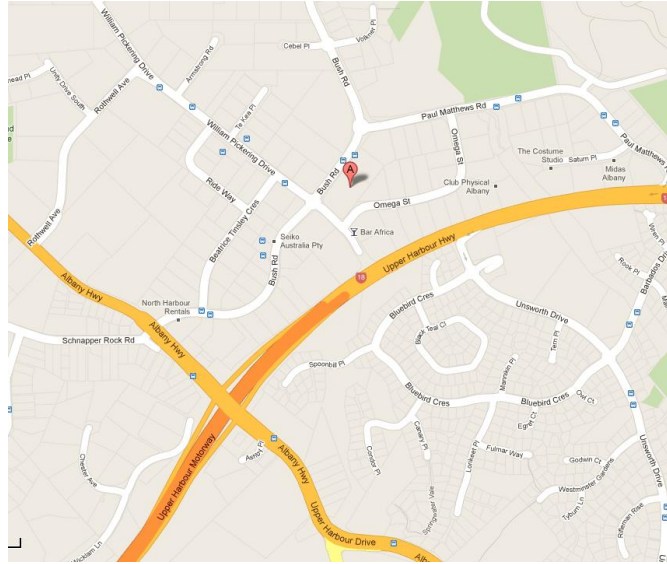


FOR SALE/LEASE

CNR 221 BUSH RD & WILLIAM PICKERING DR, ALBANY



Area/Rental

Warehouse 3,286m²
\$100psm = \$328,600pa

Office 1,581m²
\$190psm = \$300,390pa

Canopy 388m²
\$50psm = \$19,400pa

Net Rental (excl.GST)= \$648,390pa

Operating Expense

Currently budgeted at approximately
\$35psm pa + GST until March 2013.

Property Details

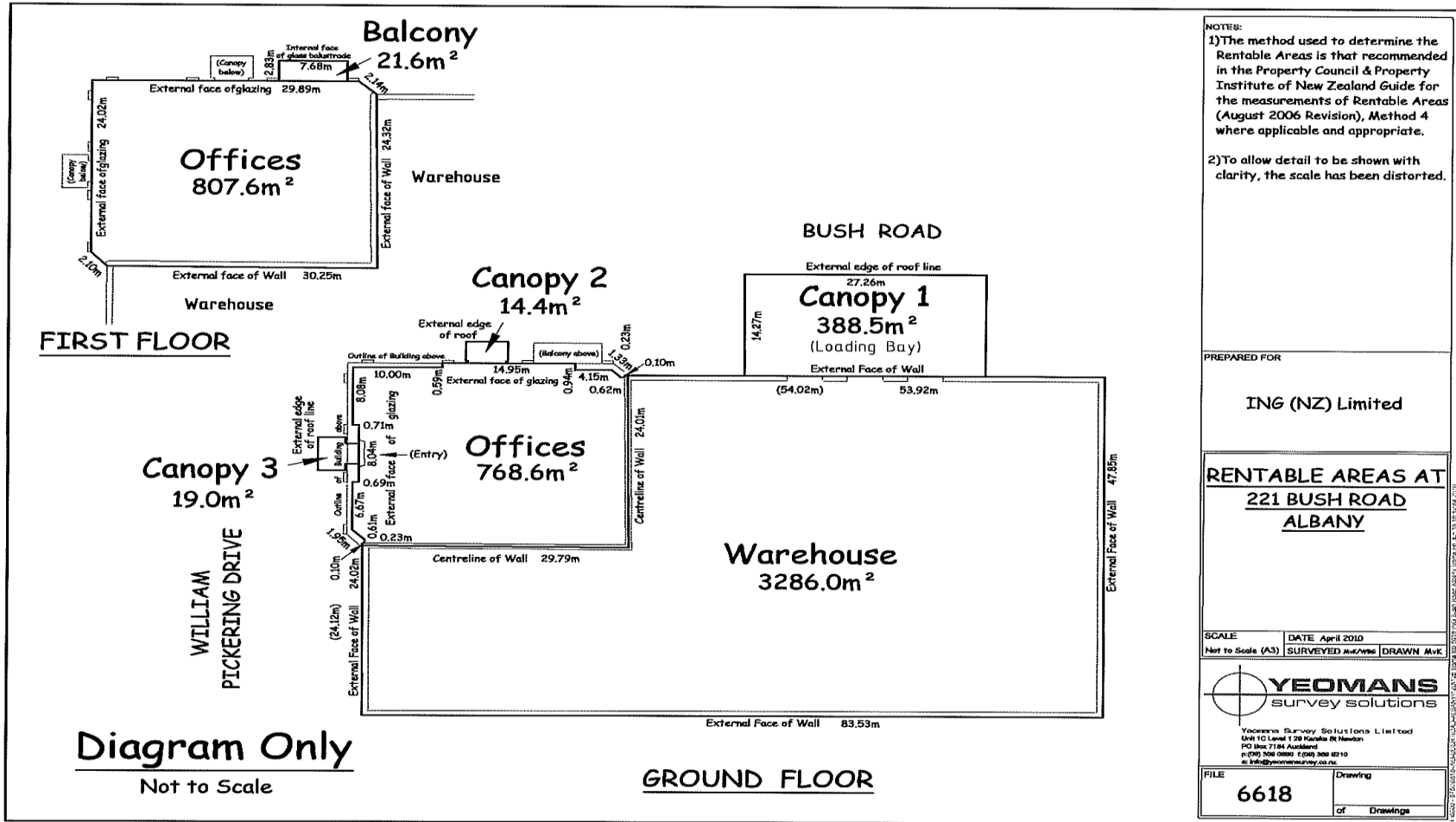
Large, regular-shaped warehouse with 7.70 m stud and office situated on prime corner site. Ideal for Headquarters and/or distribution centre. Large drive through canopy for four roller doors. Two large open plan office floors with stairwell, lift & balcony. Three accesses from two roads & 87 car parks. Close to State highways 1 & 18.

Marilyn Storey

Development Manager
Telephone: 09 304 3437
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Brett Plummer

Senior Property Manager
Telephone: 09 304 3420
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NOTES:
 1) The method used to determine the Rentable Areas is that recommended in the Property Council & Property Institute of New Zealand Guide for the measurements of Rentable Areas (August 2006 Revision), Method 4 where applicable and appropriate.
 2) To allow detail to be shown with clarity, the scale has been distorted.

PREPARED FOR
 ING (NZ) Limited

RENTABLE AREAS AT
221 BUSH ROAD
ALBANY

SCALE	DATE: April 2010
Not to Scale (A3)	SURVEYED and/or DRAWN: MJK

YEOMANS
 survey solutions

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FILE	Drawing
6618	of Drawings