SALES SNAPSHOT

There is active demand across New Zealand's commercial and industrial property market, with recent Bayleys sales ranging from a $210,000 entry-level investment to a $10.51 million manufacturing facility. Transactions span securely leased assets, vacant industrial, mixed-use holdings, development land and accommodation properties, demonstrating continued participation from a spectrum of purchasers. Established tenants and durable income remain key considerations, while competition for strategically located properties with long-term potential continues to support activity nationwide.

AUCKLAND NORTH/WEST

10 Morrison Drive, Warkworth: A 458sqm industrial premises has sold with vacant possession for $1,425,000. The 911sqm site features standalone improvements, including warehousing and showroom/retail accommodation with a concreted car parking area and loading zone at the centre of Warkworth's industrial precinct. *(Graeme Perigo, Ben Clare, Bayleys Commercial in the North)*

Unit 1, 100 Bush Road, Albany: A 303sqm office investment with 12 car parks has sold for $1,425,000, representing a building rate of $4,703/sqm. The ground floor unit is located on the corner of a prominent complex, with profile to Bush and Rosedale Roads. It is occupied by an established accountancy firm which has recently recommitted to the site with a new four year lease to mid-2030, providing a stable investment in a low-vacancy business precinct. *(Dean Gilbert-Smith, Sam Raines, Steven Liu, Bayleys North Shore)*

40 Honan Place, Avondale: A 2,913sqm industrial facility on a 4,573sqm site has sold with vacant possession for $8,100,000. Formerly occupied by a national food and beverage supplier, the property's position in the tightly supplied Rosebank industrial precinct, with convenient access to SH16 and the Waterview Connection, attracted owner-occupiers and add-value investors seeking to reposition the prominent asset. *(Mark Preston, Alister Hitchcock, Bayleys Northwest)*

Boundary lines are indicative only

AUCKLAND CENTRAL

9 Matipo Street, Mount Eden: A character residential investment comprising three flats has sold under the hammer at auction for $1,825,000 incl. GST, returning $97,240 gross pa. The circa-1910 property provides 180sqm of floor area on a 625sqm site and is configured as one two bedroom and two one bedroom flats. The sale offered the purchaser diversified rental income with longer-term potential for home and income or intergenerational living. *(Damien Bullick, Phil Haydock, Bayleys Metro Markets)*

273 Remuera Road, Remuera: A high-profile 3,521sqm residential development site on the corner of Remuera and Armadale Roads has sold with vacant possession for an undisclosed sum. Zoned Residential – Terrace Housing and Apartment Buildings and positioned within the Double Grammar Zone, the property was acquired by an investor for its long-term intensification potential. The site is occupied by the Auckland Bridge Club's nearly 900sqm two-level premises and 70 car parks. *(Kate Kirby, Stephen Scott, James Were, Bayleys Metro)*

8 Maheke Street, St Heliers: A 214sqm commercial property at the centre of St Heliers Village has sold with vacant possession for $1,740,000. Zoned Business – Local Centre, the 304sqm site accommodates a two-level building comprising a former ground-floor café and professional offices above. Add-value investors were drawn to the opportunity to refurbish and reposition the property within the popular village centre. *(Ken Hu, Alan Haydock, Damien Bullick, Bayleys Metro)*

21 Eric Paton Way, St Johns: A 257sqm industrial unit within the St Johns business precinct has sold with vacant possession for $1,000,000. The property attracted interest from owner-occupiers and investors, supported by its efficient warehouse-to-office ratio and strategic position 8km from Auckland's CBD, with convenient access to SH1 and arterial routes connecting East Auckland with the central suburbs. *(Matt Dell, Jake Skeen, Greg Hall, Ash Martinus, Bayleys South Auckland)*

115-121 Onehunga Mall, Onehunga: A 376sqm Business – Town Centre-zoned site held across two titles has sold off-market for $1,300,000, representing a 5.00% yield. Prominently positioned beside Onehunga train station, the property comprises four single-level retail tenancies providing 182sqm of lettable area, with car parking to the rear. Investor interest was underpinned by the site's longer-term development potential. *(Beterly Pan, Bayleys Northwest; Tony Chaudhary, Bayleys South Auckland)*

