

# GREAT SPACE

INDUSTRIAL + COMMERCIAL

The future  
of distribution

Auckland Developments  
progress updates

Properties to  
lease or own

**Polyfunctional  
Robots**  
and Agentic AI  
transforming  
supply chains

# LEASE, OWN OR INVEST.

Goodman NZ is known for providing well-located warehouse and logistics facilities for lease.

That has not changed.

But now you have the opportunity to own or invest in these developments.

**A new direction for us.  
A new opportunity for you.**

## LEASE

New or existing properties available to lease.

We manage the properties to the highest standard, including 24/7 customer service, ongoing maintenance, and landscaping.

Ideal for those businesses who want to focus on their core business, and leave the property responsibilities and finance to Goodman.

## OWN

New properties available for purchase by an owner-occupier.

We work with owner-occupiers to deliver high-quality, fully customisable facilities, or we offer completed new builds ready for purchase.

Ideal for those businesses seeking certainty, with facilities designed and built by a trusted and experienced developer.

## INVEST

New properties available for purchase by investors to own and manage.

We work with owner-investors to build high-quality facilities, or offer completed builds ready for purchase. Goodman or the investor will then secure a tenant for the property.

Ideal for property investors who want to own a well-located quality property, designed and built by an experienced and trusted developer.



**WHATEVER  
YOU'RE  
DREAMING,  
GOODMAN  
HAS THE  
SPACE**

**DISTRIBUTION.  
MANUFACTURE.  
SHOWROOM.  
AND MORE.**

**GOODMAN  
PROPERTY  
.CO.NZ**

# Welcome to Great Space

At Goodman, we believe great businesses need more than just space. They need the right location, the right infrastructure, and the right environment to grow, adapt and succeed.

Across New Zealand, supply chains are evolving, technology is accelerating, and businesses are rethinking what the future looks like. Industrial and commercial property has never played a more important role in enabling that progress.

In this edition, we explore what's shaping the next generation of business space.

We look at the rise of **polyfunctional robotics and agentic AI**, and how intelligent automation is transforming warehouses into smarter, more resilient hubs of productivity.

You'll also meet the **South Auckland businesses** embracing change, from AI-powered distribution centres and automated warehouses to manufacturers pioneering innovation in sustainable packaging and specialist nutrition, proving that future-focused thinking is driving growth.

We take you inside **Waitomokia Estate**, a visionary new business community positioned at Auckland's transport gateway. It's an ambitious development where sustainability, connectivity and future-focused design come together to create something truly exceptional.

You'll also discover **Mt Wellington Estate**, a landmark development bringing premium industrial space, standout architecture and a strategic SH1 location to one of Auckland's most sought-after logistics markets.

And at **Felix Street**, we showcase an increasingly rare opportunity to lease, own or invest in high-quality industrial property in a location that sits at the heart of Auckland's transport network.

While every project featured in these pages is different, they share a common purpose. Creating spaces that help businesses perform better, grow faster and prepare for what's next.

I hope you enjoy this edition of Great Space and find inspiration in the ideas, innovations and opportunities shaping the future of industrial and commercial property.

**James Spence**  
Chief Executive Officer  
Goodman New Zealand



## CONTENTS +

- 8

**A guide to polyfunctional robots and agentic AI in supply chains**  
Polyfunctional robots and agentic AI aren't just buzzwords. They're the next leap in automation, driving smarter, faster, more resilient operations.
- 10

**How robotics and AI are transforming two Auckland warehouses**  
Suntory Oceania's 'The Vault' warehouse and DSL's Processing Centre look very different from your average warehouses.
- 17

**Sustainable packaging to specialist nutrition**  
Two very different South Auckland factories are responding to a fast-changing market with innovation.
- 22

**Imagine a place designed for the future of distribution**  
Close to the Airport, SH1 and SH20, Waitomokia is more than a distribution hub.
- 24

**Mt Wellington Estate deliver more, faster**  
Rising on a prominent site beside SH1, the new estate is transforming a former industrial property into a modern logistics and business hub designed for the next generation of Auckland businesses.
- 28

**Felix Street development lease, own or invest**  
Designed for modern warehousing and logistics operations, the development features high-stud warehouses, quality office accommodation, dedicated yard space, canopies and convenient on-site parking.



## PROPERTY PORTFOLIO +

- 32

**Mt Wellington – Penrose**  
34–35 **Felix Street**  
36–37 **Mt Wellington Estate**  
38–39 **The Gate Industry Park**  
40–41 **Penrose Industrial Estate**
- 46

**East Tāmaki – Highbrook**  
48–53 **Highbrook Business Park**  
54–55 **Highbrook Crossing**
- 42

**Panmure**  
44–45 **Tāmaki Estate**
- 56

**Manukau – Māngere**  
58 **M20 Business Park**  
59 **Westney Industry Park**  
60–61 **Waitomokia Estate**

## ABOUT GOODMAN +

- 62

**Smarter buildings better performance**  
By combining intelligent monitoring, renewable energy generation and energy-efficient building systems, Goodman is creating more sustainable, resilient and cost-effective spaces that help customers meet both operational and environmental objectives.
- 64–65

**Goodman Service Desk + GEM**
- 66–67

**Goodman Key Stats**
- 68–69

**Goodman NZ's Track Record**
- 70

**Goodman NZ Key Contacts**

DISCLAIMER: This document has been prepared by Goodman Property Services (NZ) Limited for general information purposes. Whilst every care has been taken in relation to its accuracy, no warranty is given or implied. Certain images have been used to enable you to visualise the development concepts. Further, you should obtain your own independent advice before making any decisions about any of the products and/or properties referred to in this document. All values are expressed in New Zealand currency unless stated otherwise.

This document is printed on FSC®-certified paper that was manufactured carbon neutral at the mill by offsetting the emissions generated from its production. FSC®-certified forests are managed with consideration for people, wildlife and the environment. They are independently audited to ensure they meet FSC's Principles and Criteria for Forest Management.



# Polyfunctional Robots and Agentic AI in Supply Chains

Polyfunctional robots and agentic AI aren't just buzzwords. They're the next leap in automation, driving smarter, faster, more resilient operations. But what are they, what do they actually do, and how do they fit into your current workflow?



WHAT IS A POLYFUNCTIONAL ROBOT?

A polyfunctional robot is a single robotic system that performs many different tasks — from picking and packing to sorting and scanning. Instead of being locked into one role, it can adapt in real time, helping businesses increase efficiency and reduce downtime.

Polyfunctional robots work best with modular warehouse designs. This reflects the need for flexible warehouses that can pivot quickly and scale with operational demands.

