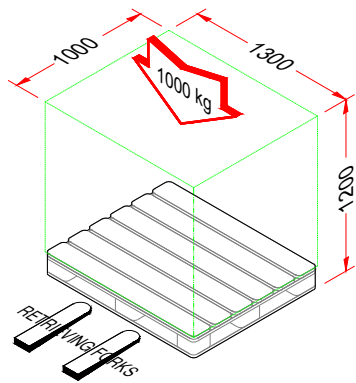
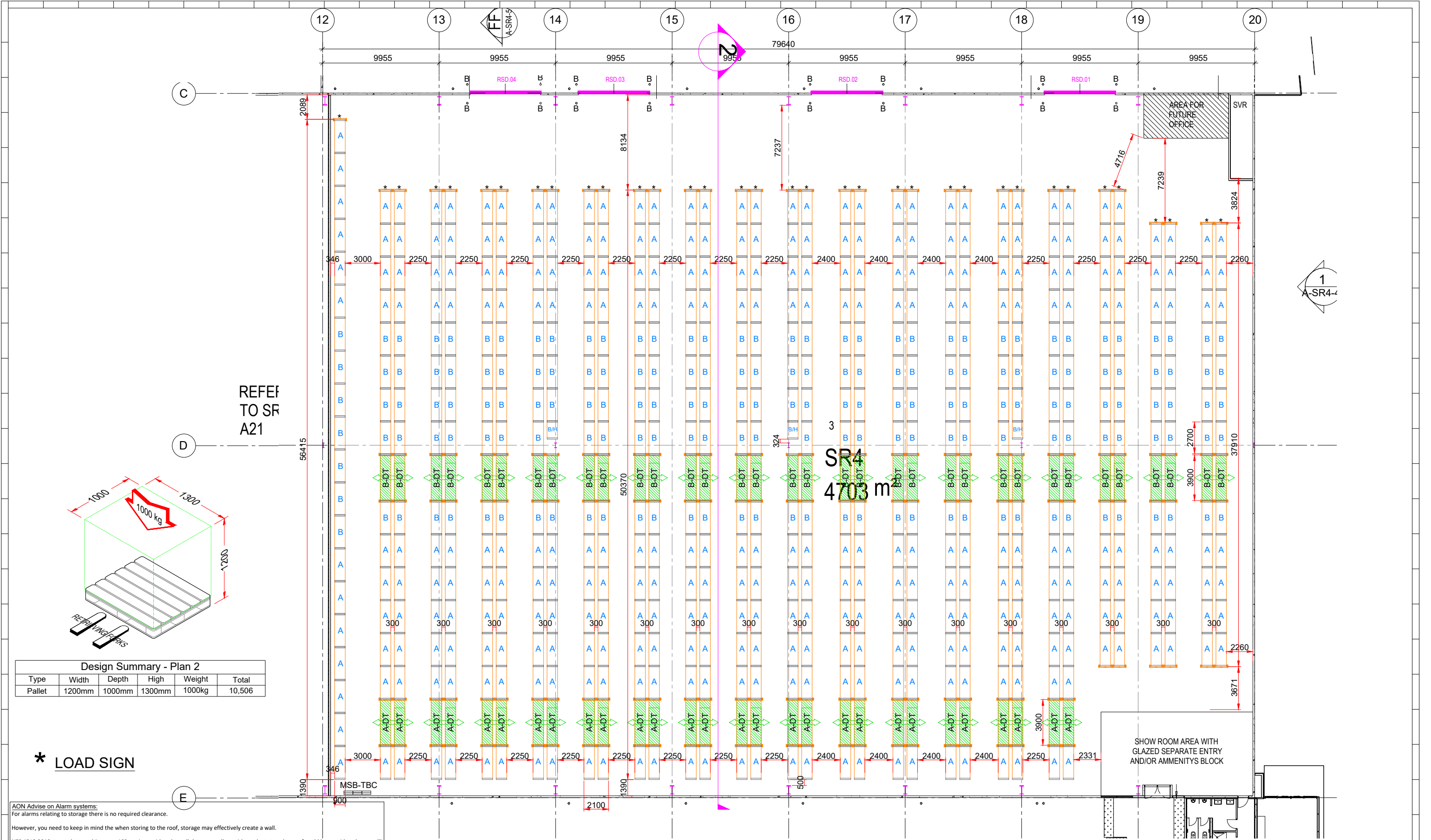
AUCKLAND RACKING & SHELVING
Optimise your space, grow your business
ADD: 56 Allens Road, East Tamaki, Auckland PH: 09 274 1939

