

Size. Location.  
Energy-efficiency.  
Have it all.

224 Neilson Street  
Onehunga  
AUCKLAND

Argosy



AVAILABLE NOW



## Property overview

A new industry leading high stud warehouse opportunity on desirable Neilson Street.

Zoning

**Heavy Industry**

Warehouse

**11,475m<sup>2</sup>**

Office

**600m<sup>2</sup>**

Breezeway

**3,260m<sup>2</sup>**

Car parks

**88**

Stud height

**13m – 16.7m**

Pallet racking spaces

**25,000+**

Warehouse capacity

**172,000m<sup>3</sup>**

Sustainability

**6 Star Green Star**



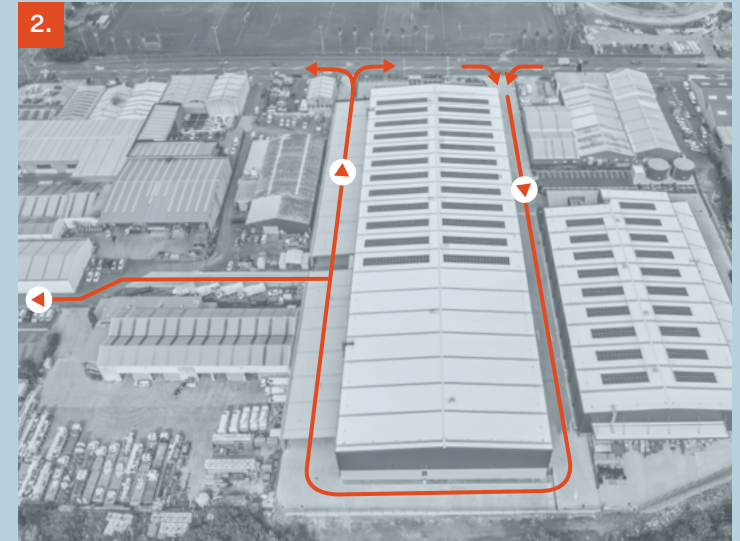
85kN  
static load  
50kPa UDL PT floor

16.7m  
ridge height

13m  
knee height

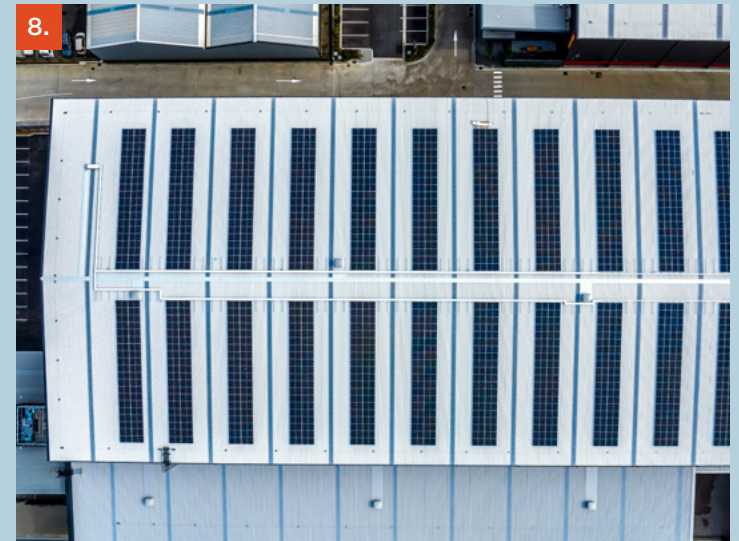
## Property features

1. Strategic Neilson Street location with high-profile road frontage.
2. Fully secure site with dual access and full drive around circulation.
3. Sprinklered column free warehouse with 15 roller doors.
4. 18m wide breezeway.



## Property features

5. High-spec open plan office and kitchen with energy efficient heat recovery A/C system.
6. Modern, spacious bathrooms.
7. 19 EV charging carparks, with 88 total carparks and cycle parking.
8. High performance 440kW solar panels.



# Location

## 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





# Sustainability



Targeting  
6 Star Green  
Star Design &  
As-Built rating



Low carbon  
design materials  
& manufacturing  
processes



EV chargers  
installed,  
ability to add  
truck chargers



New energy  
efficient  
heat recovery  
air conditioning  
system



Intelligent LED  
lighting with  
daylight and  
occupancy sensors



440kW  
Solar  
Panels



Rainwater  
harvesting and  
tanks – low  
consumption water  
fittings throughout



Energy  
Management  
System



Designed for  
climate change  
up to 3°

# Argosy is focused on Building a *Better Future.*

## **For our tenants**

and their staff by creating well designed, vibrant and sustainable spaces for tenants and their staff to work, prosper and flourish.

## **For the environment**

by reducing the impact of our operations on the environment, primarily carbon emissions.

## **For our stakeholders**

by improving the sustainability and resilience of our business by focusing on a wider range of outcomes over and above financial returns.



# Why Argosy?

## Strong track record

Argosy is one of New Zealand's largest commercial landlords, owning a diversified portfolio of 50 properties worth over \$2.0 billion across industrial, office and large format retail investment property.

## Personal Care

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-add

As a property specialist, who has office, industrial and retail assets in their portfolio, we understand the needs of our customers and their customers. This experience and understanding, along with our knowledge of the Auckland market, will allow us to deliver value to you, way beyond just physical space.

## 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.

## Quality, integrity and trust

We are an organisation always striving for outstanding performance and innovation, 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.

## Sustainable Focus

Sustainability is at the heart of what we do as a business and how we plan to grow. This is evident by our growing portfolio of award-winning and innovative green buildings. We'll bring all this knowledge and expertise to working with you to deliver the facilities and specification that meet all your energy usage and efficiency requirements.



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**Contact**

**Simon Brake**

Development Manager  
sbrake@argosy.co.nz  
022 683 0984

Argosy

[argosy.co.nz](https://argosy.co.nz)