

SALES SNAPSHOT

Recent transactions across Bayleys' commercial and industrial network highlight an increasing depth of demand from owner-occupiers, investors and developers across New Zealand's regional and metropolitan markets. Activity has spanned purpose-built industrial facilities, entry-level units, large-scale logistics assets, mixed-use holdings and development sites, reflecting a market driven as much by operational need as by investment fundamentals.

NORTHLAND

Lot 2, 121 Saleyards Road, Kauri, Whangārei: A 1.05ha industrial site has been secured by an owner-occupier under a design-build arrangement for approximately \$6,000,000. The project will deliver a purpose-built industrial facility with a total building area of around 1,693sqm, tailored to the purchaser's operational requirements. *(Daniel Sloper, Nigel Ingham, Bayleys Commercial in the North)*



131 Saleyards Road and State Highway 1, Kauri, Whangārei: A significant mixed-use landholding totalling 1.02ha has sold with vacant possession for \$1,950,000. Buildings totalling 495sqm span two workshops, an office and a three-bedroom dwelling, strategically located in Rural Industries zone. *(Daniel Sloper, Nigel Ingham, Bayleys Commercial in the North)*

AUCKLAND NORTH

Unit 30, 64 Matakana Valley Road, Matakana: A 75sqm industrial unit within the new 'Workshops' development at the centre of Matakana's commercial zone has sold with vacant possession for \$1,100,000. Comprising an open workshop, mezzanine floor, amenities and two car parks, with access to on-site facilities including building management and container loading/boat washing. *(Chris Blair, Dahnne Burton, Bayleys Commercial in the North)*

Unit B, 4 Titan Place, Silverdale: A 64sqm industrial unit with on-site car parking has sold with vacant possession for \$245,000. Comprising basement warehousing with roller door entry in a multi-unit complex, the premises appealed to storage seekers and occupiers in trade and light manufacturing. *(Graeme Perigo, Alex Perigo, Ben Clare, Marie Hansen, Bayleys Commercial in the North)*

Unit 10, 36 Peters Way, Silverdale: A near-new industrial unit in the recently completed Industry Silverdale precinct has sold with vacant possession for \$565,000. Comprising 106sqm of warehousing, a mezzanine, and amenities, plus two on-site car parks in a secure complex with gated entry proximate to State Highway 1 and main arterial East Coast Road. *(Richard Moors, Bayleys North Shore; Alex Perigo, Bayleys Commercial in the North)*

AUCKLAND WEST/CENTRAL

68 College Hill, Freemans Bay: A 1,088sqm high-profile corner site and the character building sustaining longstanding tavern 'The Cav' has sold off-market for \$3,335,000, reflecting a 6.72% yield. The comprehensively refurbished property comprises three levels plus rear car parking for 10 vehicles, no less than 250m from the highly trafficked Ponsonby-Three Lamps intersection. The property has a Heritage and Historic Places designation and is zoned Residential - Single House with existing commercial use rights and licensing for eight gaming machines. The tavern occupies the premises entirely with a 12 year lease arrangement and renewal options. *(Tommy Zhang, Alan Haydock, Bayleys Metro Markets)*

70 Malvern Road, Morningside: A 1,500sqm site in Residential - Mixed Housing Suburban zone, improved by a busy childcare centre, has sold to a passive investor for \$4,910,000, reflecting a 5.93% yield. The single-level 385sqm building was purpose-built in 2010 and comprises dedicated early learning spaces, administrative offices, and a landscaped outdoor play area. The centre is occupied by an established operator licensed for 80 children and secured by a new 15 year lease featuring fixed annual rental increases and 1x3yrRoR. *(Damien Bullick, Alan Haydock, Bayleys Metro Markets)*

460-466 New North Road, Kingsland: A strategically positioned 341sqm landholding intersected by Edendale Road, at the corner of New North

Road and the Kingsland Train Station, being the gateway to national stadium Eden Park, has sold for \$4,440,000, reflecting a 5.81% yield. Comprising 792sqm of mixed-use accommodation, the character premises are occupied by five tenants, including popular eateries Kingsland Social, Little Q and men's grooming boutique Barba. *(Phil Haydock, Alan Haydock, Damien Bullick, Bayleys Metro Markets)*

