

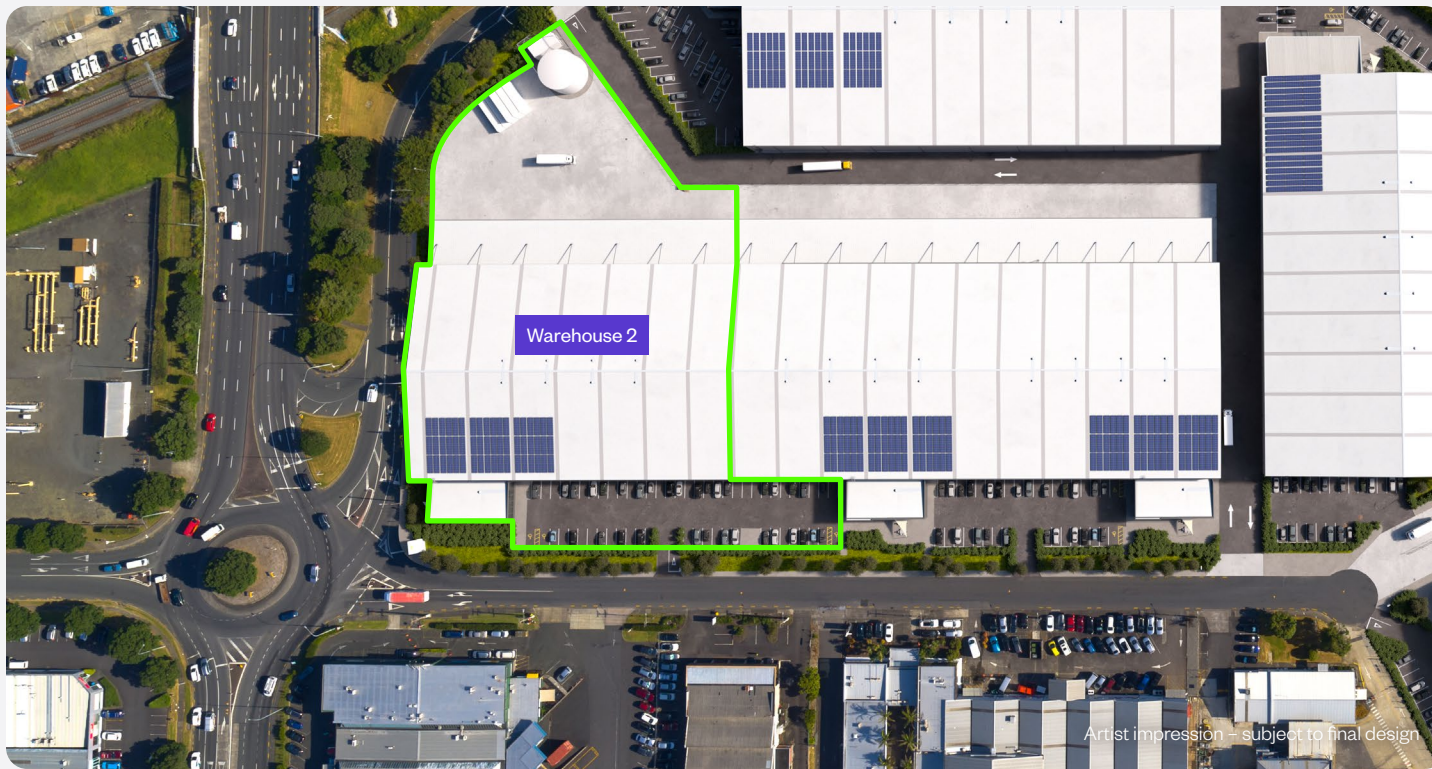
2-4 Monahan Road

WAREHOUSE 2



Warehouse 2

Warehouse	Office (2 levels)	Canopy	Yard	Car parks	Leasing
4,500 sqm	450 sqm	984 sqm	2,274 sqm	38	Now



Artist impression – subject to final design

KEY FEATURES

2–4 Monahan Road, Warehouse 2

Mt Wellington Estate is in an ideal location for distribution — next to SH1 with links North and South, and only a short distance to the CBD.

The development is underway with multiple warehouse facilities — currently there is flexibility to custom design some features

High profile to SH1 and next to the junction of Mt Wellington Highway and SH1.

Surrounded by amenities including Sylvia Park Shopping Centre, multiple childcare options, gyms and parks.

Well supported by public transport, with bus stops along Mount Wellington Highway and the Sylvia Park Train Station offering frequent rail and bus connections.

Abundant car parking.

High-stud facilities for greater cubic capacity.

Architecturally designed office spaces.

