



Mt Wellington Estate underway

A large regeneration project in a prime precinct will deliver high-quality, energy-efficient space for progressive occupiers looking to secure their future.

The development team of Goodman New Zealand is progressing with a new standalone warehouse and neighbouring multi-unit development on a large site near Sylvia Park in Mt Wellington, Auckland.

Experienced in value-add developments in other high-profile locations across Auckland, Goodman's new Mt Wellington Estate will evolve across a 7-hectare amalgamated landholding in Monahan Road near the Mt Wellington interchange which allows strong connectivity to major freight and transport infrastructure, and the Auckland CBD.

Stage one has an expected completion date of February 2027 and will deliver approximately 21,150sqm of premium sustainable industrial space across four buildings.

The planned warehouses range in size from 3,265sqm to 8,665sqm, although at this early stage of the project Goodman has the flexibility to tailor the development to accommodate larger occupier requirements up to 11,000sqm.

The high-stud and operationally-efficient facilities will feature architecturally-designed office spaces, generous canopies, movement-friendly yard areas, and a good ratio of dedicated car parks for each tenancy.

Goodman development director William Main says Mt Wellington Estate will be a lower-carbon development targeting a 5 Green Star sustainability accreditation.

"New buildings within the Estate will have solar panels, double glazing, rainwater harvesting, automated LED

lighting, advanced energy measuring and monitoring systems, and use low VOC materials and finishes," he explains.

"Additionally, lower carbon concrete will be used, it will provide dedicated waste and recycling areas and electric vehicle charging stations, while native plant landscaping will enhance the development.

"The central Auckland location adjacent to SH1 and Mt Wellington Highway and with robust links to major freight and transport infrastructure, makes this site ideal for a wide range of businesses. We believe it is one of the best-connected locations in our portfolio for distribution and last-mile delivery customers."

The location services a residential catchment of 770,000 within 20

minutes' drive, representing \$34.9 billion total purchasing power, and with the bulk of Auckland's total population within a 30-minute drive catchment of the high amenity area. Nearby, Sylvia Park's hospitality, large format retail, childcare and public transport connectivity makes this a favoured location for workers with the soon-to-open IKEA store another drawcard.

Scott Campbell, Bayleys national director industrial and logistic says given the low vacancy for A-grade industrial warehousing in the Auckland region, and the optimal location close to main arterials and business infrastructure, Mt Wellington Estate will resonate with occupiers looking to position themselves strongly for growth.