AUCKLAND EAST/SOUTH

Unit 9, 67 Elizabeth Knox Place, Mount Wellington: A 542sqm industrial unit plus nine on-site car parks has sold with vacant possession for \$2,300,000. Comprising 344sqm of warehousing and 97sqm of workshop amenity, supported by 100sqm of offices, which drew interest from a variety of light manufacturing users. *(Matt Dell, Jake Skeen, Sunil Bhana, Bayleys South Auckland)*

4 Henderson Place, Penrose: An industrial facility totalling 10,841sqm sold by an NZX-listed property entity for \$39,750,000. Comprising substantial warehousing, offices, canopy and yard areas, plus 135 car parks. The Business - Heavy Industry-zoned asset was successfully transacted off-market to a local owner-occupier, benefiting from strong underlying land value and sustained demand for scale in Penrose. Brokers report that the tightly held local market dynamics enabled a premium result for both vendor and purchaser. *(James Valintine, Sunil Bhana, James Hill, Bayleys South Auckland)*



56 Beaumonts Way, Manurewa: A 500sqm mixed-use premises comprising warehousing/workshop amenity and a dwelling has sold in an off-market deal for \$875,000, reflecting a 7.71% yield. The 733sqm site is zoned Business - Light Industry, located on a cul-de-sac adjacent Great South Road and the North Island Main Trunk railway. *(Tom Doyle, Roman van Uden, Bayleys South Auckland; James Were, Bayleys Metro Markets)*

7 Vernon Street, Papakura: Mixed-use premises on a 1,012sqm site have sold with vacant possession for \$1,100,000. Improvements totalling 540sqm include a seven independently lettable storage units, a seven bedroom dwelling, and a one bedroom semi-detached flat, which attracted enquiry from add-value investors and owner-occupiers interested in home and income opportunities. *(Roman van Uden, Giles Willis, Bayleys South Auckland)*

WAIKATO/BAY OF PLENTY

10 Main Road, Katikati: A 244sqm commercial premises at the centre of Katikati's primary retail zone has sold 'as-is' with vacant possession for \$385,000. Occupying a 309sqm site, the two-level building comprising street-level retail and basement storage below required seismic remediation, which presented an opportunity for add-value investors seeking well-located assets in regional hubs. *(Brendon Bradley, Lynn Bradley, Bayleys Tauranga)*

Unit 12, 76 Portside Drive, Mount Maunganui: A 125sqm industrial unit plus two on-site car parks, located on the corner of a 20 unit development built circa 2019, has sold for \$900,000, reflecting a 5.00% yield. Versatile improvements include high-stud warehousing with a mezzanine, air-conditioned ground floor office and staff amenities. *(Ryan Bradley, Brendon Bradley, Bayleys Tauranga)*

7C Owens Place, Mount Maunganui: A road-front, live-work unit totalling 209sqm - one of six in a boutique complex proximate to the Bayfair Shopping Centre, Home Zone and State Highway 2 - has sold for \$649,000, reflecting a 5.34% yield. Comprising 143sqm of ground floor warehousing with a 66sqm apartment, the property is occupied by an auto electrical business which has recently exercised the first of 2x3yrRoR to April 2028. *(Brendon Bradley, Lynn Bradley, Ryan Bradley, Bayleys Tauranga)*

4 Willow Street, Tauranga: A 1,012sqm site zoned High Density Residential has sold with vacant possession for \$1,680,000, equating to approximately \$1,660/sqm. The property is improved by a character villa of around 177sqm, previously used for commercial accommodation, and attracted strong interest from developers and add-value investors. Its favourable planning provisions allow for multi-level residential development to a maximum building height of 27m. *(Brendon Bradley, Lynn Bradley, Bayleys Tauranga)*