Energy-efficient warehouses with sustainable features targeting a 6 Green Star rating.*

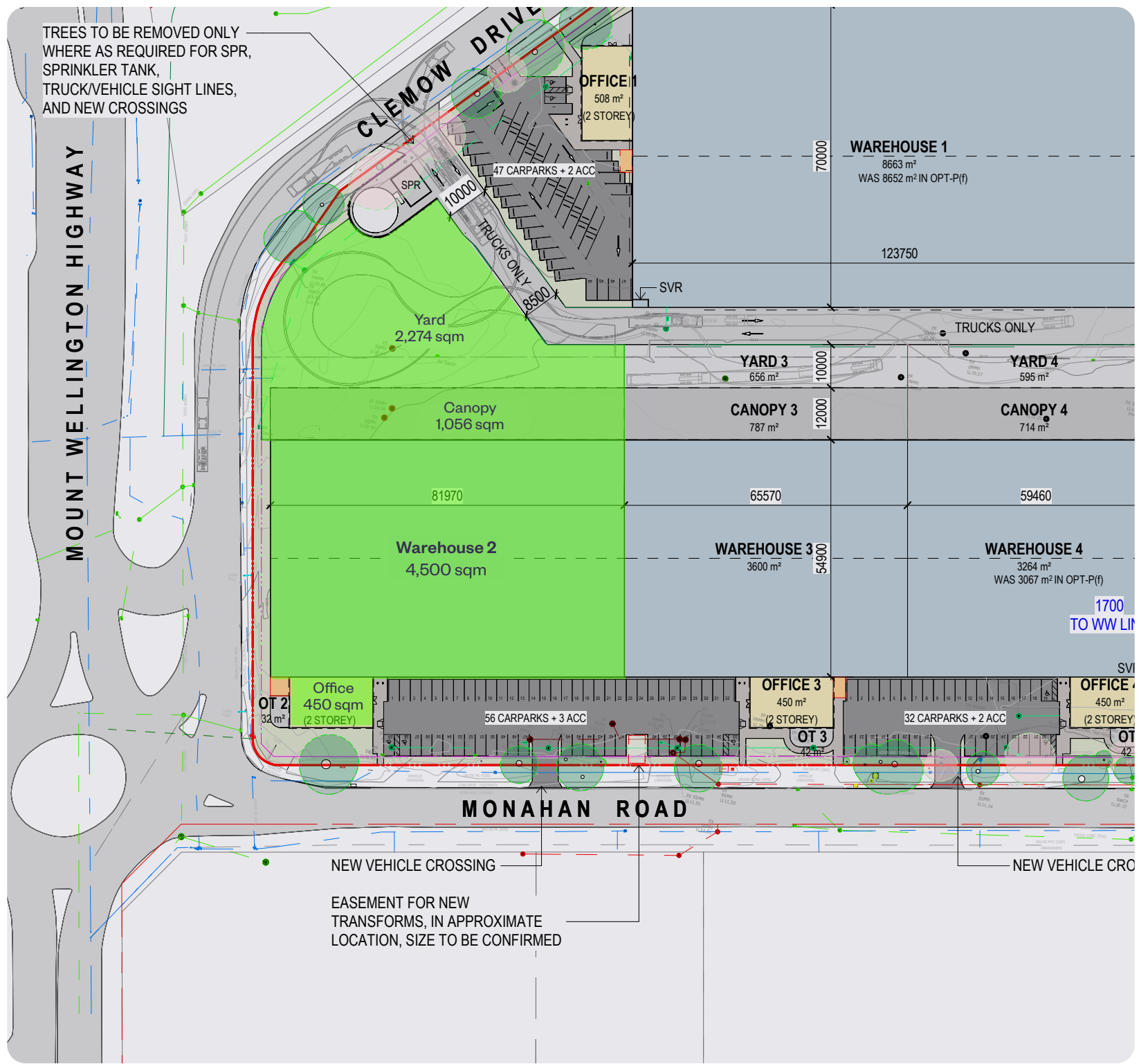
*For more information visit SustainableGoodman.co.nz



SITE PLAN

Warehouse 2	4,500 sqm
Office (2 levels)	450 sqm
Yard	2,274 sqm
Canopy	984 sqm
Car parks	38

Address
2-4 Monahan Road,
Mt Wellington, Auckland



FOR LEASE

All sqms subject to final measure

KEY INFRASTRUCTURE

MT WELLINGTON ESTATE



Key Features



650m to SH1



2km to Sylvia Park
Train Station



11km to CBD



14km to Airport

MT WELLINGTON ESTATE

DRIVE TIME REACH

Data taken from
2 Monahan Road
as at 11 May 2026.