701J Great South Road, Penrose: A 233sqm business unit with six car parks has sold with vacant possession for $850,000. Occupying a prominent corner position within a modern commercial complex, the premises combine showroom space with partitioned and open-plan offices, benefitting from dual exposure to Great South Road and Church Street East. *(Geoff Wyatt, Matt Dell, Bayleys South Auckland)*

AUCKLAND EAST/SOUTH

Unit P, 2 Kerwyn Avenue, East Tamaki: A 144sqm industrial unit with four on-site car parks has sold for $590,000, reflecting a potential net yield of 5.84% based on a proposed rental arrangement. The sale offered the purchaser flexibility to secure vacant possession or approve a new two year lease to the incumbent tenant, which has occupied the premises for 10 years. *(Harrison Gregory, Peter Hwang, Kolby Davis, Bayleys South Auckland)*

35 Atkinson Avenue, Ōtāhuhu: A refurbished, multi-tenanted commercial property comprising 525sqm of floor area and 10 on-site car parks has sold for $1,830,000, representing a 7.25% yield. The nearly 1,100sqm site is zoned Business – Mixed Use with a 21m height overlay and accommodates three tenants, anchored by a laundromat whose lease runs to 2030 with rights of renewal extending a further 10 years. *(James Were, Auckland Metro; Matt Dell, Bayleys South Auckland)*

Unit 1, 5 Hans Street, Ōtāhuhu: A 191sqm industrial unit with exclusive use of a 96sqm yard has sold with vacant possession for $620,000. The premises generated interest among owner-occupiers seeking a functional operational base, well-connected to major transport routes including SH1, local arterial roads, and nearby amenities in the Ōtāhuhu area. *(Jake Skeen, Matt Dell, Bayleys South Auckland)*

10 Rennie Drive, Mangere: A split-risk industrial investment in Auckland's airport precinct has sold for $3,600,000, reflecting a net yield of 5.75%. Occupying a 1,656sqm Business – Light Industry zoned site, two adjoining units totalling 1,009sqm comprise well-presented offices and clear-span warehouse accommodation supported by off-street parking and yard space. *(Ash Martinus, Greg Hall, James Valintine, Bayleys South Auckland)*

Boundary lines are indicative only

9 Crosbie Road, Pukekohe: A multi-tenanted industrial property on a 1,366sqm site in central Pukekohe has sold for $2,000,000, with a potential net yield of more than 5.50% when fully leased. Two retailers lease two units totalling 780sqm; Counties Marine occupies 400sqm of ground-floor space, a 50sqm mezzanine and 431sqm yard, while Animal Stuff's departure in July provides vacant possession of a 269sqm unit with 62sqm of mezzanine space. The sale offered immediate rental income alongside the flexibility for the purchaser to occupy or re-lease the available unit. *(Mike Hook, Shane Snijder, Bayleys South Auckland)*

WAIKATO/BAY OF PLENTY

3 Wedgewood Street, Katikati: A multi-tenanted, mixed-use property comprising 733sqm of floor area has sold for $1,270,000, representing a 5.73% yield. The 1,284sqm industrial-zoned site accommodates two workshop tenancies with associated offices, amenities and workspaces, together with a self-contained first-floor flat. *(Brendon Bradley, Ryan Bradley, Bayleys Tauranga)*

91 Fraser Street, Tauranga Central: A boutique office investment occupied by a national tenant providing financial services, in occupation for more than 18 years, has sold for $860,000, reflecting a net yield of 5.60%. The 125sqm converted office building occupies a 655sqm site and provides three private offices or meeting rooms, two open-plan workspaces, a modern staffroom, north-facing deck and seven marked car parks. The property is zoned High Density residential and benefits from an Existing Use Certificate permitting its continued commercial use. *(Mark Walton, Tyler Barry, Bayleys Tauranga)*

Unit 9, 11 Ashley Place, Pāpāmoa: A 127sqm industrial unit in an established business precinct has sold with vacant possession for $468,000. The functional, high-stud warehouse provides a five-metre stud height, a 4.4-metre-wide electric roller door with 4.5 metres of clearance, staff amenities and three on-site car parks. Its position near the Tauranga Eastern Link and surrounding residential catchments provides convenient access for trade, storage and other commercial uses. *(Ryan Bradley, Brendon Bradley, Bayleys Tauranga)*

