



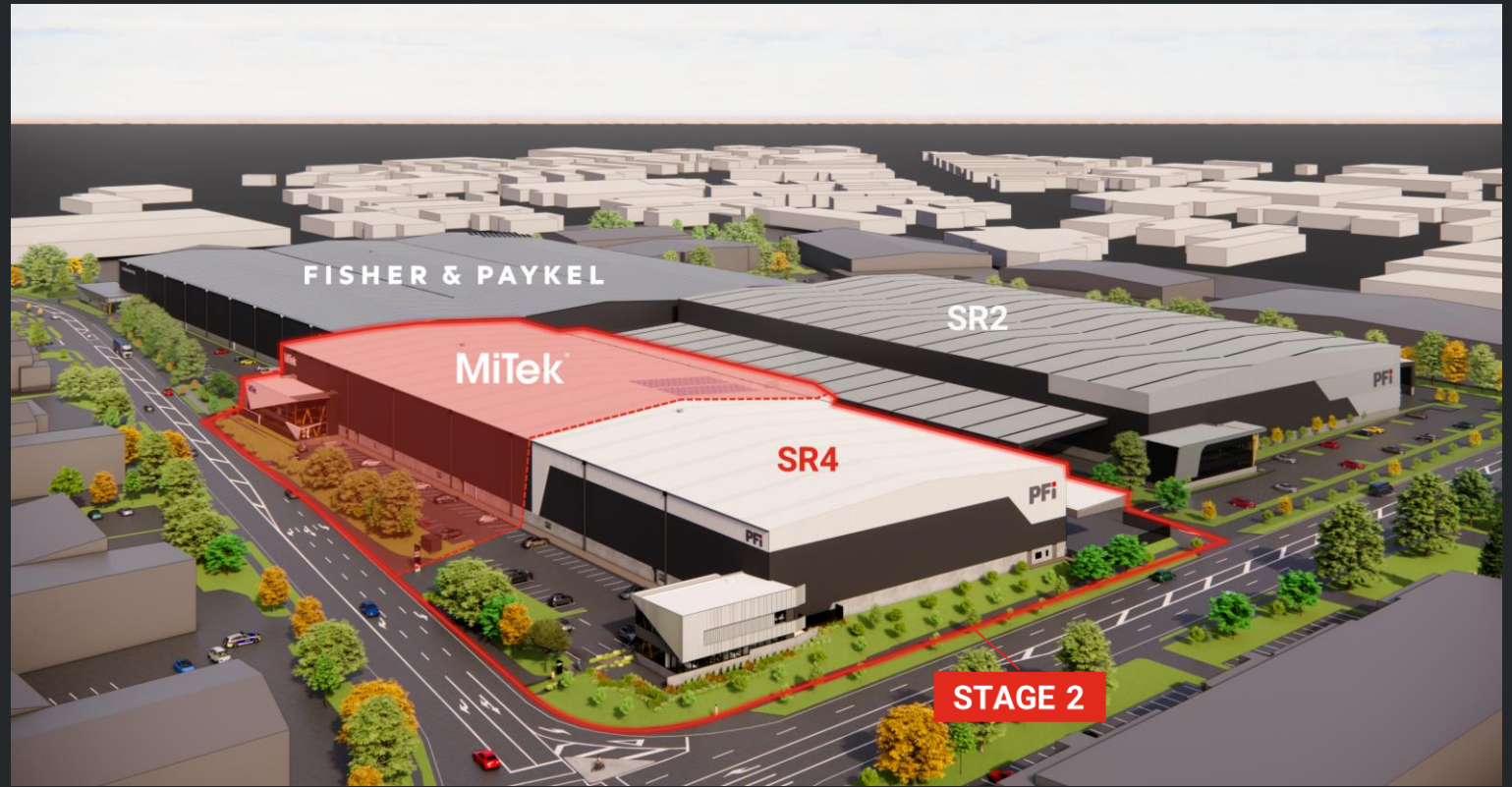
**SR4 - STAGE 2**

**SPRINGS ROAD ESTATE**



# PROPERTY OVERVIEW

## SR4



### 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

### AVAILABLE



**MID-2026**  
FOR TENANT FIT-OUT

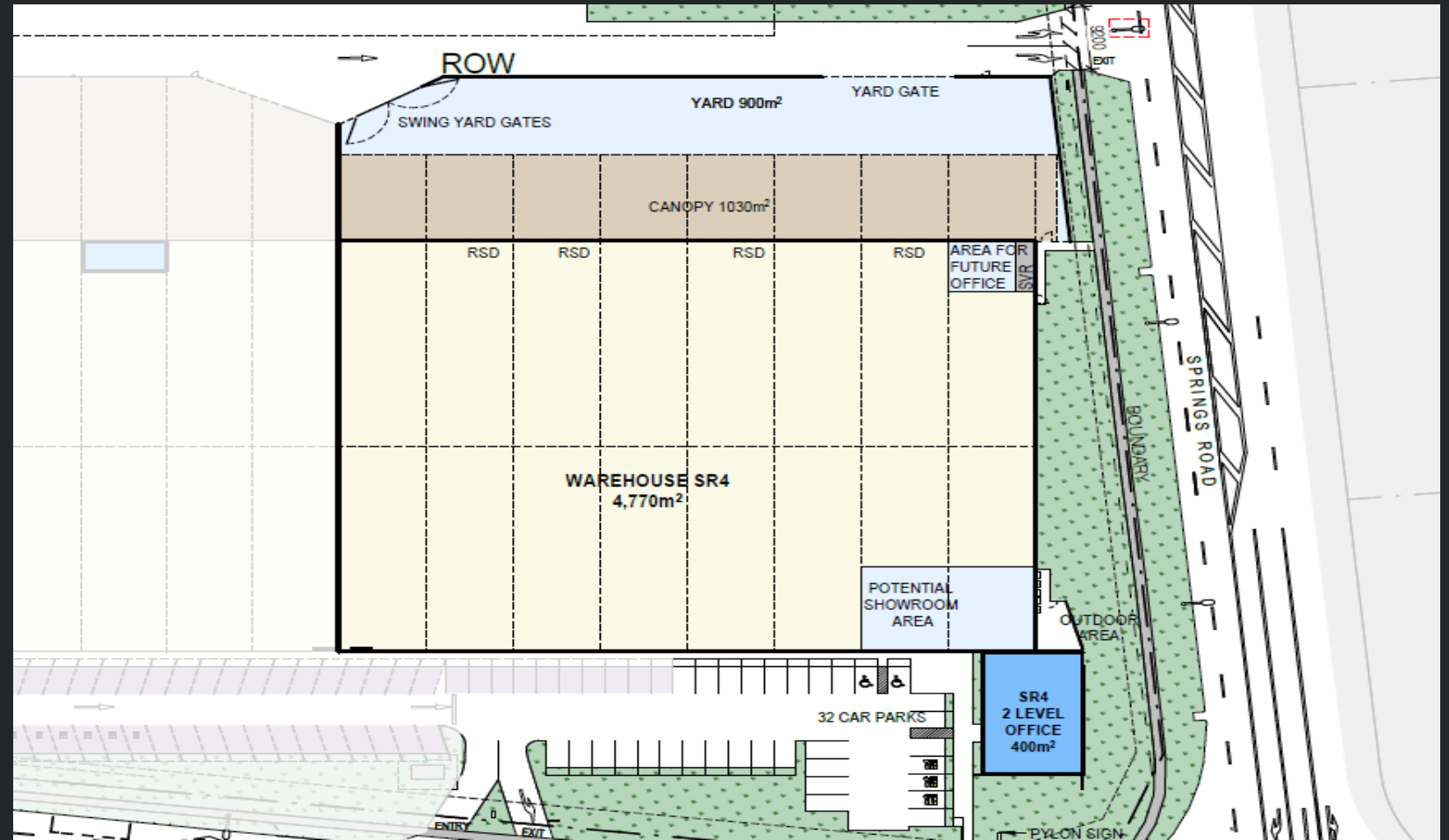
### FEATURES

- 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



# BULK & LOCATION

## SR4



WAREHOUSE

**4,770m<sup>2</sup>**

OFFICE

**400m<sup>2</sup>**

CANOPY & YARD

**1,030m<sup>2</sup>**

BREEZEWAY

**900m<sup>2</sup>**

CARPARKS

**32**





# LOCATION

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



3 min  
SH1



20 min  
Auckland Airport



15 min  
Sylvia Park



25 min  
Auckland CBD

# SUSTAINABILITY

**FUTURE FOCUSED, TOGETHER**

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.



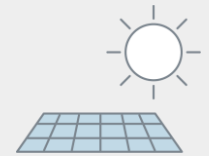
## GREEN STAR FEATURES INCLUDE:



**DIVERSION OF  
LANDFILL WASTE**



**SUSTAINABLE  
MATERIALS**



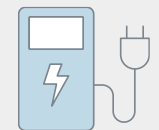
**SOLAR POWER**



**EMISSION  
PERFORMANCE  
SETTINGS**



**RAINWATER  
HARVESTING**



**EV CHARGERS**

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





# CONTACT US

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[guptillbunce@pfi.co.nz](mailto:guptillbunce@pfi.co.nz)

