



224 Neilson Street

by Argosy



Argosy



Warehouse A



Strategically located to facilitate the daily ebb and flow of staff, visitors and operations.

▷ Conveniently positioned

Nestled between SH20 and SH1 for easy access from the CBD and airport.

▷ Easily accessible

Three entry points off Neilson St. plus a dedicated exit onto Captain Springs Rd.

▷ Intelligent layout

Tenants will benefit from footprint efficiencies, full yard circulation and clear-span high-stud warehouses.

▷ Mindful design

Using the latest responsible design innovations to target a 6-star green building rating.

▷ Ample parking

An enviable array of parking options to appeal to businesses of all sizes.

▷ Confident presence

A large, attractive frontage near major transport areas for unrivalled exposure for tenants.

State Highway 1

New Zealand's main arterial road connects the logistics centre directly to all major cities

Onehunga Mall

224 Neilson Street

Church Road

Captain Springs Road

Onehunga Train Station

Neilson Street

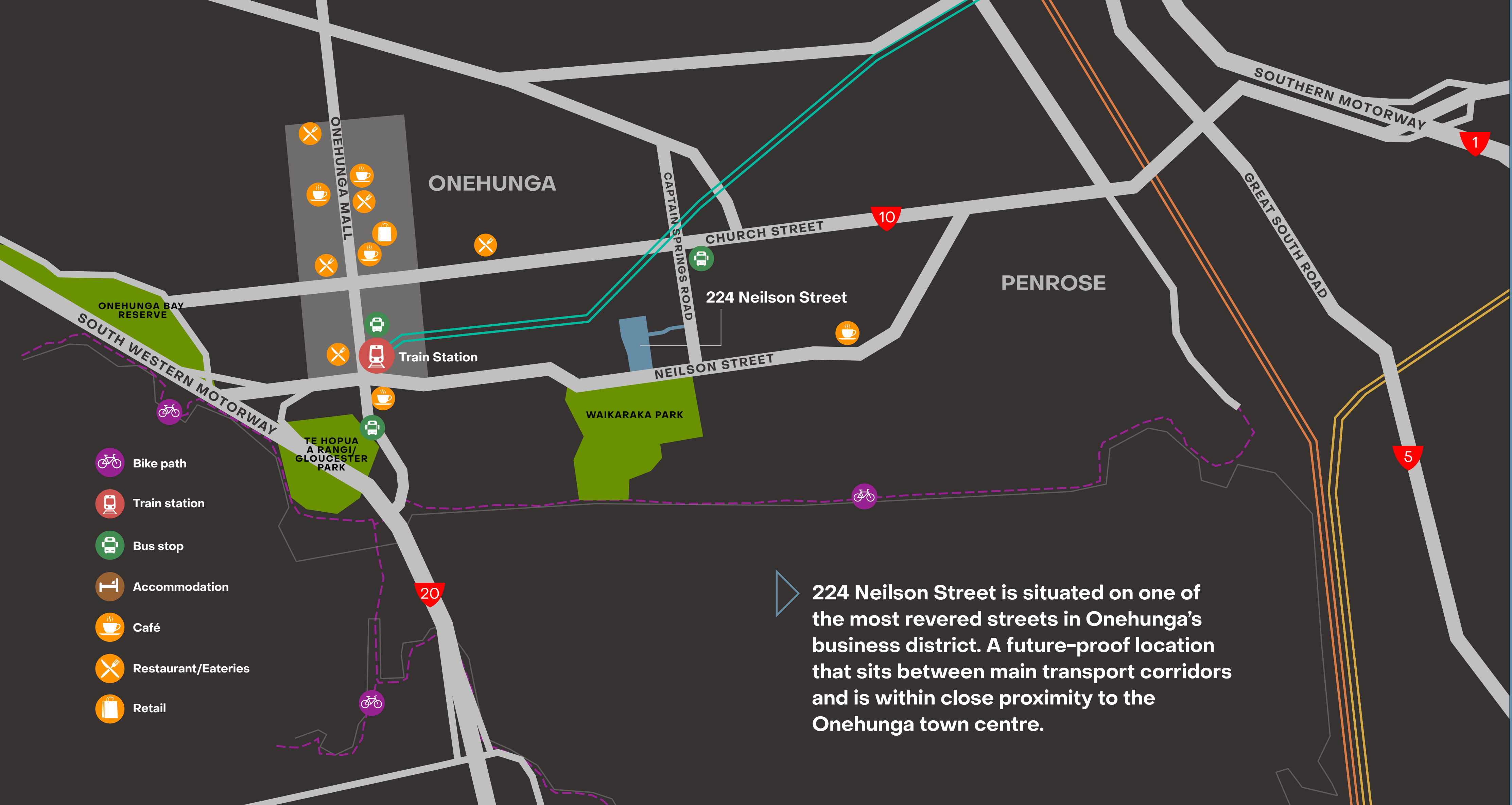
State Highway 20

– South Western Motorway with link to Auckland International Airport





Warehouse B



224 Neilson Street is situated on one of the most revered streets in Onehunga's business district. A future-proof location that sits between main transport corridors and is within close proximity to the Onehunga town centre.

Key features

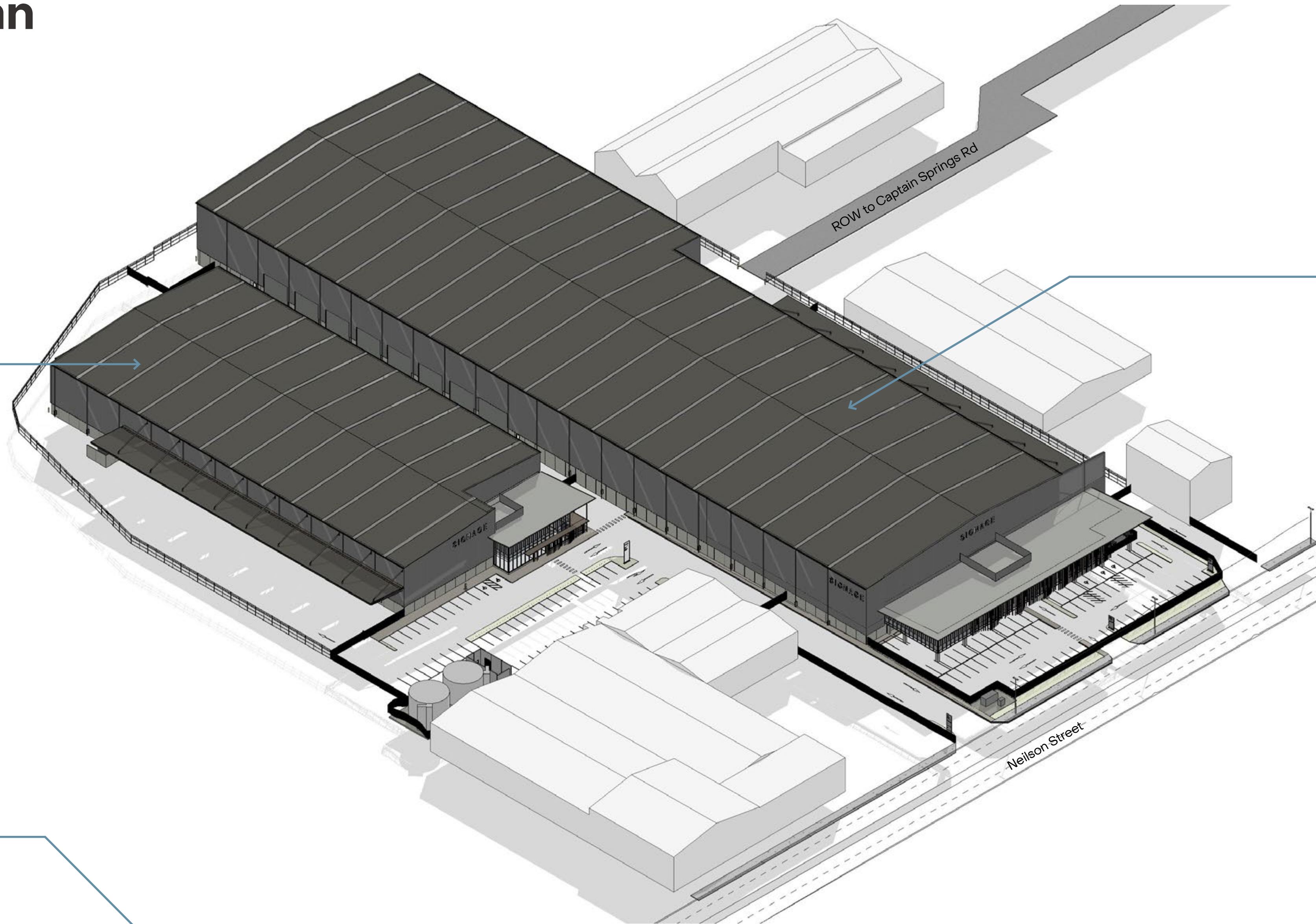
HIGH STUD CLEAR SPAN WAREHOUSES 11m & 12.5m AT THE KNEE		DUAL ACCESS & EGRESS FROM NEILSON STREET PLUS R.O.W EGRESS TO CAPTAIN SPRINGS ROAD		HEAVY INDUSTRIAL ZONING	
TARGETING WORLD LEADING 6-STAR GREEN STAR RATING		COMPLETION Q4 2024		HIGH SPECIFICATION OFFICES & AMENITIES	
DESIGNED FOR CLIMATE CHANGE UP TO 3.8°		SOLAR PANELS		EV CHARGING TRUCK CHARGING CAPACITY	
RAIN WATER HARVESTING		STRATEGIC TRANSPORT HUB LOCATION			