For organisations to benefit from autonomous systems, they should develop a clear strategy, proper governance workflows, and a realistic execution.



## AGENTIC AI: AUTONOMOUS INTELLIGENCE THAT MAKES SUPPLY CHAINS SMARTER

Agentic AI refers to artificial intelligence systems that can make decisions and take action without human input. Taking automation to the next level, this form of AI is transforming supply chains by dynamically adapting, forecasting, and intervening based on real-time data.

AI can improve forecasting accuracy, disruption readiness, and operational agility by autonomously executing simple tasks with minimal oversight.<sup>1</sup> This unlocks new pathways in supply chain resilience and responsiveness.

## DESIGNING WAREHOUSES FOR AUTONOMOUS AGILITY

To get the most out of polyfunctional robots and agentic AI, warehouses need to be designed for flexibility and real-time coordination.

- **Adaptable layouts:** Moveable racks, modular docks and multi-level shelving make it easier for robots to switch tasks quickly
- **Smart tracking technology:** Sensors and low-cost tags give AI systems a live view of inventory and activity on the floor
- **People and AI working together:** AI supports staff by handling routine decisions, managing exceptions, and helping teams adjust to changes faster.<sup>1</sup>

This blended setup creates a warehouse that's more agile, efficient, and ready for what's next.



## IMPACTS AND IMPLEMENTATION CONSIDERATIONS

While the potential of agentic AI is high, challenges remain. Industry analysts warn that over 40% of agentic AI projects could be scrapped by 2027 due to immaturity or a lack of defined business value, coining the term "agent washing."<sup>2</sup> But despite these growing pains, adoption is still advancing. By 2028, it's estimated that 15% of everyday decisions may be made autonomously by AI, and one-third of enterprise software tools could embed agentic capabilities.<sup>3</sup>

For organisations to benefit from autonomous systems, they should develop a clear strategy, proper governance workflows, and a realistic execution.

## GET READY FOR THE FUTURE — NOW

Polyfunctional robots and agentic AI are not futuristic concepts; they're becoming a strategic reality for forward-thinking supply chains. At Goodman, our properties can work with these intelligent systems, to create robot-ready warehouses that are responsive, interconnected, and built with the future in mind.

<sup>1</sup> [https://www.ey.com/en\\_us/insights/supply-chain/revolutionizing-global-supply-chains-with-agentic-ai](https://www.ey.com/en_us/insights/supply-chain/revolutionizing-global-supply-chains-with-agentic-ai); EY  
<sup>2</sup> <https://www.gartner.com/en/newsroom/press-releases/2025-06-25-gartner-predicts-over-40-percent-of-agentic-ai-projects-will-be-canceled-by-end-of-2027>; Gartner  
<sup>3</sup> <https://www.gartner.com/en/newsroom/press-releases/2025-03-18-gartner-identifies-top-supply-chain-technology-trends-for-2025>; Gartner

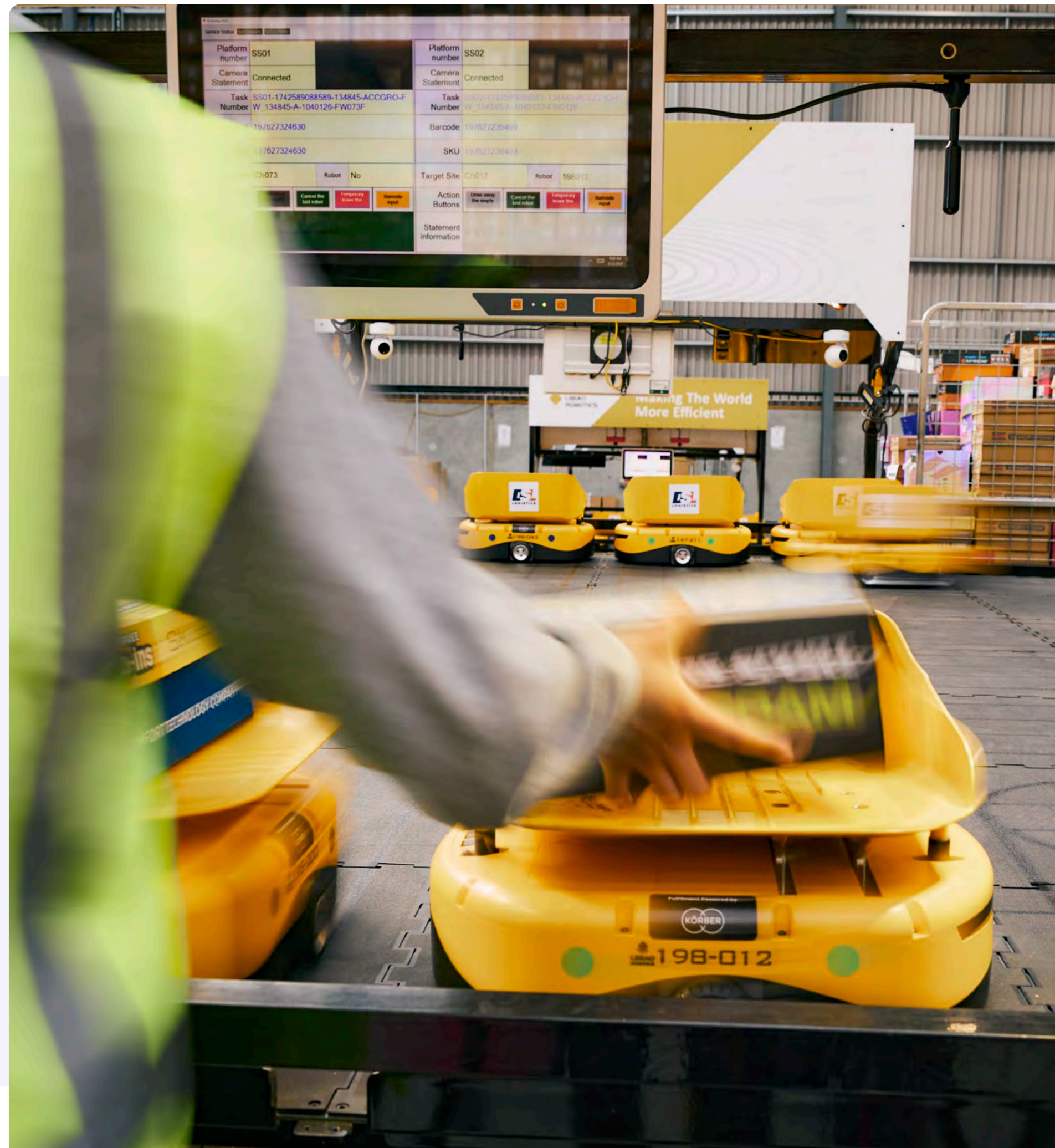
# How robotics and AI are transforming two Auckland warehouses

Two South Auckland warehouse facilities are already living in the future of logistics and distribution.