# APPENDICES

- 1. INDICITIVE OFFICE LAYOUT**
- 2. RACKING PLANS**





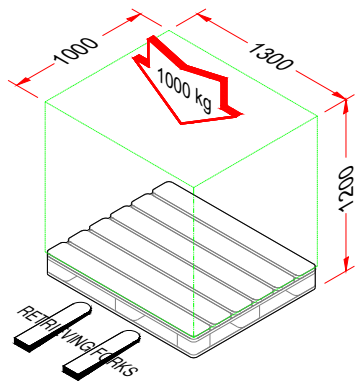


SR4 OFFICE GROUND FLOOR FURNITURE



SR4 OFFICE FIRST FLOOR FURNITURE





**Design Summary - Plan 1**

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

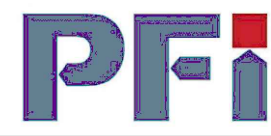
**\* LOAD SIGN**

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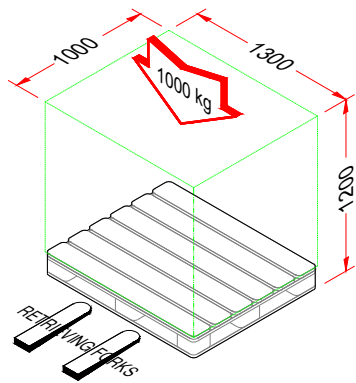
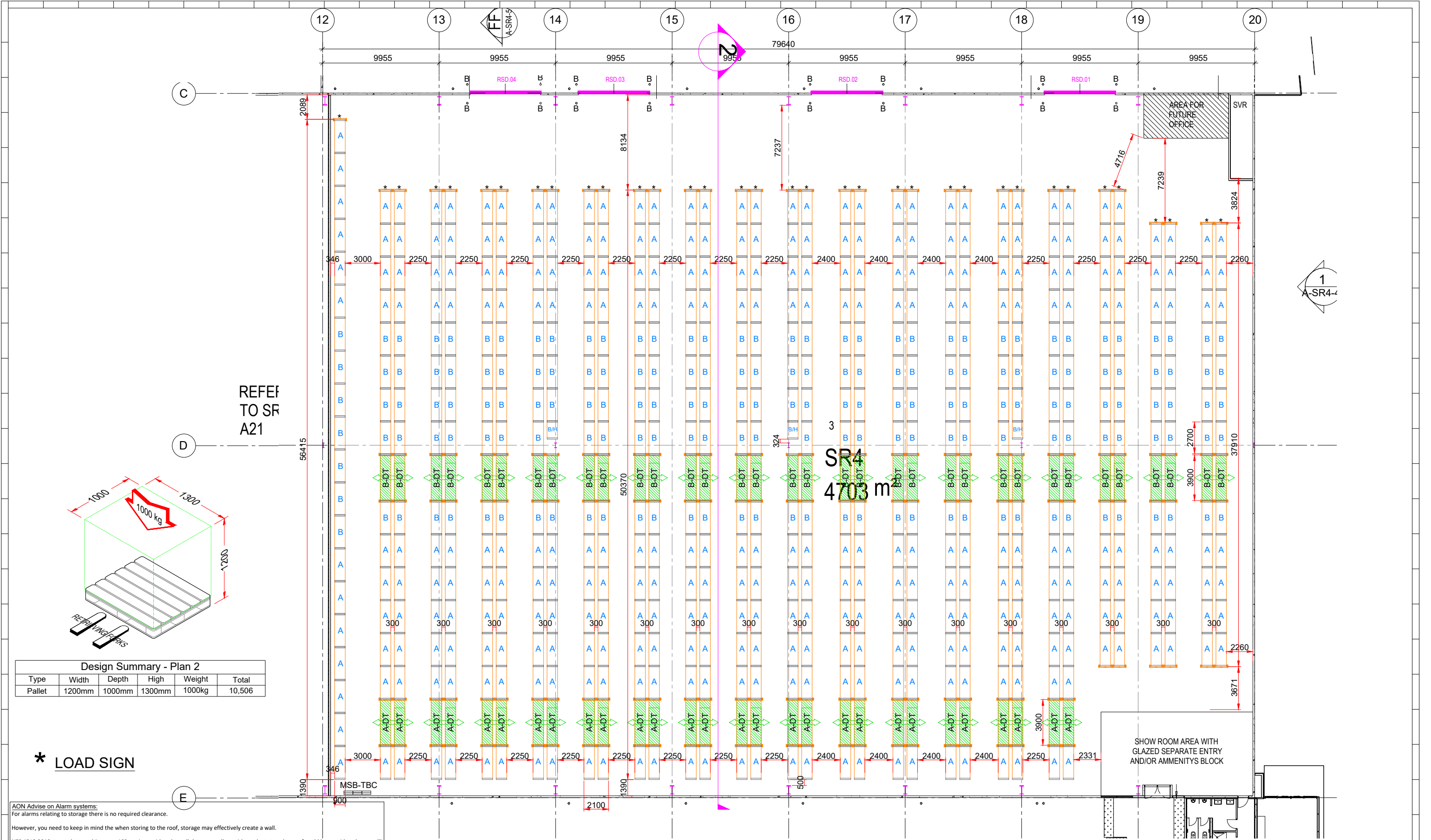
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**PROPOSED RACKING LAYOUT**  
 PFI - PROPERTY FOR INDUSTRY NZ  
 78 Springs Road, East Tamaki