146A Durham Street, Tauranga: A three-storey office complex totalling 1,487sqm has sold with vacant possession for \$3,000,000. Comprising 1,332sqm of offices across the basement and upper levels, in addition to 103sqm of basement storage and a 52sqm ground floor courtyard. Offered with consented plans for a façade upgrade, the asset attracted interest from add-value investors and owner-occupiers seeking to reposition a substantial CBD holding. *(Brendon Bradley, Bayleys Tauranga)*



14 Birch Avenue, Judea, Tauranga: A high-profile 1.24ha site located in the Judea industrial hub, with triple street frontage to Waihi Road and McCord Avenue, has sold for \$11,100,000, reflecting a 6.00% yield. Significant improvements totalling 4,637sqm are occupied by national building supplier Carters, which has extended its initial lease to 2034 with 2x6yrRoR remaining. *(Brendon Bradley, Ryan Bradley, Bayleys Tauranga; Mike Houlker, Sunil Bhana, Bayleys Auckland)*

493 Fraser Street, Parkvale, Tauranga: Extensively refurbished in 2021, a modern commercial property has sold for \$4,830,000, reflecting a 5.90% yield. Situated on a 926sqm site with 18 car parks, the premises comprise 736sqm of high-quality office accommodation - including 691sqm of offices across two levels - supported by comprehensive staff amenities. The building is leased to government agency Oranga Tamariki on a six year term through to April 2031, with 2x4yrRoR. *(Brendon Bradley, Ryan Bradley, Lynn Bradley, Bayleys Tauranga)*

250 Chadwick Road, Gate Pa, Tauranga: 'Chadwick House,' a 572sqm commercial building with 17 on-site car parks in the heart of the Greerton commercial hub, has sold for \$2,500,000, reflecting a 5.20% yield. Occupying a 1,011sqm site, the property is leased to four tenants, with

two tenancies approaching expiry – a factor that broadened buyer appeal to include owner-occupiers and add-value investors seeking future repositioning opportunities. *(Brendon Bradley, Lynn Bradley, Bayleys Tauranga)*

288 No 3 Road, Te Puke: Rural warehousing and storage facilities totalling 2,481sqm have sold with vacant possession to an owner-occupier for \$2,200,000. The improvements sit on a substantial 7,217sqm site at the centre of Bay of Plenty's kiwifruit country, providing scale, functionality and immediate usability for operational requirements. *(Rory Brown, Mark Walton, Myles Addington, Bayleys Tauranga)*



4 Oxford Street, Te Puke: A distinctive heritage-style commercial building with four on-site car parks has sold with vacant possession for \$440,000. Originally constructed for the Tauranga Electric Power Board, and later converted for office use, the property occupies a 419sqm site and provides approximately 125sqm of internal floor area across two levels. The premises comprise predominantly open-plan offices, meeting spaces, reception, and staff amenities, with interiors redesigned by the long-standing architect owners. The character-rich offices are well-suited to Te Puke's expanding employment base as the town continues to evolve as a key rural service town. *(James Ross, Bayleys Tauranga)*



30 Lovelock Street, Whakatāne: A commercial investment property

spanning 342sqm and 11 car parks has sold post auction for \$1,160,000, reflecting a 6.47% yield. The 812sqm site is located on a high-profile intersection and benefits from high exposure to passing vehicle traffic. An established grocery tenant occupies the premises with a 15-year trading history and a long current lease term. *(Larissa Reid, Bayleys Whakatāne)*

67 The Strand, Whakatāne: An office unit plus four basement car parks at the Quayside Apartments – a mixed-use development completed in 2009 – has sold for \$540,000, equating to a 6.10% yield. Occupying a prominent position at the intersection with George Street, the property is tenanted by a professional services firm which has exercised the first of 3x3yrRoR. *(Larissa Reid, Bayleys Whakatāne)*

107-109 The Strand, Whakatāne: A 440sqm retail unit on Whakatāne's primary shopping strip has sold under the hammer at auction for \$1,160,000, reflecting a 7.30% yield. Occupying a 440sqm site, the premises comprising showroom, storage, staff amenities and rear access via Canning Place. The tenant, an established charity shop, has recently renewed their lease for a further three year term. *(Larissa Reid, Bayleys Whakatāne)*