Suntory Oceania's 'The Vault' warehouse and DSL's Processing Centre look very different from your average warehouses. Innovative technology, including self-driving vehicles and robotic sorting machines, is increasing productivity and reducing waste. With humans and machines working side by side, these facilities demonstrate that AI and robotics are not simply replacing jobs — they are transforming roles, creating new opportunities, and enabling people to focus on higher-value work.

Both facilities are owned by Goodman NZ, one of New Zealand's largest property investment businesses, which specialises in logistics, warehousing, data centres and other commercial facilities.

DSL, Westney Industry Park, Māngere





Suntory Oceania’s ‘The Vault’ facility uses laser-guided vehicles (LGVs) to collect pallets of product and move them to trucks for delivery.



Suntory Oceania still relies on people to pick and pack individual cartons. It has also invested in training and promoting employees into robotics management roles, where they monitor, troubleshoot and optimise automated systems.

Terry Lee, Auckland Distribution Centre Manager, and Sake Mataele, Warehouse Manager, at Suntory Oceania’s Auckland Distribution Centre.

### Hive mind automation at Suntory Oceania

Suntory Oceania is one of New Zealand’s largest beverage brands. Across its Australian and New Zealand operations it produces more than 30 million cases each year.

The Vault in Auckland’s M20 Business Park was purpose-built for Suntory in 2013 and updated in 2023. In the hybrid facility, fully autonomous laser-guided vehicles (LGVs) collect pallets of product and move them to trucks for delivery. They interact with smaller ‘satellite’ robots, which move and retrieve pallets from storage.



Suntory Oceania’s Auckland warehouse, ‘The Vault’, was purpose-built in 2013 and is located at Goodman NZ’s M20 Business Park in Manukau.

The system’s efficiency allows the facility to run 24 hours a day, seven days a week.



The company’s Auckland Distribution Centre Manager, Terry Lee, describes it as a ‘hive mind’ of automation. All LGVs run on one system, using ultra-precise laser-guided positioning and a 3D map of the warehouse space to move around. Orders flow into the system automatically, are picked and packed by LGVs, satellite robots and staff, and then moved out to their destinations.

Suntory Oceania still relies on people to pick and pack individual cartons. It has also invested in training and promoting employees into robotics management roles, where they monitor, troubleshoot and optimise automated systems.

The system’s efficiency allows the facility to run 24 hours a day, seven days a week.

Standardised robotic sorting at DSL

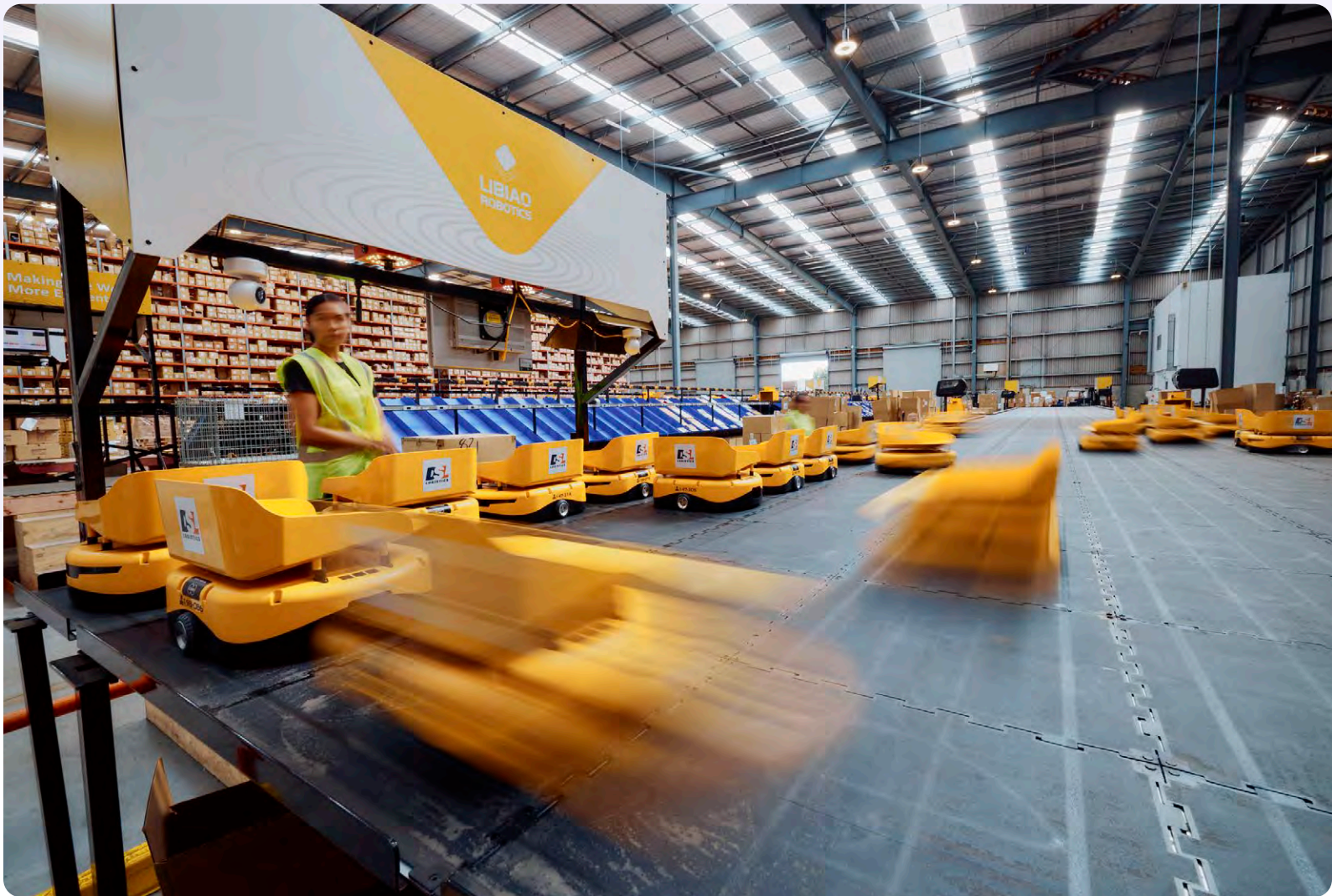
Freight and logistics company DSL has always been ahead of the technology pack. In the 1980s, the New Zealand-owned business designed its own software, helped clients go paperless in the 90s, and was one of the first to introduce package scanners.