61-63 Main Road, Tīrau: A landmark tourism and retail property at the intersection of State Highways 1, 5 and 27 has sold for $1,530,000, reflecting a net yield of 7.52%. The 2,103sqm site provides circa 461sqm of floor area generating income across three established tenancies. Its distinctive corrugated-iron buildings support the Big Sheep Honey and Souvenir Shop and The Ram SPCA Opportunity Shop, while the Council-owned Big Dog Visitor Information Centre occupies part of the property under a ground lease. The high-profile location captures traffic travelling between Auckland, Hamilton, Tauranga and Rotorua, and has helped establish the property as one of Tīrau's best-known roadside attractions. *(Murray Madgwick, Bayleys Christchurch, Brendon Bradley, Bayleys Tauranga)*

35 Bryant Road, Te Rapa, Hamilton: A 1,606sqm industrial investment on a prominent 2,418sqm corner site has sold for $2,225,000, representing a 6.94% yield. Positioned at the intersection of Bryant Road and Vickery Street, the facility has undergone significant capital upgrades within the past 10 years. The electronics company in occupation has operated from the premises for more than 20 years, having heavily invested in infrastructure and the internal fit-out. *(Rebecca Bruce, Jordan Metcalfe, Alex ten Hove, Luke ten Hove, Bayleys Hamilton)*

CENTRAL NORTH ISLAND

185 Spa Road, Taupō: An 894sqm commercial investment leased to Fonterra subsidiary Farm Source has sold for $3,745,000, representing a 6.39% yield. The property occupies a high-profile 3,670sqm corner site at the intersection of Spa Road and Pihanga Street, with Spa Road providing a key arterial connection between the East Taupō Highway (SH1) and the CBD. Investor interest centred on the established national tenant, prominent location and strategic landholding. *(Gary Harwood, Lisa Christensen, Lucy Baxter, Bayleys Taupō)*

503 Warren Street North, Hastings: A 490sqm industrial property comprising warehouse, office, and storage space sold off-market for $780,000. Located close to the Hastings CBD with convenient access to key transport routes, the 856sqm site included a functional secure yard and vehicle manoeuvrability. *(Richard Wilson, Kerry Geange, Bayleys Napier)*

LOWER NORTH ISLAND

300 Saint Hill Street, Whanganui: A prominent automotive sales and service property occupying a 2,380sqm corner site at the intersection of Saint Hill and Dublin Streets has sold for $1,500,000. The property comprises 552sqm of purpose-built improvements, including a showroom, offices, workshop and storage areas, supported by an expansive vehicle display forecourt. Leased to an established dealership until January 2027, the property attracted interest from investors and owner-occupiers considering its longer-term potential. *(John Bartley, Bayleys Whanganui)*

76 Riverbank Road, Ōtaki: A 537sqm industrial premises has sold for $720,000, with a potential yield of 8.34% based on projected net income. Comprising several high-stud workshop bays with a tidy office and yard storage, previously occupied by a longstanding engineering business, the vacant property offers efficient access to SH1 and the Kāpiti Coast's broader business environment. *(Simon Butler, Johnny Curtis, Bayleys Wellington)*

19C Milne Drive, Paraparaumu: A tenanted commercial unit in an established Kapiti Coast business precinct has sold for $437,000, reflecting a net yield of 7.49%. Leased to a community health provider, the modern 120sqm premises form part of a well-maintained five-unit complex with an allocated rear parking area. The sale provided immediate cash flow from an established tenant at an accessible entry point for investors. *(Simon Butler, Johnny Curtis, Bayleys Wellington)*

29-33 Bridge Street, Melling, Lower Hutt: A multi-unit industrial property comprising partially occupied showroom and warehouse accommodation has sold for $1,700,000 with a potential net rental of circa $157,713 pa once fully tenanted. The property provides 394sqm of leased space with a further 376sqm and circa 300sqm of yard available for occupation. Originally developed in the 1980s and subsequently divided into three units with a separate yard tenancy, the sale combined existing income with flexibility for the purchaser to establish their own premises or capture value by reletting vacant space. *(Oliver Hourigan, Paul Cudby, Bayleys Wellington)*