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**PLAN 1**



**Design Summary - Plan 2**

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

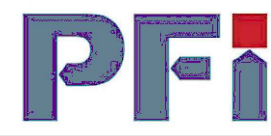
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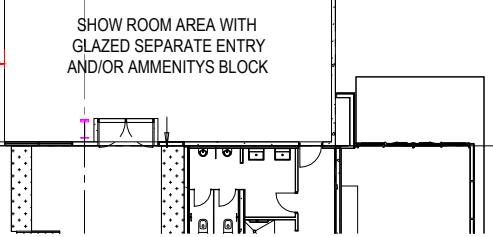
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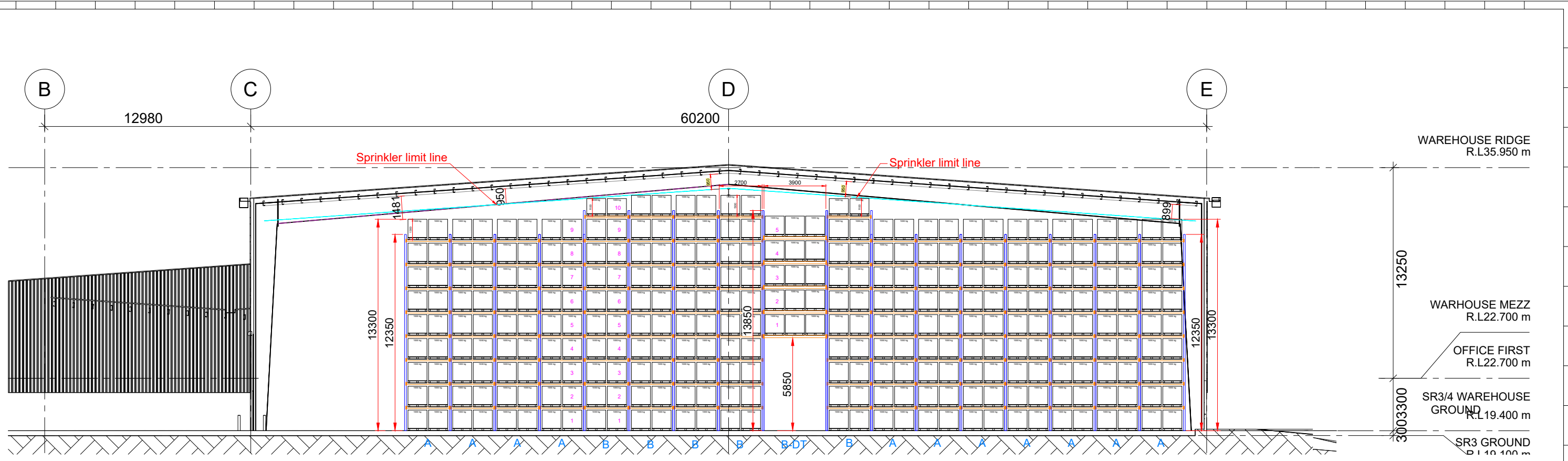
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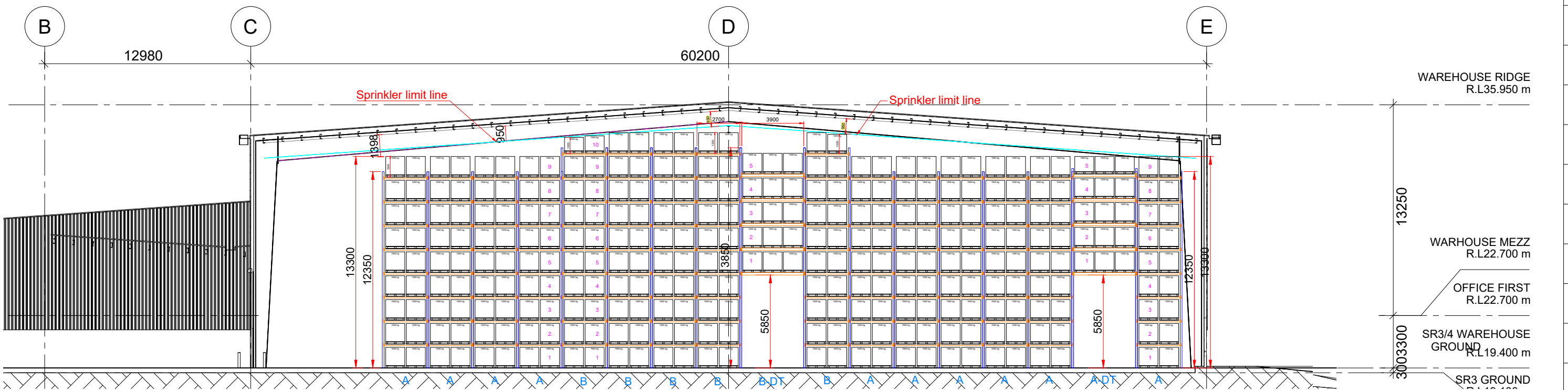
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**PLAN 2**