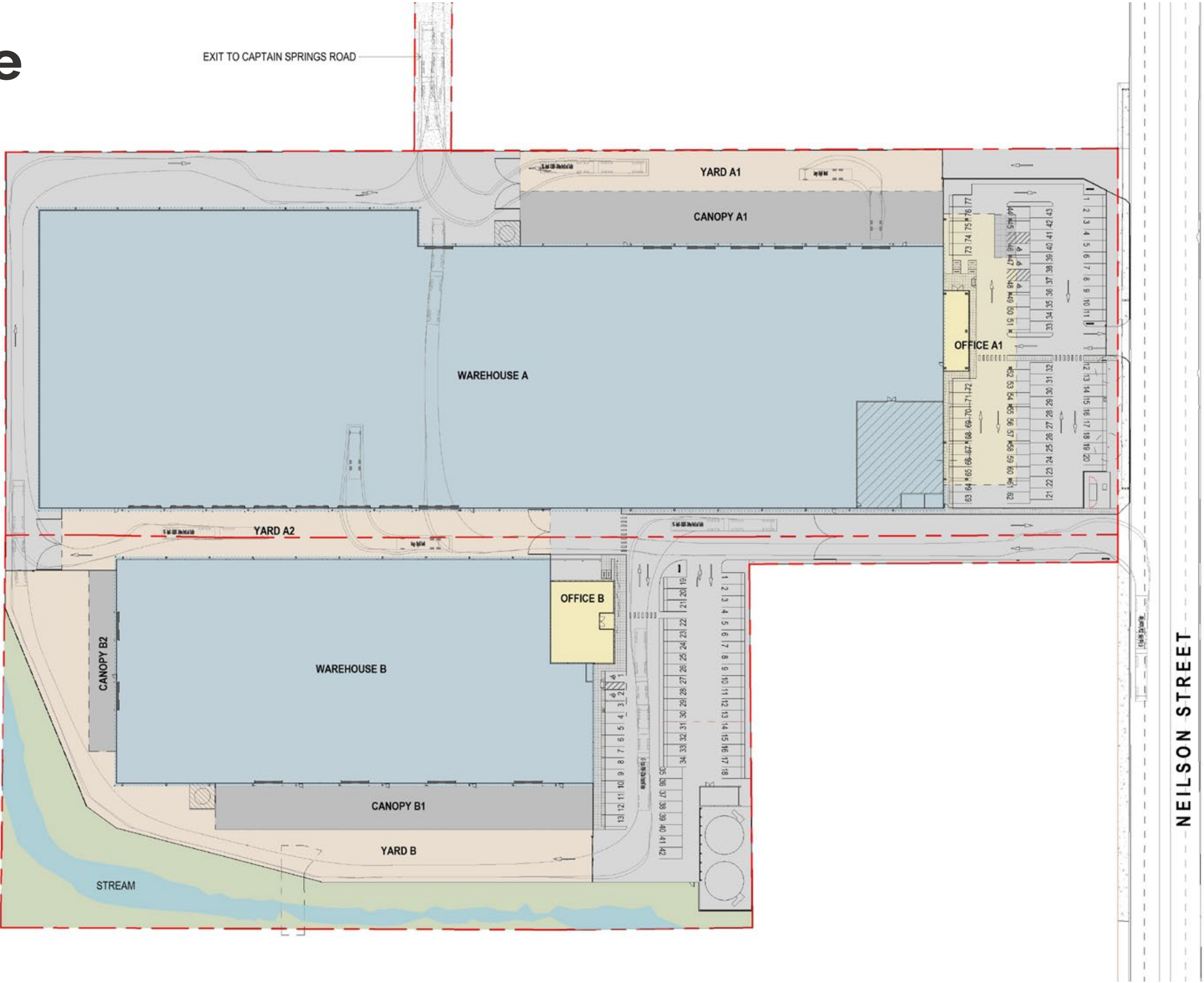


Warehouse A

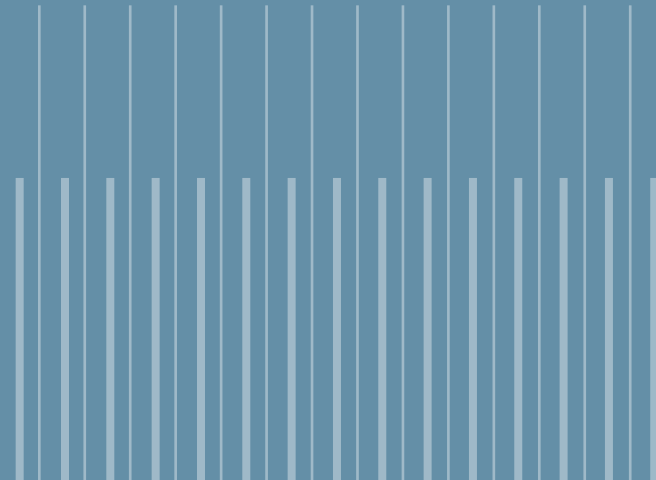
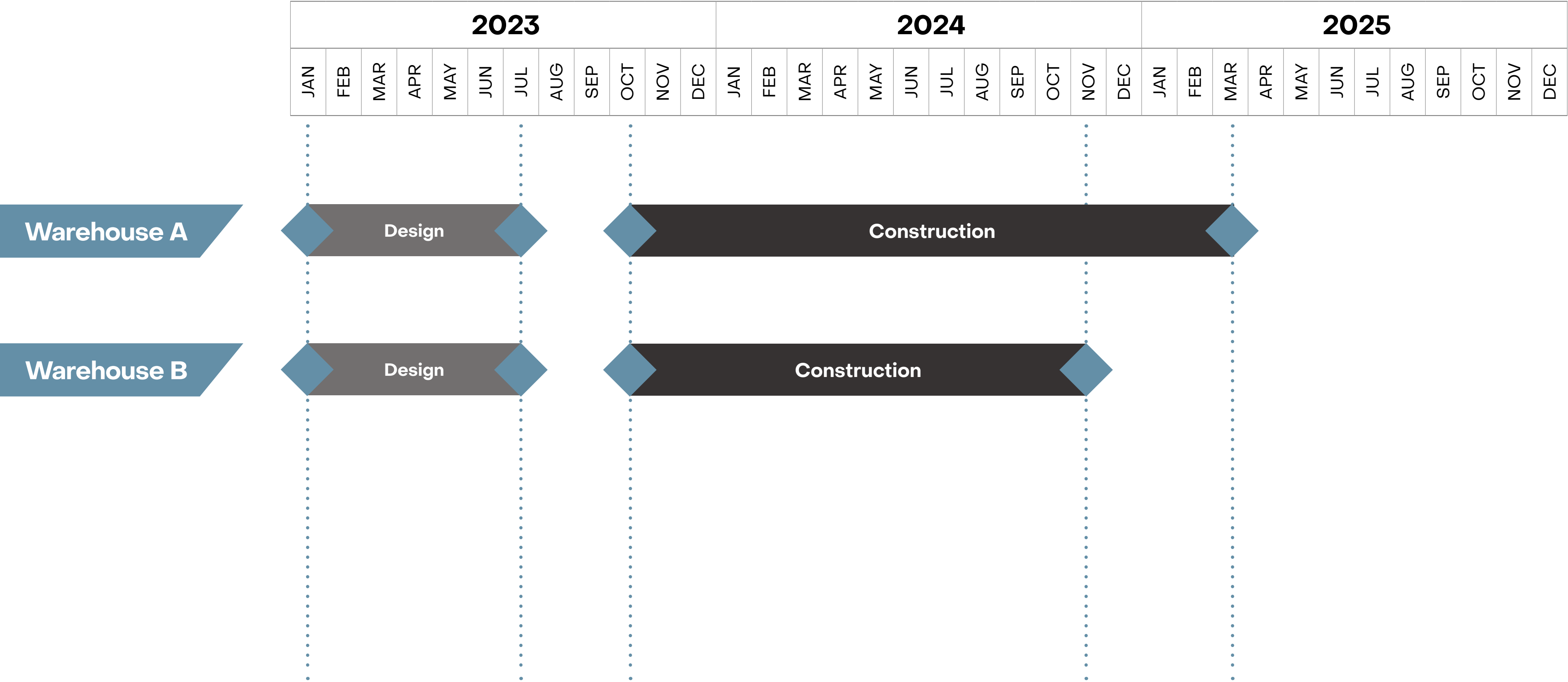
Site plan



Area schedule



Delivery timeline



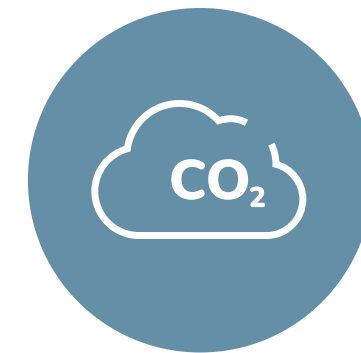
Sustainably minded



**Targeting 6 Star
Green Star Design
& As-Built rating**



Solar panels



**Low carbon
design materials
& manufacturing
processes**



**Rainwater harvesting
and tanks – low
consumption water
fittings throughout**



**EV chargers installed,
ability to add truck
chargers**



**Energy Management
System**



**New energy efficient
heat recovery air
conditioning system**



**Designed for climate
change up to 3.8°**



**Intelligent LED lighting
with daylight and
occupancy sensors**



Why Argosy?

Strong track record

Argosy is one of New Zealand's largest commercial landlords with a green portfolio worth \$675 million. We own a diverse portfolio of 54 properties worth over \$2.1 billion across industrial, office and large format retail investment property. Listed on the NZX, Argosy is a top 50 entity by market capitalisation.

Our values

We are an organisation always striving for outstanding performance, without ever compromising our ethics or principles. We place great importance on honesty, integrity, quality and trust and aspire to maintain the highest standards of corporate behaviour and accountability.

Relationships

We are a nimble and decisive business, able to move quickly in partnerships with our tenants to achieve mutually beneficial outcomes. Two dedicated relationship managers – a property manager and an asset manager – will work alongside you, ensuring we both achieve value from the relationship.

