

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+**

Sustainability

**6 Star Green Star**





70kN  
static load  
50kPa UDL PT floor

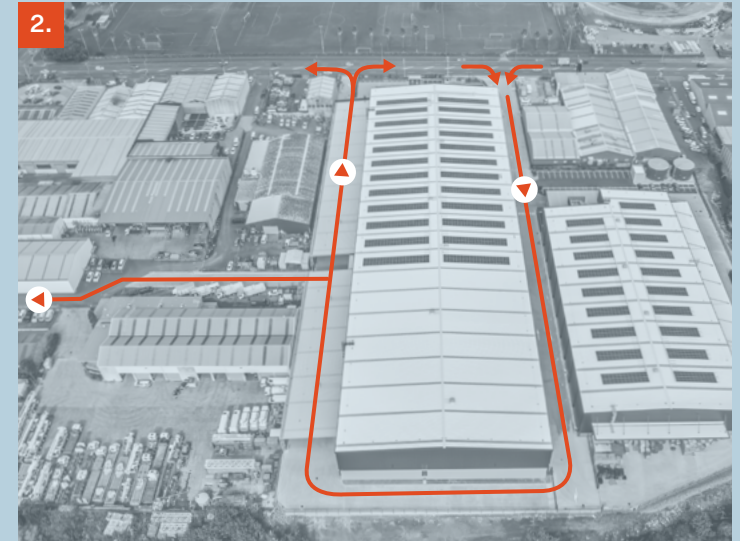
16.7m  
ridge height

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



440kW  
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°



Intelligent LED lighting  
with daylight and  
occupancy sensors



# 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.

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## 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.

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## 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.

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## 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.

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## 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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Argosy

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