DSL's Processing Facility, at Goodman NZ's Westney Industrial Park, is the latest example of this future-focused approach.

The facility was reconfigured in 2021 to integrate all warehouse orders and simplify the distribution workflow. At the centre of the new setup are two huge sorting platforms, where robots scan, sort, and route items.



For DSL workers, the automation has removed a lot of the physically taxing parts of their job, while letting them add new skills around managing the robots and sorting tables — a transition the team have enjoyed.



DSL robots scan, sort, and route items, while team members oversee the robots and manage the sorting operations.



“It’s exactly what we were doing before, but now you don’t have to walk to the box. Fewer steps, less bending and a lot faster,” says DSL’s CEO John Widdows.

For DSL workers, the automation has removed a lot of the physically taxing parts of their job, while letting them add new skills around managing the robots and sorting tables — a transition the team have enjoyed.

“It’s exactly what we were doing before, but now you don’t have to walk to the box. Fewer steps, less bending and a lot faster,” says DSL’s CEO John Widdows.

Like the Suntory Oceania facility, DSL’s warehouse is a glimpse at the future of distribution, with a focus on integrated processes, technology taking on manual tasks, and streamlined co-operation between humans and robotics.

Goodman NZ has partnered with both DSL and Suntory Oceania over the decades, delivering warehouse facilities that have supported their growth and evolving operational requirements.



# Sustainable packaging to specialist nutrition



## South Auckland manufacturers are leading change

Two very different South Auckland factories are responding to a fast-changing market with innovation.

Packaging plant Recorp is working to eliminate plastic bottles and fill a gap in the beverage manufacturing market with large-scale aluminium can production. Nearby, The Pure Food Co is solving a different problem, using food innovation to get real nutrition into older adults and people with disabilities who struggle to eat everyday meals.

Both businesses are examples of shifting demand in the food and beverage market. Both companies also work from Goodman NZ properties, customised to fit their niche requirements.

ABOVE: The Pure Food Co produces texture-modified meals for people who find chewing and swallowing difficult.

LEFT: Recorp added a 2,000 sqm annex to its 13,000 sqm warehouse facility.

Two very different South Auckland  
factories are responding to a  
fast-changing market with innovation.

Market-shifting  
manufacturing at Recorp

Sustainability is at the heart of Recorp. Launched in 2024, the business manufactures aluminium cans for beverage brands, working from a vast plant in Goodman NZ’s M20 Business Park. Recorp’s ambitious goal is to eliminate plastic bottles from the New Zealand market by 2030.

The concept came from ex-Air NZ CEO Rob Fyfe, who realised that New Zealand was lacking in sustainable packaging options for beverages. While brands and consumers were both positive about aluminium packaging, previous suppliers couldn’t keep up with market demand. This meant brands had to use less-sustainable options like glass and plastic, or import cans from overseas.

Recorp CEO, Bruce Parton, is clear about the disadvantages of other packaging materials, and the potential of aluminium.

“Plastic is bad for the environment and bad for health. Glass is heavy, so needs more fuel to transport. They’re dinosaurs who haven’t been told they’re dead. Aluminium is the way of the future.”

Recorp is helping to solve the problem with its large-scale manufacturing facility. The Manukau plant was designed for high volumes and flexibility, with a vast footprint and specialist packaging machinery. This means it can serve both large beverage producers and small boutique brands.

While Recorp has yet to rid New Zealand of all plastic bottles, it’s already making a difference in the beverage market, with the capacity to manufacture half a billion cans every year.



Recorp’s specialist equipment and rapid changeovers enable shorter, more cost-effective, production runs.

Recorp’s ambitious goal is to eliminate plastic bottles from the New Zealand market by 2030.



Expanding production capacity has been critical to supporting The Pure Food Co’s continued growth.

Serving an ageing population  
at The Pure Food Co

Ten minutes away at Goodman’s Savill Link in Ōtāhuhu, The Pure Food Co is carving a very different space in the market.

The company produces texture-modified meals for older adults and people with disabilities who find chewing and swallowing difficult. Every recipe is a chef-developed familiar favourite, made safe to eat to the standards used by hospitals and aged care providers, so people get the protein and energy they need to stay healthy and independent for longer.

Goodman has supported the business to keep up with this growth, helping it build a customised facility for large-scale, cutting-edge product testing and production.



“We wanted to show that with the right nutrition, you could actually reduce the impacts, and you could allow people to be more independent for longer,” says founder Sam Bridgewater.

Twelve years into its journey, demand for The Pure Food Co products has already gone beyond New Zealand. The business has around 50 employees at its Auckland facility, along with growing teams in Australia, France, Belgium and Switzerland.

Goodman NZ has supported the business to keep up with this growth, helping it build a customised facility for large-scale, cutting-edge product testing and production.

Like Recorp, it’s a business with an eye on the future and a keen awareness of shifts in consumer demand.

# SUCCESS HAS AN ADDRESS



# MAKE IT YOURS.



[VIEW VIDEO HERE](#)

Imagine a place  
designed for

DEVELOPMENT +

# the future of distribution

Close to the Airport, SH1 and SH20, Waitomokia is more than a distribution hub. It's a master-planned estate where world-class logistics meets thoughtful design.



# Waitomokia Estate

 Go to page 60 for more artist impressions and details →

The next stage of growth is underway. Around 15 sustainable facilities will create a thriving business community in one of Auckland's most strategic locations.

But Waitomokia isn't just about warehouses and distribution.

Sustainability is built into every stage. Solar energy, submetering, and targeted 5 Green Star ratings will help businesses reduce their environmental impact while improving operational performance.

Waitomokia's high-spec, premium-grade buildings will be surrounded by flourishing native wetlands, established trees, and scenic walking and cycle paths along the park lands and water's edge. Here, industrial efficiency is complemented by lush, park-like surroundings.

Stage one is now available for lease, offering warehouse and industrial spaces from 2,500 to 20,000 sqm, with construction commencing in 2027.

For businesses thinking bigger, future opportunities can be tailored.

"Waitomokia will deliver exceptional logistics performance and functional efficiency, 5 Green Star sustainability, and close proximity to the airport," says William Main, Goodman Development Director.

"It provides an excellent environment that actively boosts staff well-being and elevates brand prestige. When people drive through the gates, they realise straight away just how special it is."

The best locations are not only in gateway cities next to key infrastructure. They also connect businesses to opportunity, people to nature, and growth to a more sustainable future.

That's the vision for Waitomokia Estate. The future is taking shape.

Artist impressions  
subject to final design

# Deliver more, faster



View over Mt Wellington Estate during earthworks March 2026.