**VALUE OF ARGOSY'S
PORTFOLIO OF 54
QUALITY COMMERCIAL
PROPERTIES**

\$2.1B

Why Argosy?

Value-add understanding

Argosy’s investment strategy incorporates both core and value add properties and is a diversified portfolio including industrial, office and large format retail. The purpose of value-add properties is to increase future earnings and provide capital growth and our experience along with knowledge of the Auckland market allows us to deliver value to businesses beyond just the physical space.

Sustainable focus

Argosy has a successful track record in delivering award winning buildings that have been recognised from various organisations such as NZ Architects Society, Property Council of New Zealand, NZ Commercial Projects Awards and ECCA. Our first sustainability initiatives commenced in 2014

As both a Developer and Investor of our properties, our projects are assessed by third parties such as NZGBC & ECCA on their performance and what is actually built rather than designed. Mt Richmond/Neilson St developments will be targeting 6 Stars.

Growth partner

With a number of existing properties, buildings throughout the country, and active pipeline of new developments, we will work with you to support your future growth aspirations, in Auckland and throughout New Zealand.

2014	Te Puni Kōkiri, Wellington	Wellington’s 1st 5 Greenstar Office Built rating
2015	15 Stout Street, Wellington	Wellington’s 2nd 5 Greenstar Office Built rating
2019	82 Wyndham Street, Auckland	5 Greenstar Office Built rating & New Zealand’s 1st Carbon Zero Base Building Operations rating
	Mighty Ape, Highgate, Auckland	3rd Industrial 5 Green Star Built rating
2020	107 Carlton Gore, Auckland	5 Green Star Office Built rating
2023	PROJECTS UNDERWAY TARGETING BUILT RATINGS:	
	8 Willis Street, Wellington	Targeting 6 Greenstar Office Built rating
	Stewart Dawson Cnr, Wellington	Targeting 5 Greenstar Office Built rating
	105 Carlton Gore, Auckland	Targeting 6 Greenstar Office Built rating
	1-3 Unity Drive, Auckland	Targeting 4 Greenstar Design & As Built rating
	12-20 Bell Ave, Auckland	Targeting 4 Greenstar Design & As Built rating
	5 Allens Road, East Tāmaki	Targeting 4 Greenstar Design & As Built rating



A green track record



▶ Mighty Ape

- NZ 3rd Industrial 5 Star Greenstar Built rated Industrial Building “New Zealand Excellence”
- Heat recovery VRF air conditioning system with air to air heat recovery
- Intelligent LED lighting
- Environmentally Certified products
- Rain water harvesting / modern End of Trip
- **2021 Property Council of New Zealand Awards – Merit in Industrial Property Award**



▶ 82 Wyndham Street

- NZ 1st Carbon Zero Base Building Operations Rating
- 5 Star Greenstar Office Built Rating “New Zealand Excellence”
- 6 Star NabersNZ Base Build rating “Aspirational Performance”
- Heat recovery VRF air conditioning system
- Intelligent LED lighting
- Environmentally Certified Products
- Premium End-of-Trip facilities
- **2020 Property Council of New Zealand Awards – Merit in Commercial Office Property Award**
- **2020 Property Council of New Zealand Awards – Excellence in Green Building Property Award**



▶ 15 Stout Street

- Wellington’s 2nd 5 Star Greenstar Office Built Rating “New Zealand Excellence”
- 5 Star NabersNZ Base Build rating “Market Leading Performance”
- Energy Efficient air-conditioning system with air to air heat recovery
- Intelligent LED lighting
- Environmentally Certified products
- Modern End-of-Trip facilities
- **2015 New Zealand Institute of Architecture Awards – Wellington Awards – Heritage**
- **2015 Property Council of New Zealand Awards – Category Winner & Excellence in Green Building Property Award**
- **2015 Property Council of New Zealand Awards – Excellence in Commercial Office Property Award**
- **2015 New Zealand Commercial Property Awards – National Award & Gold Winner in the Restoration category**



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