34 Upland Road, Kelburn, Wellington: A fully leased residential investment comprising six flats, 630sqm of floor area and two car parks has sold for $2,165,000, representing a 7.00% yield. The six units are occupied under 18 separate tenancy agreements, while the property's location close to Victoria University's Kelburn campus, the Wellington Cable Car, and the CBD supports a broad tenant catchment and sustained rental demand. *(Fraser Press, Bayleys Wellington)*

SOUTH ISLAND

132 Vanguard Street South, Nelson: A 530sqm industrial property has sold with vacant possession for $1,057,000. Occupying a prominent 1,057sqm Industrial A-zoned site within one of Nelson's lowest-vacancy industrial precincts, the property comprises 360sqm of showroom and office accommodation together with triple-bay warehousing. Its flexible configuration, strong street presence and proximity to the CBD attracted significant owner-occupier interest. *(Gill Ireland, Seb Hickman, Bayleys Nelson)*

67 Beach Road, Kaikōura: The land and buildings of the Dusky Lodge Backpackers have sold for $1,475,000. One of the region's largest purpose-built backpacker facilities, it is leased to an established operator and occupies three titles totalling 2,602sqm, providing circa 1,319sqm of accommodation and guest facilities. Zoned Urban Residential, it includes a swimming pool, spa, sauna and outdoor decks across three levels. Its State Highway 1 position, within walking distance of central Kaikōura, supports demand from independent travellers, school and sporting groups, fishing charters and visitors to the region's marine attractions. *(Murray Madgwick, Bayleys Christchurch)*

208 Esplanade, Kaikōura: The land and buildings occupied by the beachfront Anchor Inn beachfront motel have sold for $2,000,000, at a 9.75% yield. Positioned on a prominent 2,003sqm corner site with views across the Pacific Ocean and Kaikōura Ranges, the property features 809sqm of improvements, including 15 motel units configured across a two-level accommodation block and a three bedroom manager's residence. The property is leased to an established operator with 27 years remaining on the current term. *(Gill Ireland, Bayleys Nelson; Jesse Paenga, William Wallace, Bayleys Christchurch)*

11 Frank Coxon Road, Belfast, Christchurch: An 854sqm industrial facility within the sold-out Belfast Business Park has sold fully tenanted for $2,455,000. Occupying a 1,951sqm site and leased to an auto modification business, the property combines modern high-stud warehousing with two levels of offices and amenities, plus a substantial concrete yard providing parking, workspace and vehicle access. *(Benji Andrews, Nick O'Styke, Bayleys Christchurch)*

Unit 24, 150 Cavendish Road, Casebrook, Christchurch: A fully leased 190sqm commercial investment within a modern Casebrook business park has sold for $935,000. The low-maintenance property comprises a ground-floor café with a 75sqm courtyard and a first-floor office occupied by an architectural practice, both with recently confirmed four year lease agreements. Seven car parks and income diversified across two complementary tenancies strengthened the investment proposition. *(Alex White, Stewart White, Bayleys Christchurch)*

243 Dyers Road, Bromley, Christchurch: A high-profile 1,012sqm site on SH74, forming part of Christchurch's Ring Road connecting northern traffic to the city's outer suburbs, has sold with vacant possession for $750,000. The site supports two buildings totalling 320sqm, providing a retail showroom, workshop, and garage storage. *(Scott Bentley, Bayleys Christchurch)*

Unit 9, 310 Wilsons Road, Waltham, Christchurch: A 130sqm industrial unit has sold with vacant possession for $285,000. The unit, one of 12 in the complex, comprises open-plan warehousing, a small office and amenities, plus one car park. *(Benji Andrews, Bayleys Christchurch)*