PROPOSED RACKING LAYOUT
PFI - PROPERTY FOR INDUSTRY NZ
78 Springs Road, East Tamaki



Rev	Description	By	Date
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Checked By : JB		10/10/2024	Scale : NTS
Drawing No. : AR003776-01		Rev. No. : 0	Sht. No. : 1

PLAN 1



Design Summary - Plan 2

Type	Width	Depth	High	Weight	Total
Pallet	1200mm	1000mm	1300mm	1000kg	10,506

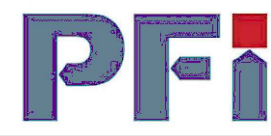
* **LOAD SIGN**

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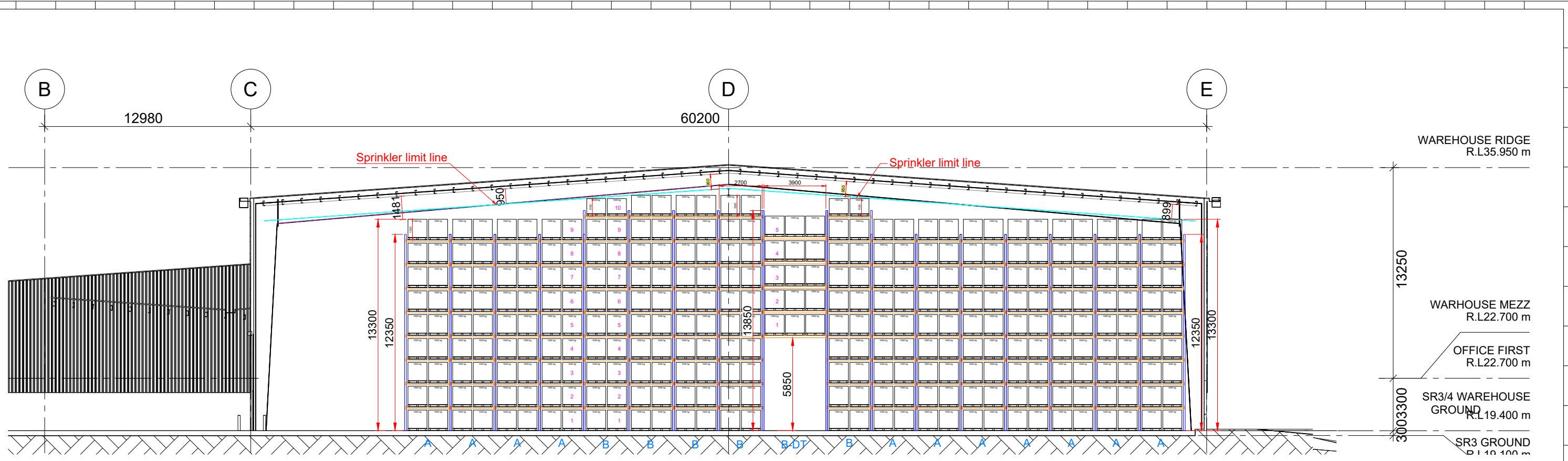
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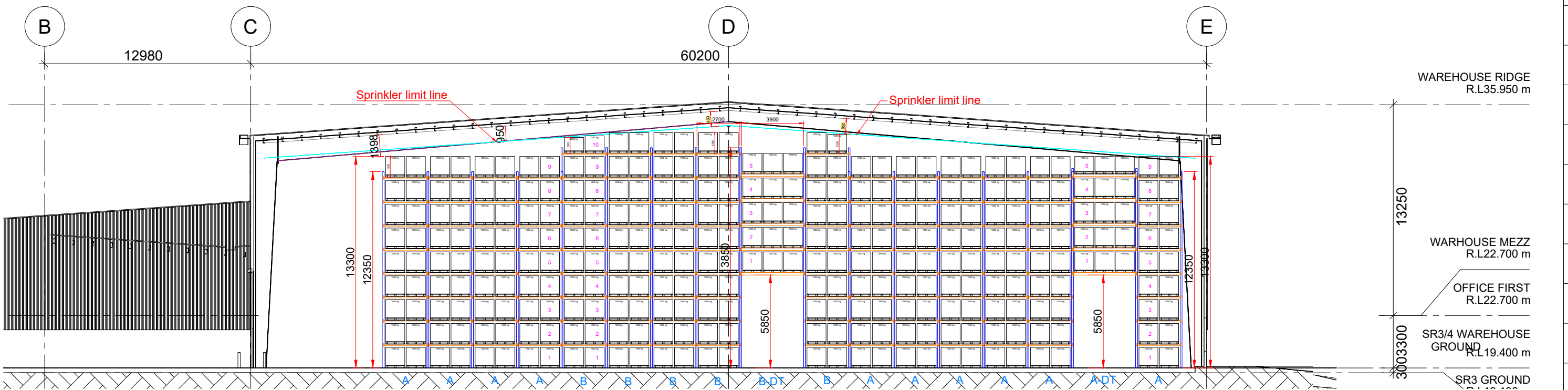