10 MIN DRIVE TIME REACH



70,000
POPULATION



2.8bn
PURCHASING POWER

20 MIN DRIVE TIME REACH



700,000
POPULATION



32.0bn
PURCHASING POWER

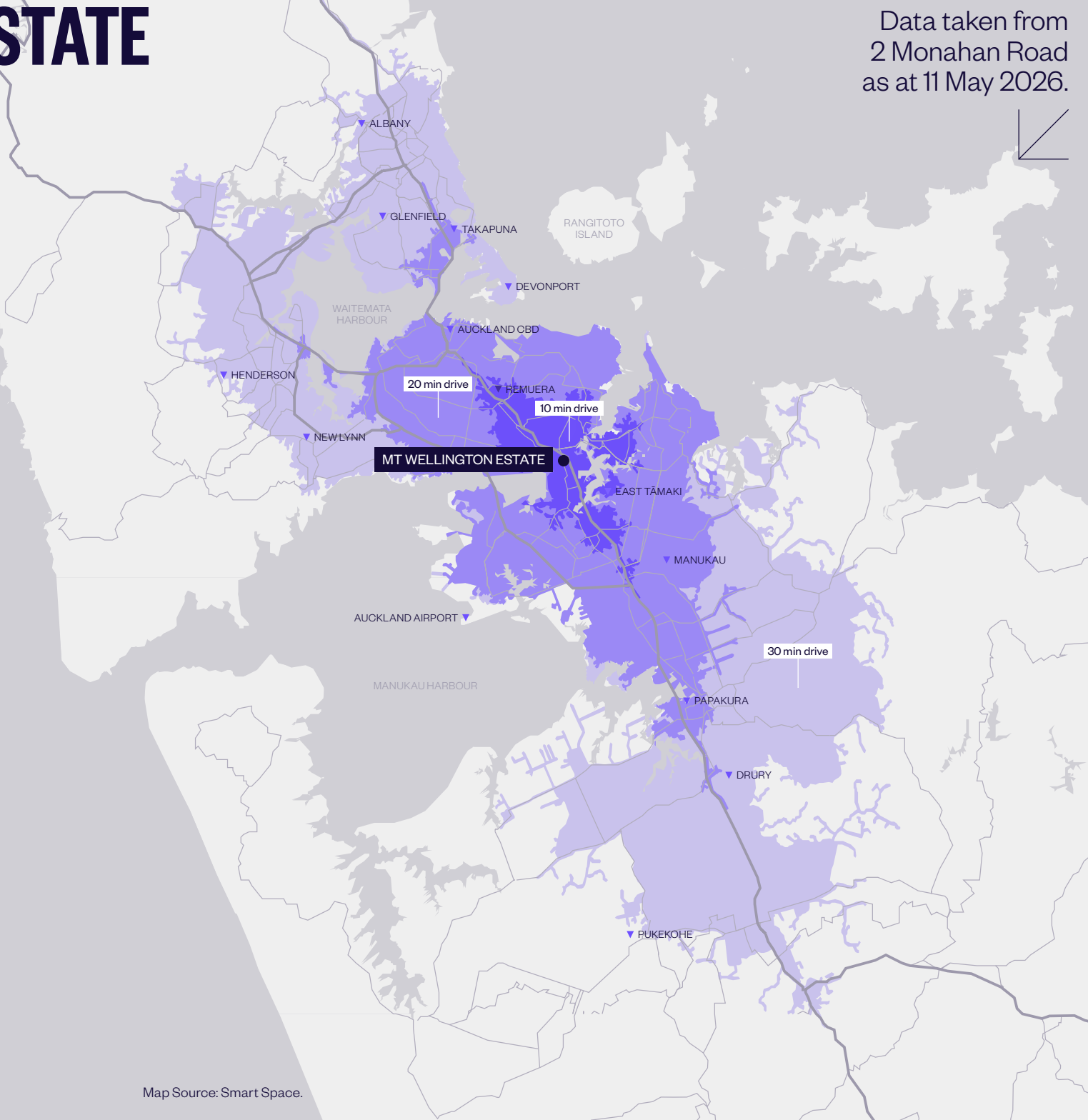
30 MIN DRIVE TIME REACH



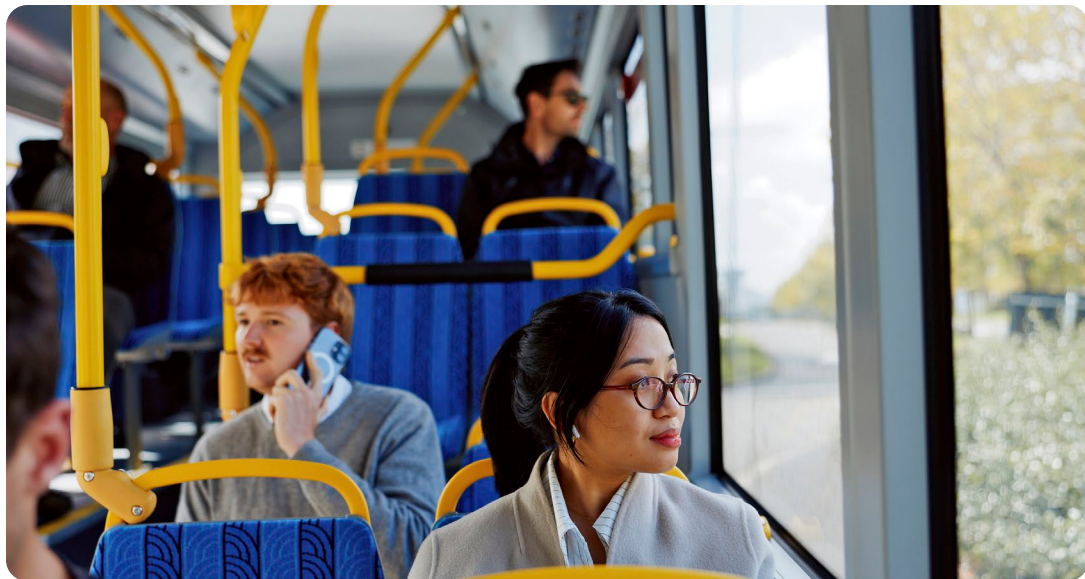
1.2m
POPULATION



53.8bn
PURCHASING POWER



* Purchasing Power describes the disposable income (income without taxes and social security contributions, including received transfer payments) of a certain area's population. The figures are in New Zealand Dollars (NZD). Population is rounded to the nearest 10,000. Source: Michael Bauer Research 2024. Drive times are taken at 12pm. Source: Esri. These statistics are provided as an indicative guide and while care has been taken in relation to accuracy, no warranty is given or implied.



M20 BUSINESS PARK PUBLIC TRANSPORT

The convenient location is well serviced by bus and train.

Buses

There are several bus stops along Plunket Avenue:

- + **313** on 86 Plunket Avenue.
This takes commuters from Onehunga to Manukau bus station via Māngere and Papatoetoe.
- + **036** on 38 Lambie Drive.
This takes commuters from Onehunga to Manukau.
- + Manukau bus station. This hub services multiple bus routes, including **365** to Papakura and **353** to Botany.

Trains

The Eastern and Southern line trains are available, with both Manukau Train Station and Puhinui Train Station less than 2km away and a short ride on the bus from Plunket Ave.