12 Buchan Street, 6 and 6A Hawdon Street, Sydenham, Christchurch: A three-title industrial landholding totalling 2,595sqm has sold to an owner-occupier for $3,325,000. The principal 2,149sqm site on Buchan Street accommodates a 1,273sqm warehouse, workshop and office facility occupied by the New Zealand Automobile Association as its Sydenham outlet. Two complementary bare land sites of 282sqm and 164sqm are positioned opposite on Hawdon Street, providing additional utility across the combined holding. *(William Wallace, Benji Andrews, Bayleys Christchurch)*

Unit 1, 182 Clarence Street, Riccarton, Christchurch: A 74sqm retail unit within the Windmill shopping centre has sold at its $450,000 asking price, representing a 6.56% yield. The premises have been occupied by an established hair salon since 2009, with the tenant recently committing to a further two year lease. The investment benefits from foot traffic, complementary neighbouring businesses and a proven retail location. *(Julian Sinke, Jesse Paenga, Bayleys Christchurch)*

9K Print Place, Middleton, Christchurch: A road-front industrial unit totalling 120sqm with four car parks has sold with vacant possession for $460,000. Comprising 46sqm of warehousing and 70sqm of offices and amenities recently refurbished to 67% of NBS, the unit appealed to small business operators as a prominent and well-connected business solution. *(Debbie Johnson, Julian Sinke, Bayleys Christchurch)*

250B Annex Road, Middleton, Christchurch: A 466sqm industrial property with eight on-site car parks has sold with vacant possession for $760,000. Positioned within Middleton's established industrial precinct, the property provides functional commercial accommodation with convenient access to Christchurch's principal and arterial routes. *(Benji Andrews, Bayleys Christchurch)*

11 Jipcho Road, Wigram, Christchurch: Bayleys agents introduced the buyer to an out-of-agency listing comprising a prominent industrial property on a corner site with dual frontage to Jipcho and Parkhouse Roads, which sold fully leased for $4,800,000. Zoned Heavy Industrial, the 3,648sqm site accommodated 1,966sqm of warehousing, offices and amenities, together with six car parks. The property is occupied by a subsidiary of global engineered-products designer, manufacturer and distributor Skellerup Holdings, providing the purchaser with secure income underpinned by an established tenant. *(Nick O'Styke, Ben Hassall, Sam Stone, Bayleys Christchurch)*

19 and 23 Cargo Drive, Rolleston, Christchurch: Two contiguous titles on the corner with Pallet Drive, providing 3,501sqm of bare industrially zoned land within the IPort business park have sold together for $1,472,000 at a land rate of $421/sqm. *(Greg O'Brien, Bayleys Christchurch)*

44 IZone Drive, Rolleston, Christchurch: A 755sqm industrial premises on a 1,954sqm site has sold with vacant possession for $1,720,000 at a land and buildings rate of $880/sqm. The modern facility – built in 2008 – comprises 610sqm of warehousing, 120sqm of air-conditioned offices and amenities, plus 96sqm of canopy cover and a large concrete yard suitable for container handling. The fully fenced site offers efficient access to the Southern Motorway, SH1, MidlandPort and KiwiRail's freight hub. *(Debbie Johnson, Benji Andrews, Bayleys Christchurch)*

143 Hoskyns Road, Rolleston, Christchurch: A 5,261sqm industrial development site has sold for $1,999,180, representing a land rate of $380/sqm near the IPort Business Park. *(Nick O'Styke, Ben Hassall, Bayleys Christchurch)*

9 Ashford Avenue, Ashburton: A 5,431sqm purpose-built milk powder factory within the Ashburton Business Estate has sold for $10,510,000, representing a 6.88% yield. Occupying a site of more than 1.1ha near SH1 and the Main South Line, the property is fully leased to New Zealand Dairy Collaborative (NZDCL), with a current term extending to 2036 and 2x5yrRoR. Investor interest centred on the asset's position along the South Island's principal freight corridor, supported by long-term income from an established national dairy producer. *(Nick O'Styke, Jesse Paenga, William Wallace, Bayleys Christchurch)*

21 King Street, Parkside, Timaru: A 50sqm commercial investment has sold for $210,000. The property includes a sales office and supporting storage building on a 271sqm Industrial L-zoned site. The tenant, a local locksmith business, benefits from excellent exposure to passing traffic and convenient access to SH1. *(Scott Bentley, Bayleys Christchurch)*