**In business, location still matters. But today, it’s about more than just an address. It’s about being closer to customers, connected to transport networks, and positioned for growth.**

That’s exactly what Goodman is creating at Mt Wellington Estate.

Rising on a prominent site beside SH1, the new estate is transforming a former industrial property into a modern logistics and business hub designed for the next generation of Auckland businesses. Adjacent to the motorway, close proximity to Sylvia Park, and easy connections to the CBD, airport and regional freight networks, it is a location built to keep goods, people and business moving.

One of the estate’s standout opportunities is its high-profile position with exceptional exposure to SH1 and Mt Wellington Highway, offering a rare opportunity to create a landmark facility with outstanding brand visibility.

Designed for modern logistics, distribution and manufacturing businesses, the development will feature generous yard areas, large canopies, contemporary office accommodation and high-stud warehousing for greater capacity.

The development introduces a distinctive architectural identity rarely seen in industrial property.



[VIEW VIDEO HERE](#)

[Go to page 36 for more artist impressions and details →](#)

Five warehouse options ranging from 3,264 sqm to 11,364 sqm.

“The signature design elements are the curved, layered screens that give the buildings a unique character,” says Jonathan Walker, Director of JWA Architects. The striking screens are complemented by warm metallic warehouse cladding, high-performance glazing and contemporary office spaces featuring generous three-metre ceiling heights. North-facing yards, large-cantilevered canopies and efficient truck-through circulation routes have been carefully integrated to support modern logistics, manufacturing and distribution operations.

Sustainability is at the heart of the project. Goodman is targeting a 6 Green Star rating for the development, incorporating features such as solar power generation, rainwater harvesting, energy-efficient lighting, EV charging infrastructure, lower-carbon materials and native landscaping to help create a more sustainable and efficient workplace environment.

As Auckland’s supply chains continue to evolve, access to customers has never been more valuable. Positioned within one of the region’s largest consumer catchments and alongside critical transport infrastructure, Mt Wellington Estate offers businesses the opportunity to strengthen their distribution networks while securing a long-term foothold in one of Auckland’s most sought-after industrial locations.

More than a warehouse development, Mt Wellington Estate represents the future of industrial property: sustainable, connected and designed to help businesses deliver more, faster.

**YOUR  
GLOBAL  
INNOVATIONS  
DESERVE A  
GOODMAN  
SPACE**

**LOGISTICS.  
WAREHOUSING.  
MANUFACTURE.  
AND MORE.**

**GOODMAN  
PROPERTY  
.CO.NZ**

# Felix Street development



Artist impressions subject to final design

“For investors and business people wanting to own or lease their premises, this is the opportunity they’ve been waiting for – access to prime, functional, architecturally designed industrial assets in a location where high-quality new builds simply haven’t been available.”

William Main, Goodman NZ Development Director

## Flexible workspaces suit businesses of any size

The architecturally designed spaces suit a variety of operations, from growing family businesses looking for a permanent base to scaling enterprises. Choose between:

- |                           |                            |
|---------------------------|----------------------------|
| <b>+ Industrial units</b> | <b>+ Larger facilities</b> |
| 479 sqm to 1,185 sqm      | 2,611 sqm to 5,575 sqm     |

Felix Street leads Onehunga-Penrose’s regeneration. Commercial operators are heralding Goodman’s new development, which promises to help drive the long-overdue renewal of the suburb’s industrial area. In the early stages of development, Felix Street offers a rare opportunity for savvy business owners and investors to lease, own-occupy or invest in a modern, high-quality industrial development.

## Own, lease or invest

Despite its unmatched location, much of Onehunga’s commercial precinct has historically been dominated by older, lower-spec industrial buildings. Felix Street offers businesses and investors the flexibility to lease, own or invest in a new generation of high-quality industrial space. For occupiers, leasing provides access to premium facilities without the capital commitment of ownership, allowing businesses to remain agile while preserving funds for growth. For owner-occupiers and investors, the development presents a rare opportunity to secure a foothold in a tightly held location. Backed by Goodman’s proven reputation for quality and expertise, these industrial assets are also ideal for first-time industrial investors.

## Modern efficiency with Green Star ratings

Felix Street has been carefully masterplanned with efficient circulation and access throughout, creating a connected industrial hub for a diverse range of businesses. Featuring high-stud warehousing and targeting a 5 Green Star rating, the development is designed to support operational efficiency, sustainability and long-term performance.

“Bold, contemporary architecture reflects quality, durability and performance, while extensive glazing along the central road provides strong visibility for businesses. The flexible industrial units feature four-metre-high façades suited to offices, trade facilities and showrooms, while the larger warehouse buildings are distinguished by premium aluminium cladding, glazed frontages and architectural detailing that create a strong street presence,” says Joseph Bashouri, Architect and Principal, WMZA.

Be part of the future of the Onehunga-Penrose area. Lease, own-occupy or invest in one of Auckland’s premier industrial developments.

# GOODMAN NZ

Over the past decade, Goodman NZ has developed more than 400,000 sqm of industrial and commercial space. Today, our Auckland portfolio includes 1.2 million sqm of warehouse and logistics facilities, serving more than 215 customers, with over \$1 billion of future projects in the pipeline.

# PROPERTY PORTFOLIO

Opportunities  
for you to  
LEASE, OWN  
or INVEST.



# MT WELLINGTON

The Mt Wellington–Penrose area offers a highly connected industrial location, with immediate access to SH1, efficient links across Auckland, and proximity to the CBD. Supported by the nearby Sylvia Park transport hub and a large consumer catchment, it is ideally suited to distribution, logistics, and manufacturing businesses.

# PENROSE

# FELIX STREET

BRAND NEW DEVELOPMENT



Felix Street offers a unique opportunity to lease, own-occupy or invest in a range of multi-unit and standalone facilities. Positioned between Penrose and Onehunga, it provides excellent access to SH20, the airport, the CBD and the wider Auckland region.

Designed for logistics, distribution, manufacturing, trade and showroom businesses, the development is backed by Goodman's proven track record in delivering high-quality industrial property. The development is targeting a 5 Green Star rating.