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PLAN 2



Section 1 for Plan 1

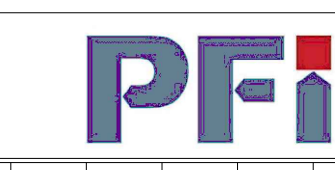


Section 2 for Plan 2

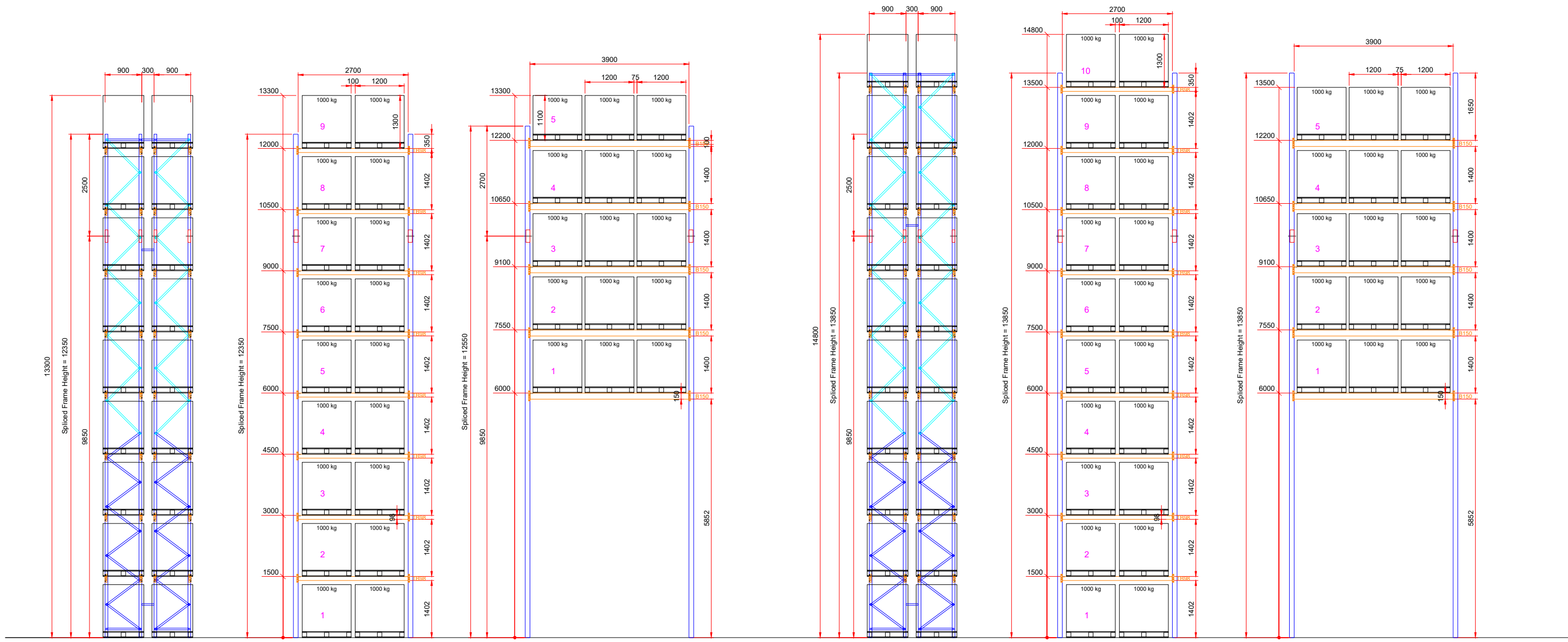
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Rack Type A
Side Elevation

Rack Type A
Front Elevation

Rack Type A - Drive Thru
Front Elevation

Rack Type B
Side Elevation

Rack Type B
Front Elevation

Rack Type B - Drive Thru
Front Elevation

ELEVATION

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