194-196 The Strand, Whakatāne: Retail premises totalling 290sqm have sold for \$750,000, reflecting a passing yield of 7.40%. The property occupies a 324sqm site within Whakatāne's CBD and is held under a ground lease featuring 14 year perpetual renewal rights. The building is fully tenanted by two occupiers – a fashion retailer and a beauty salon – on varying lease arrangements. *(Larissa Reid, Bayleys Whakatāne)*

CENTRAL NORTH ISLAND

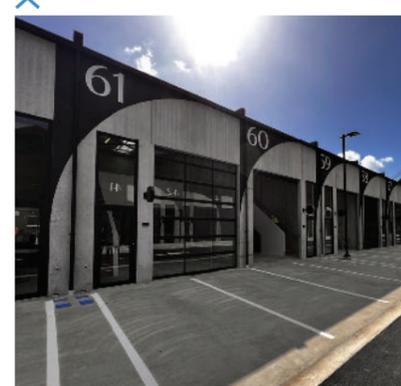
Unit 36, 19 Johnbrook Crescent, Wharewaka, Taupō: A secure storage unit totalling 32sqm in the Taupō Airport precinct has sold with vacant possession for \$138,000. *(Gary Harwood, Lisa Christensen, Bayleys Taupō)*

LOWER NORTH ISLAND

2 Raiha Street, Elsdon, Porirua: An industrial facility totalling 789sqm has sold with vacant possession for \$2,220,000. The property features high-stud warehousing incorporating mezzanine areas, storage and staff amenities, together with 11 on-site car parks, and an additional office tenancy fronting Raiha Street. Occupying a prominent corner position at the intersection with Prosser Street, the site sits at the centre of Elsdon's

well-established industrial precinct. *(Liam Sherlock, Simon Butler, Bayleys Wellington)*

Unit 61, 7 The Quarter, Tunnel Grove, Lower Hutt: A 74sqm industrial unit within the recently completed 'The Quarter' complex in Seaview – one of the Wellington region's premier industrial precincts – has sold with vacant possession for \$325,000. One of 75 units in the development, the property comprises ground-floor warehousing with mezzanine storage or office space, along with staff amenities, appealing to owner-occupiers for its compact, highly functional configuration. *(Oliver Hourigan, Bayleys Wellington)*



68 Victoria Street, Petone, Lower Hutt: A 425sqm industrial unit plus two on-site car parks has sold with vacant possession for \$1,025,000. Comprising high-stud warehousing, air-conditioned first floor offices, mezzanine storage and a workshop area, the property appealed to trade-based owner-occupiers seeking premises in Petone's primary industrial area. *(Christian Taylor, Paul Cudby, Bayleys Wellington)*



Unit 5D, 33 Kaiwharawhara Road, Ngauranga, Wellington: A 180sqm commercial unit with two on-site car parks has sold for \$340,000, reflecting a 6.79% yield. Situated within the K Road Depot business park – home to a diverse mix of trade, retail and

home improvement occupiers – the property has an assessed seismic rating of 43% of NBS. It is leased to lighting consultancy Moth Light through to June 2026, with 1x3yrRoR. *(Mark Walker, Bhakti Mistry, Sarah Lyford, Bayleys Wellington)*

SOUTH ISLAND

29 King Edward Street, Motueka: A 543sqm industrial property on a 1,240sqm site off Motueka's primary commercial strip, sold with an expiring lease for \$1,100,000. Comprising a versatile mix of offices, warehousing, workshop and yard space, the opportunity appealed to occupiers in service operations and customer-facing industries. *(Gill Ireland, Seb Hickman, Bayleys Nelson)*



Unit 4, 16 Newtown Street, Bromley, Christchurch: A 258sqm refurbished industrial unit plus six on-site car parks has sold with vacant possession for \$480,000. Comprising 182sqm of warehousing and 76sqm of offices and amenities in a secure complex with a seismic assessment of 100% of NBS, the unit attracted interest from trades-oriented occupiers and investors searching for versatile, modern premises. *(Benji Andrews, Sam Stone, Bayleys Christchurch)*