Artist impressions subject to final design

LEASE OWN INVEST

UNITS A-I, 39 FELIX STREET, NEW DEVELOPMENT  
479 – 1,185 sqm warehouses

WAREHOUSES 1-4, 37 FELIX STREET, NEW DEVELOPMENT  
2,611 – 5,575 sqm warehouses



**WILLIAM MAIN**  
DEVELOPMENT DIRECTOR  
021 583 887  
WILLIAM.MAIN@GOODMAN.COM

FELIXSTREET.CO.NZ

GOODMANDEVELOPMENTS.CO.NZ





Artist impressions subject to final design

# MT WELLINGTON ESTATE



Artist impressions subject to final design

LEASE

**2-6 MONAHAN ROAD, NEW DEVELOPMENT**  
FIVE WAREHOUSE OPTIONS

3,264 – 11,364 sqm

**7-8 MONAHAN ROAD, NEW DEVELOPMENT**  
OPTIONS TO LEASE A NEW CUSTOM-  
DESIGNED WAREHOUSE OR LEASE  
AS A LARGE HARDSTAND

6,000 sqm warehouse  
11,000 sqm hardstand

Mt Wellington Estate is centrally located to deliver more, faster.

It is in an ideal location for distribution, next to SH1 with links north and south, and only a short distance to the CBD. The site is also in close proximity to a large consumer catchment and transport hub at Sylvia Park.

Multiple warehouse facilities are underway with flexibility to custom design some features.

Targeting a 6 Green Star rating, the developments will incorporate energy-efficient systems and building performance monitoring to support operational efficiency and sustainability.

**WILLIAM MAIN**  
DEVELOPMENT DIRECTOR  
021 583 887  
WILLIAM.MAIN@GOODMAN.COM

[MTWELLINGTONESTATE.CO.NZ](https://MTWELLINGTONESTATE.CO.NZ)  
[GOODMANDEVELOPMENTS.CO.NZ](https://GOODMANDEVELOPMENTS.CO.NZ)



# THE GATE INDUSTRY PARK

The Gate’s exceptional proximity to major transport routes, the CBD and surrounding residential areas makes it an ideal hub for last-mile delivery operations.

Development plans are underway to create a new sustainable facility within this strategically located estate.

Currently in the design phase, plans provide for a warehouse with flexible sizing options ranging from 4,000 sqm to 15,119 sqm. Final design details and specifications will be confirmed at the time of lease.

[GOODMANDEVELOPMENTS.CO.NZ](http://GOODMANDEVELOPMENTS.CO.NZ)



Artist impressions subject to final design

LEASE

373 NEILSON STREET, NEW DEVELOPMENT  
4,000 – 15,119 sqm  
warehouse options

WILLIAM MAIN  
DEVELOPMENT DIRECTOR  
021 583 887  
[WILLIAM.MAIN@GOODMAN.COM](mailto:WILLIAM.MAIN@GOODMAN.COM)



LEASE

UNIT D or F, 373 NEILSON STREET  
1,319 – 2,048 sqm  
warehouse options

LEASE

BUILDING C2, 373 NEILSON STREET  
2,310 sqm warehouse



ALEX MACKAY  
SENIOR ASSET MANAGER  
021 149 7494  
[ALEX.MACKAY@GOODMAN.COM](mailto:ALEX.MACKAY@GOODMAN.COM)

[GOODMANPROPERTY.CO.NZ](http://GOODMANPROPERTY.CO.NZ)



# PENROSE INDUSTRIAL ESTATE

The exceptional proximity to roading links, the CBD and residential areas make Penrose Industrial Estate an ideal business hub for last mile delivery.

The estate features a mix of smaller warehouse facilities. The 8.8 ha site, zoned light industrial, benefits from triple road frontage providing good profile and exposure.



LEASE

SOPHIA STREET  
7,002 sqm  
hardstand

LEASE

89A LEONARD ROAD  
2,808 sqm  
hardstand

LEASE

94 GAVIN STREET  
819 sqm  
warehouse

KURT ZANDER  
ASSET MANAGER  
021 0297 4527  
KURT.ZANDER@GOODMAN.COM

GOODMANPROPERTY.CO.NZ



# PANMURE

Adjacent to the Eastern Railway Line and near the Panmure Interchange. Excellent transport links via road, train and bus. Close to amenities on either side with Panmure town centre, Glen Innes and Stonefields.





Signage ready — claim your place.



Stunning wooden rafters feature in Building 6



Bespoke wayfinding signs stand prominently throughout Tāmaki Estate

# TĀMAKI ESTATE

LEASE

123–127 PILKINGTON ROAD  
285 sqm – 3,648 sqm  
warehouses  
  
101–107 JELlicOE ROAD  
21,000 sqm yard



Highly visible signage opportunities for customers

Tāmaki Estate in Panmure offers a variety of warehouse options from 536 sqm to 3,648 sqm, with a range of yard configurations available. One opportunity also includes a 21,000 sqm yard.

Ideal for businesses seeking an economical warehousing, distribution or showroom solution.

KURT ZANDER  
ASSET MANAGER  
021 0297 4527  
KURT.ZANDER@GOODMAN.COM

GOODMANPROPERTY.CO.NZ





# EAST

# TĀMAKI

Highbrook Business Park in East Tāmaki is just off the Southern Motorway, 18 km from Auckland's CBD and 16 km from Auckland International Airport. Highbrook is easy to locate and access from any direction.

# HIGHBROOK

Home to more than 140 businesses and 6,000 people, this world-class business park is the smart choice for global and local businesses. Strategically located right next to SH1 in Auckland, it is a prime hub for logistics, distribution, and manufacturing.



LEASE

25 PUKEKIWIRIKI PLACE  
11,119 sqm warehouse



With a range of warehouse, office and showroom opportunities available, Highbrook caters to businesses of all sizes, from small units and office suites through to large-scale facilities exceeding 11,000 sqm.

Featuring premium high-stud warehousing and sustainable building features, Highbrook is ideal for businesses looking to grow in a thriving commercial community.

# BUSINESS PARK



THOMAS PAPESCH  
ASSET MANAGER  
021 033 4267  
THOMAS.PAPESCH@GOODMAN.COM



HIGHBROOK.CO.NZ



# HIGHBROOK BUSINESS PARK

PROPERTY PORTFOLIO +

LEASE

21 EL KOBAR DRIVE

4,487 sqm warehouse and 1,521 sqm office/showroom



LEASE

15 BUSINESS PARADE NORTH

4,006 sqm warehouse



LEASE

18 BUSINESS PARADE NORTH

3,142 sqm warehouse



Highbrook Parklands & Ngahere



THOMAS PAPESCH  
ASSET MANAGER  
021 033 4267  
THOMAS.PAPESCH@GOODMAN.COM

HIGHBROOK

HIGHBROOK.CO.NZ



# HIGHBROOK BUSINESS PARK

LEASE

33 BUSINESS PARADE NORTH  
3,012 sqm warehouse



LEASE

38 Highbrook Drive Units  
742 – 1,618 sqm warehouses



LEASE

7 Sir Woolf Fisher Drive  
2,632 sqm warehouse



THOMAS PAPESCH  
ASSET MANAGER  
021 033 4267  
THOMAS.PAPESCH@GOODMAN.COM

  
[HIGHBROOK.CO.NZ](https://highbrook.co.nz)



# HIGHBROOK CROSSING

Highbrook Crossing is the vibrant commercial hub of Highbrook, offering a variety of cafés and restaurants, professional services, accommodation, a gym, childcare facilities and ample car parking.