MT WELLINGTON ESTATE LOCAL AMENITIES

There are a variety of eateries available to dine in or takeaway nearby, several childcare centres can be found a short distance from Mt Wellington Estate, and close to town centres and fitness venues.

Restaurants/cafés nearby

- + **Sylvia park**
286 Mount Wellington Highway,
Over 50 eateries ranging from
quick eats, restaurants bars
and cafés to choose from.
- + **Big Bite Lunchbar**
20 Sylvia Park Road,
Mt Wellington
- + **Mt Richmond Bakeries
& Takeaways**
9/627 Mt Wellington Highway,
Mt Wellington
- + **Kreem Café**
570 Mt Wellington Highway,
Mt Wellington
- + **Sushi Café Penrose**
7/761 Great South Road,
Penrose
- + **Wendys Hamburgers**
517A Mt Wellington Highway,
Mt Wellington

Childcare

- + **Scribbles Childcare
Mt Wellington**
297 Mt Wellington Highway,
Mt Wellington
- + **Lightbulb learning Childcare**
3 Pacific Rise, Mt Wellington
- + **Piccolo Park Mount
Richmond**
576 Mt Wellington Highway,
Mt Wellington
- + **The Treehouse Children's
Creche**
Level 1, 286 Mt Wellington
Highway, Mt Wellington

Town centres nearby

- + **Sylvia Park**
A major shopping centre with
over 150 specialty stores,
offering a wide range of retail,
dining, entertainment options
and childcare. Sylvia Park
is located 3 km away with
access to Eastern train lines.
- + **Ellerslie town centre**
Located 4.5 km away has
an abundance of eateries,
bars, gyms, barbershops.
And southern train lines.