15 Disraeli Street, Addington, Christchurch: A dual-tenancy industrial property totalling 734sqm on a 950sqm site zoned Industrial General, has sold part-occupied for \$1,550,000. The front tenancy comprising warehousing, separate amenities and car parking totals 543sqm and is presently vacant, offering upside for add-value investors. The rear tenancy of 191sqm is occupied by a specialist trade supplier, which has recently inked a new three year lease to March 2028 plus 2x3yrRoR. *(Simon Lagan, Benji Andrews, Bayleys Christchurch)*

17 Disraeli Street, Addington, Christchurch: A standalone industrial premises of 440sqm plus four on-site car parks sold with vacant possession for \$950,000. Occupying a 541sqm site on the edge of the CBD, the property comprises 349sqm of mixed-stud warehousing and 91sqm of offices and amenities with space for vehicle manoeuvrability and container storage. *(Benji Andrews, Bayleys Christchurch)*

Unit 4, 17 Hands Road, Middleton, Christchurch: An 87sqm industrial unit in a recently completed development with a seismic assessment of 100% of NBS, comprising high-stud warehousing and basic amenities, has sold with vacant possession for \$349,000. The opportunity appealed to small business owner-occupiers and investors, particularly for its location within an established inner-city industrial area. *(Benji Andrews, Bayleys Christchurch)*

Unit 4, 25 Lunns Road, Middleton, Christchurch: A 574sqm standalone industrial unit plus 10 car parks has sold with vacant possession for \$1,200,000. Comprising 481sqm of high-stud warehousing with a container height roller door and offices at the centre of Middleton's established industrial precinct. *(Nick O'Styke, Bayleys Christchurch)*



7 Doric Way, Islington, Christchurch: A 686sqm industrial facility plus 14 on-site car parks in the Waterloo Business Park have sold with vacant possession for \$2,800,000. Comprising 465sqm of warehousing supported by three container-height roller doors, 52sqm of mezzanine and 29sqm of canopy cover. The modern offices and amenities, including a staff lunchroom, total 261sqm in a location proximate to the Southern Motorway, Airport precinct and Port of Lyttleton. *(Nick O'Styke, Bayleys Christchurch)*

Unit 3, 37 Foremans Road, Islington, Christchurch: A modern industrial unit totalling 349sqm plus five on-site car parks has sold with vacant possession for \$772,500. Comprising 246sqm of warehousing and offices and amenities over 103sqm, the premises occupy an accessible location in the Hornby industrial precinct, proximate to the Southern Motorway and main arterial Halswell Junction Road. *(Benji Andrews, Elliott Jones, Julian Sinke, Bayleys Christchurch)*

6 Henare Drive, Rolleston, Christchurch: A commercially zoned development site totalling 5,390sqm has sold for \$1,751,750 equating to a land rate of \$325/sqm. The property sits within one of Rolleston's key expanding business precincts, adjacent to Ngai Tahu's Tawhiri development and the IZone Business Hub. *(Nick O'Styke, Sam Stone, Greg O'Brien, Bayleys Christchurch)*

18 McBride Street, Frankton, Queenstown: An industrial facility totalling 789sqm has sold with vacant possession for \$2,220,000. The property features high-stud warehousing incorporating mezzanine areas, storage and staff amenities, together with 11 on-site car parks, and an additional office tenancy fronting Raiha Street. Occupying a prominent corner position at the intersection with Prosser Street, the site sits at the centre of Elsdon's well-established industrial precinct. *(Liam Sherlock, Simon Butler, Bayleys Wellington)*

53 Tay Street, Invercargill: A 370sqm early 1900s heritage-era premises, requiring seismic remediation, has sold 'as-is' with vacant possession for \$130,000. Occupying a prominent 185sqm site on the corner with Nith Street, the two-level property is located within Invercargill's primary retail precinct, providing strong signage exposure and dual entry points. *(Michael Frecklington, Bayleys Southland)*