Many of the Highbrook Crossing office spaces have achieved a 5 Star NABERSNZ rating, with New Zealand Steel House achieving 5.5 Stars.

**LEASE**

**OFFICES AND SHOWROOMS**

**100 – 760 sqm**



**THOMAS PAPESCH**  
ASSET MANAGER  
021 033 4267  
THOMAS.PAPESCH@GOODMAN.COM

HIGHBROOK CROSSING

[HIGHBROOK.CO.NZ](https://highbrook.co.nz)



# MANUKAU MĀNGERE

PROPERTY PORTFOLIO +

These prime warehouse spaces are in the sought-after Manukau-Māngere area, strategically positioned near Auckland Airport, SH20, SH1 and Wiri Inland Port.



MANUKAU – MĀNGERE

# M20 BUSINESS PARK

Situated in Manukau’s industrial precinct, M20 Business Park offers strategically located warehouse and office space, close to key arterial routes and motorways as well as a variety of desirable amenities.

Designed for efficient logistics and distribution, the estate offers exceptional connectivity, accessibility and supply chain advantages.



ALEX MACKAY  
SENIOR ASSET MANAGER  
021 149 7494  
ALEX.MACKAY@GOODMAN.COM

LEASE  
100 PLUNKET AVENUE, MANUKAU  
3,442 sqm warehouse

GOODMANPROPERTY.CO.NZ



MANUKAU – MĀNGERE

# WESTNEY INDUSTRY PARK

Westney Industry Park provides high-quality warehouse and logistics space close to the airport.



LEASE  
68 WESTNEY ROAD, MĀNGERE  
7,938 sqm warehouse

TARA SARGENT  
PROPERTY MANAGER  
021 072 3265  
TARA.SARGENT@GOODMAN.COM



LEASE  
17 TIMBERLY ROAD , MĀNGERE  
2,527 sqm warehouse

GOODMANPROPERTY.CO.NZ



# WAITOMOKIA ESTATE

BRAND NEW DEVELOPMENT



Artist impressions subject to final design

Waitomokia is designed as a state-of-the-art distribution hub. Close to the Airport, SH1 and SH20, the hub will feature approximately 15 world-class facilities with sustainable features.

Stage one warehouses range from 2,500 to 20,000 sqm and are available for lease now, with construction scheduled to begin in 2027.

Confidence in the development is already evident, with strong enquiry from local and global brands.

Targeting a 5 Green Star rating, incorporating energy-efficient systems and building performance monitoring.



LEASE

118 MONTGOMORIE ROAD, MĀNGERE, NEW DEVELOPMENT  
2,500 – 20,000 sqm warehouses



WILLIAM MAIN  
DEVELOPMENT DIRECTOR  
021 583 887  
WILLIAM.MAIN@GOODMAN.COM

WAITOMOKIA.CO.NZ

GOODMANDEVELOPMENTS.CO.NZ



# Smarter buildings

Sustainability is becoming an increasingly important part of business performance, helping organisations reduce operating costs, improve efficiency and lower carbon emissions. Supporting these goals is Goodman Energy Management (GEM), an advanced energy monitoring platform that provides real-time visibility of how and when power is used across a facility.

## better performance



Goodman Energy Management (GEM) is an advanced energy monitoring platform.

Installed in all new Goodman developments and being rolled out across the core portfolio, GEM measures and analyses energy consumption across key operational areas. The metering framework aligns with the requirements of the industry-leading Green Star Buildings NZ and NABERSNZ rating tools, monitoring office and warehouse HVAC, lighting and power usage. This detailed data helps identify inefficiencies, manage energy demand, reduce waste and support more informed operational decisions.

GEM forms part of a broader programme of sustainability initiatives designed to improve building performance. More than 2.4 MWp of solar generation has been installed across 280,000 sqm of the Goodman portfolio, producing enough renewable energy to power the equivalent of 354 Kiwi homes each year. In addition, 98% of the core portfolio now features LED lighting, with smart-sensor technology capable of using up to 75% less energy than traditional lighting systems.

The results are already evident. At Highbrook, six commercial buildings have achieved impressive 5 to 5.5 Star NABERSNZ ratings, recognising industry-leading energy performance. At New Zealand Steel House, sustainability upgrades including GEM, solar power and building management systems delivered a 62% reduction in common area electricity use, saving 124,016 kWh between 2022 and 2024.

By combining intelligent monitoring, renewable energy generation and energy-efficient building systems, Goodman is creating more sustainable, resilient and cost-effective spaces that help customers meet both operational and environmental objectives.

Tāwharau Lane, a multi-warehouse project in Highbrook Business Park, has earned Aotearoa's first-ever Industrial 6 Green Star Built rating\*.

\*6-star Green Star Design and As-Built NZ v1.0 certified Built rating



## SERVICE+

We provide you with dedicated service 24/7.

Every business within the Goodman property portfolio has a team of property professionals focused on delivering superior service.

Our team works closely with you to ensure your property is maintained and presented to the very highest standards.

Included in this support is the Goodman Service Desk and the Service+ online portal [SERVICEATGOODMAN.COM](https://SERVICEATGOODMAN.COM)

This will ensure a prompt response and allow you to track and review the progress of any job that has been lodged.

**SERVICEAT  
GOODMAN  
.COM**

## GEM

### Goodman Energy Management

As part of our commitment to reducing carbon emissions and improving operational efficiency, your building is equipped with the Goodman Energy Management system (GEM).

By accurately measuring energy consumption over time, GEM enables you to monitor and manage usage, understand energy spikes and reduce power consumption. This can help optimise energy efficiency and lower operating costs.

The scope of our metering follows Green Star Buildings NZ and NABERSNZ standards, covering key areas like HVAC, lighting, and power in both office and warehouse settings.

**SUSTAINABLE  
GOODMAN  
.CO.NZ**

# GOODMAN NEW ZEALAND KEY STATS

GNZ is New Zealand's largest listed real estate entity. It is a high-quality business with a substantial portfolio, a wide customer base and a proven development capability.

As at 31 March 2026. All figures quoted in New Zealand currency.

Market Capitalisation

\$3.1bn

Total assets under management

\$4.9bn

Customers (approx.)