Fitness

- + **Snap Fitness 24/7
Mt Wellington**
509 Mt Wellington Highway,
Mt Wellington

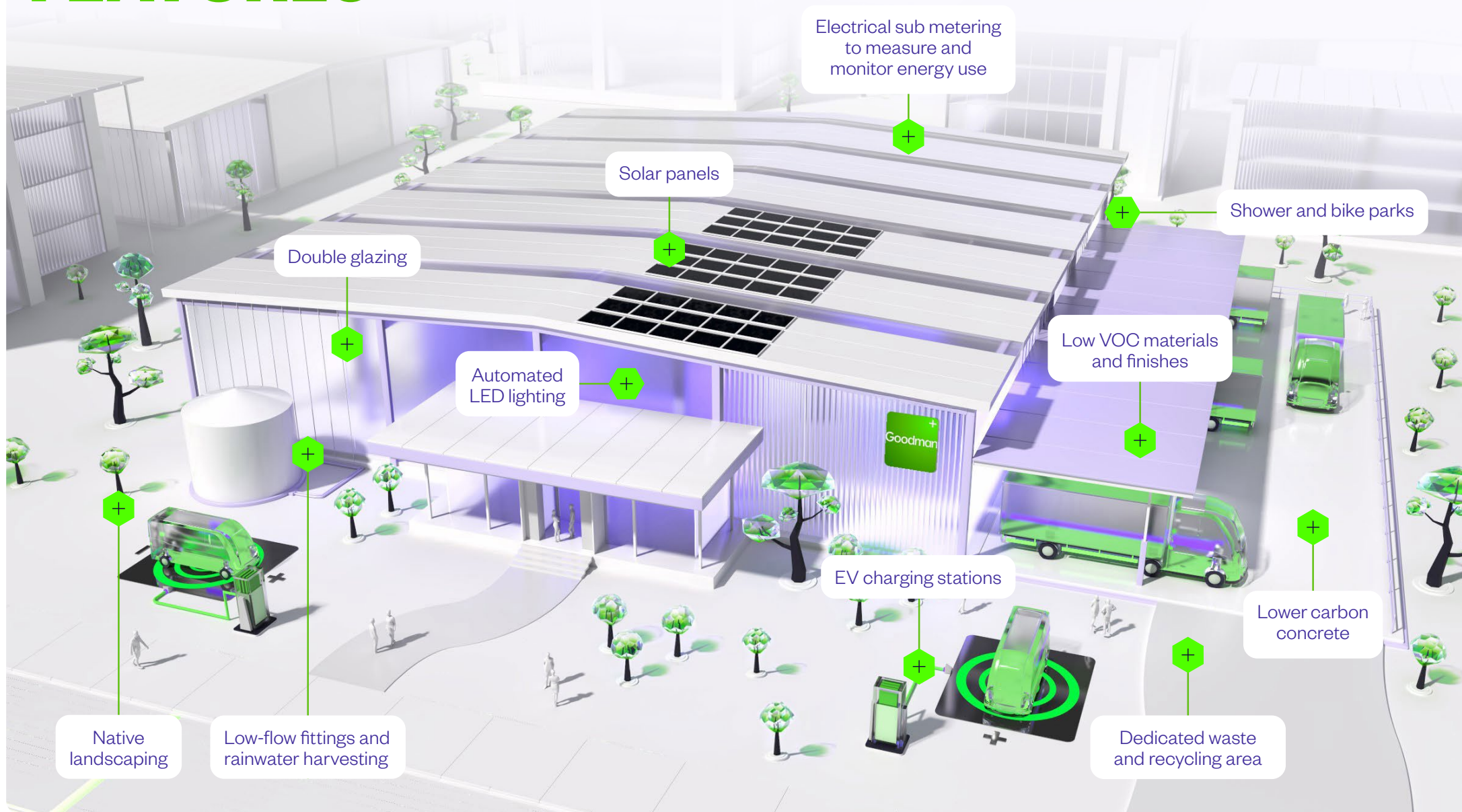
Dog care

- + **Wolfies Walkies**
101 Luke Street East, Ōtāhuhu

Walking tracks

- + **Hamlins Hill Regional Park**
is 1.3 km away from Monahan
Road, and boasts expansive
views, plus walking and
mountain biking tracks.
- + **Ōtāhuhu / Mt Richmond**
is 1km away from Monahan
Road. With a combination of
sealed and grass paths, the
30min walk to the tihi (summit)
is worth it for the views of
the Manakau Harbour.

TYPICAL GREEN STAR FEATURES





ENQUIRE NOW

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Goodman is proudly Toitū carbonzero certified. The accreditation is internationally recognised, giving customers and stakeholders confidence that the business is measuring, reducing, and offsetting its carbon emissions.



Ngā mihi

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