Section 1 for Plan 1

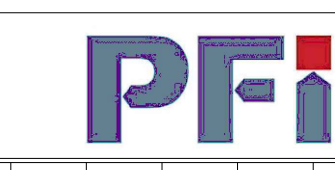


Section 2 for Plan 2

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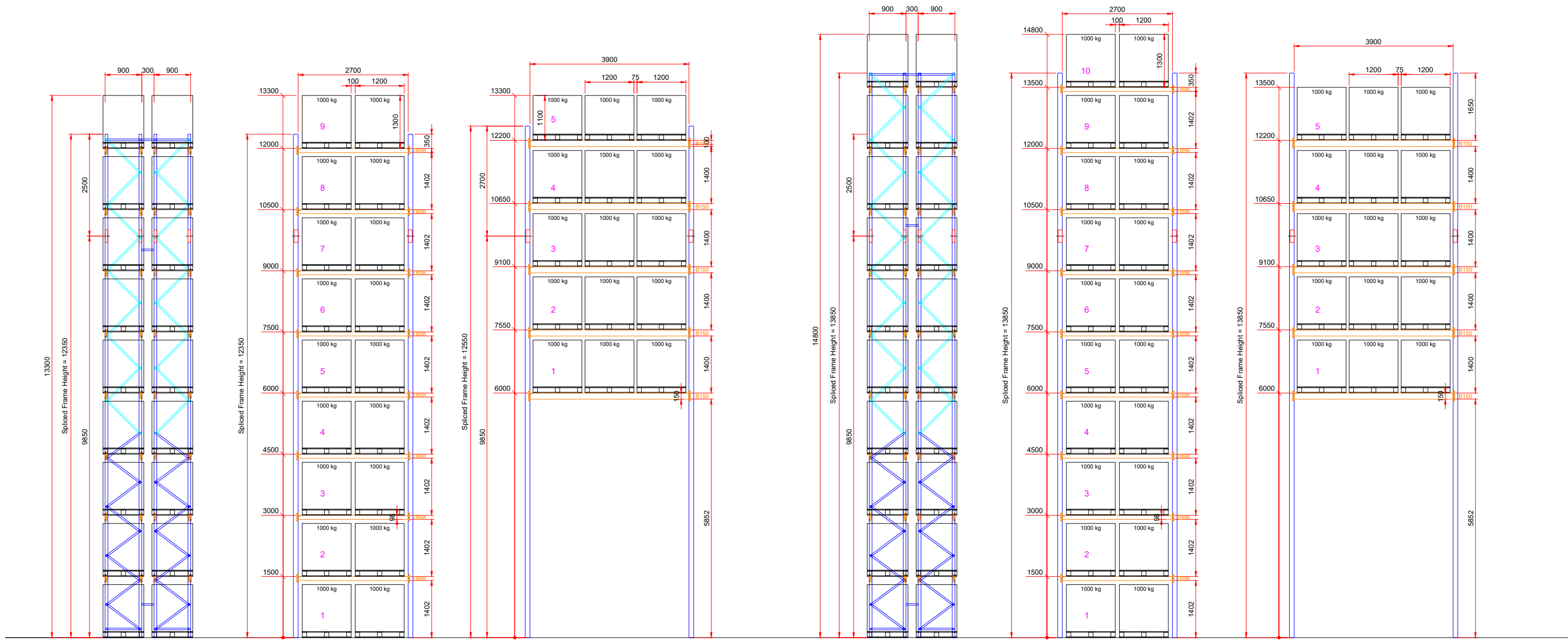
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Rack Type A  
Side Elevation

Rack Type A  
Front Elevation

Rack Type A - Drive Thru  
Front Elevation

Rack Type B  
Side Elevation

Rack Type B  
Front Elevation

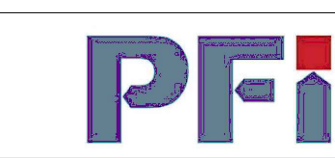
Rack Type B - Drive Thru  
Front Elevation

# ELEVATION

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