200+

Sqm of business space under management (approx.)

1.2m

Dedicated property professionals (approx.)

70+

Estates and stand-alone properties managed

15

# GOODMAN GLOBAL KEY STATS

We invest in business parks, office parks, industrial estates, warehouses and distribution centres.

\*Figures as of 30 June 2026. All figures quoted in Australian currency.

Total assets under management

\$89.0bn

Business space customer base (approx.)

1,700+

Sqm of business space under management (approx.)

27.3m

Total number of countries operating in

15

Business space properties under management

446

Number of office locations

27



ROMA ROAD ESTATE  
Estate regeneration

VIEW THE FULL CASE STUDY



ENERGY SAVINGS  
NABERNZ Ratings

VIEW THE FULL CASE STUDY



## TRACK RECORD

SUSTAINABILITY  
Reducing carbon in  
steel and concrete

VIEW THE FULL CASE STUDY



HIGHBROOK BUSINESS PARK  
NZ Blood

VIEW THE FULL CASE STUDY



FAVONA ESTATE  
Mainfreight Supersite

VIEW THE FULL CASE STUDY



HIGHBROOK BUSINESS PARK  
Tāwharau Lane

VIEW THE FULL CASE STUDY



# GOODMAN NZ

Goodman NZ is a team of 70+ property professionals. For questions about our property portfolio, contact the key contact.



**WILLIAM MAIN**  
DEVELOPMENT DIRECTOR  
Mt Wellington Estate, Felix Street  
and Waitomokia  
**021 583 887**  
WILLIAM.MAIN@GOODMAN.COM



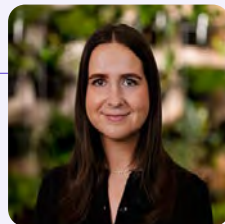
**ALEX MACKAY**  
SENIOR ASSET MANAGER  
M20 Business Park and The Gate Industry Park  
**021 149 7494**  
ALEX.MACKAY@GOODMAN.COM



**KURT ZANDER**  
ASSET MANAGER  
Tāmaki Estate and Penrose Industrial Estate  
**021 0297 4527**  
KURT.ZANDER@GOODMAN.COM



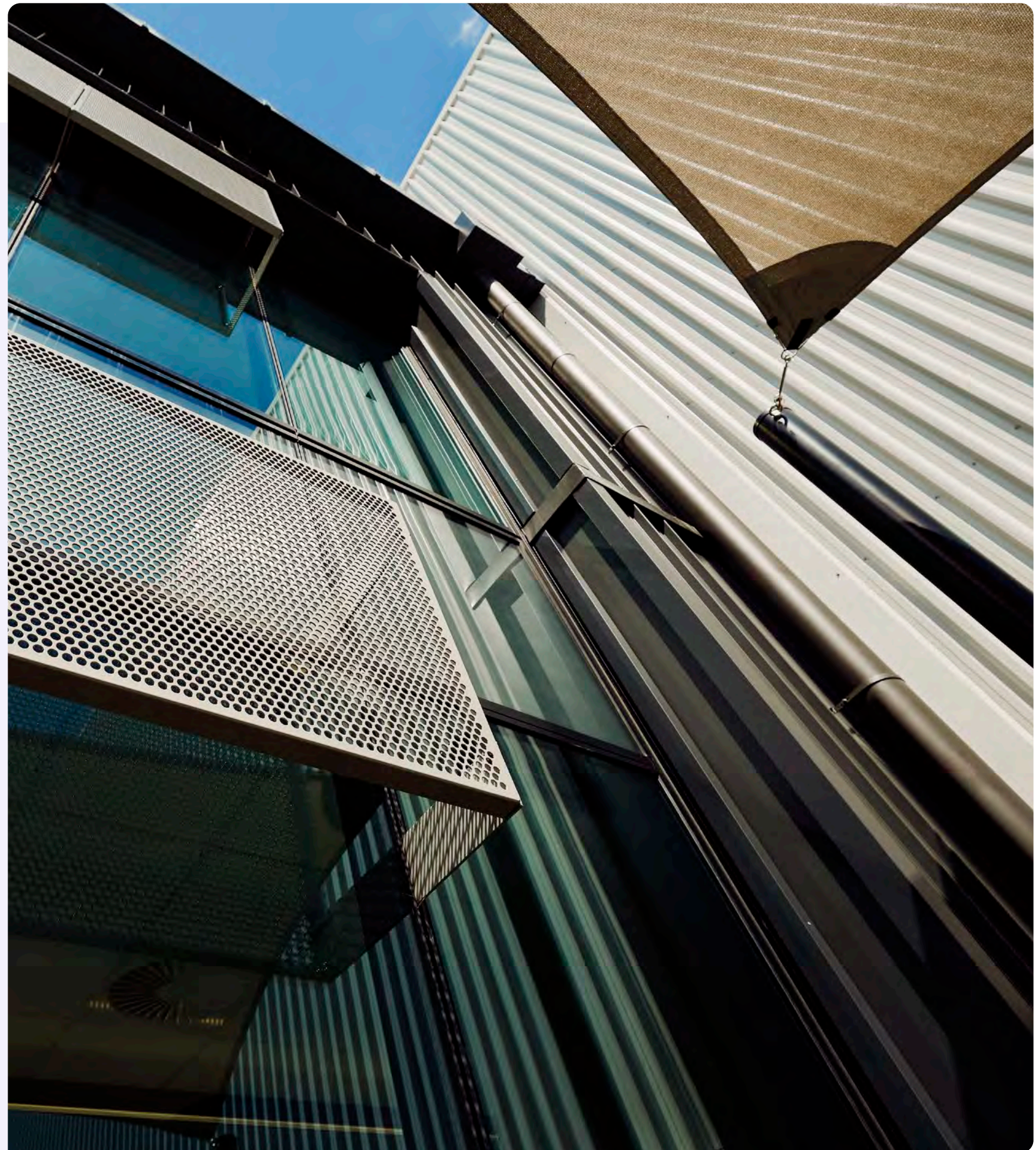
**THOMAS PAPESCH**  
ASSET MANAGER  
Highbrook Business Park  
**021 033 4267**  
THOMAS.PAPESCH@GOODMAN.COM



**TARA SARGENT**  
PROPERTY MANAGER  
Westney Industry Park  
**021 072 3265**  
TARA.SARGENT@GOODMAN.COM



GOODMAN  
PROPERTY  
.CO.NZ



BUILT FOR

# COFFEE RUNS, PARK RUNS,



# AND PRODUCT RUNS.

**BE OUR NEXT SUCCESS STORY.**

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

HIGHBROOK

