



Mt Richmond Industrial

by Argosy



Argosy

The buildings stand out among the landscape, a striking sculptural response to the contours and the 800 year history of the site and Maunga.



LEASED

Warehouse 6



Auckland
CBD

State Highway 1:
Main Southern
Motorway

State Highway 20:
South Western
Motorway

5km

10km

224
Neilson
Street

Onehunga

Penrose

Mt Richmond
Industrial

Otāhuhu

Favona

15km





↖ 20 minutes to
Ports of Auckland
15 minutes to
Auckland CBD

Sylvia Park
Shopping Centre

State Highway 1
– New Zealand's main arterial road
connects the logistics centre
directly to all major cities

Great South Road

Mt Richmond
Industrial

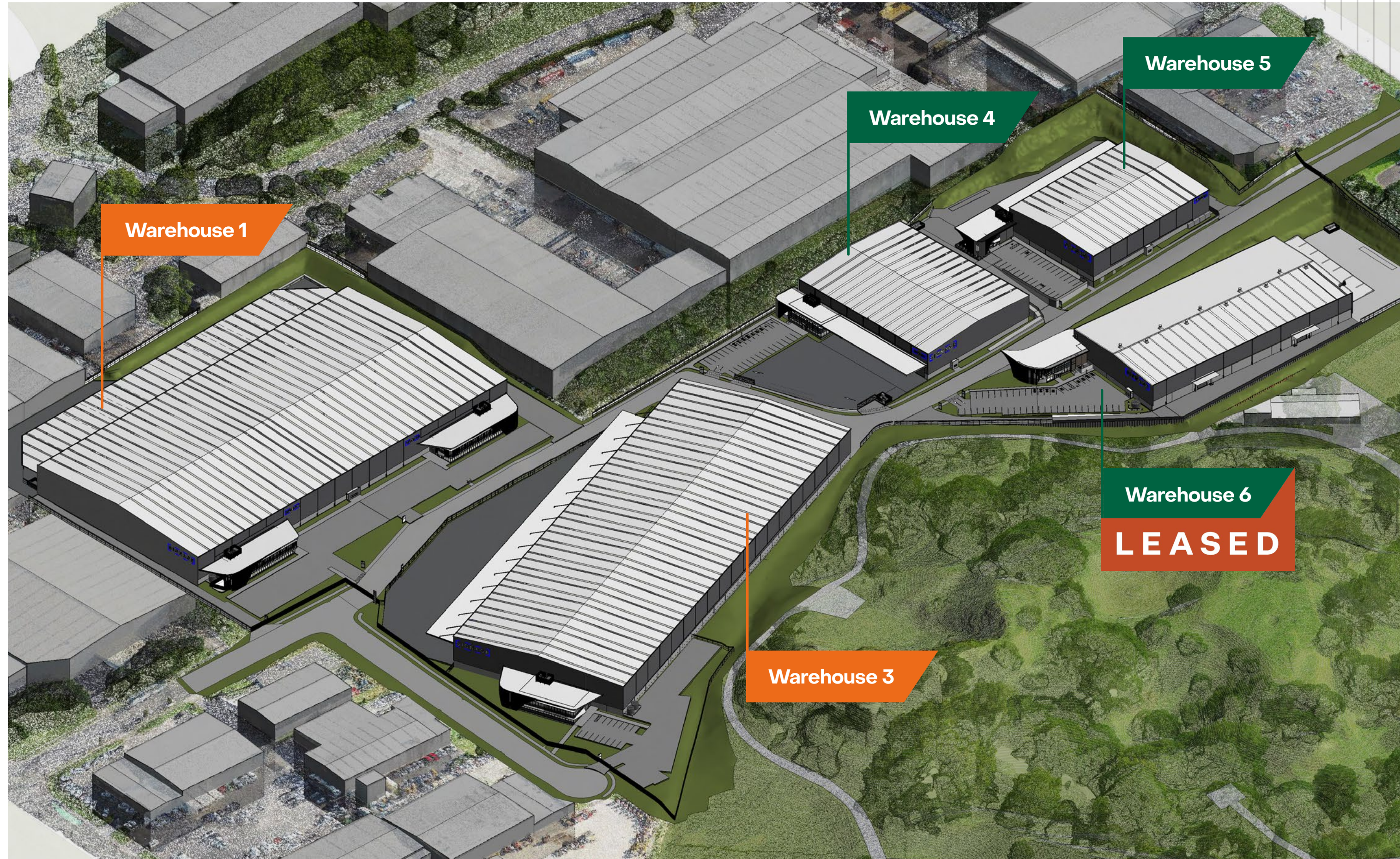
Mount Wellington
Highway

↘ 20 minutes
to Auckland
International
Airport

Ōtāhuhu /
Mount Richmond



Stages

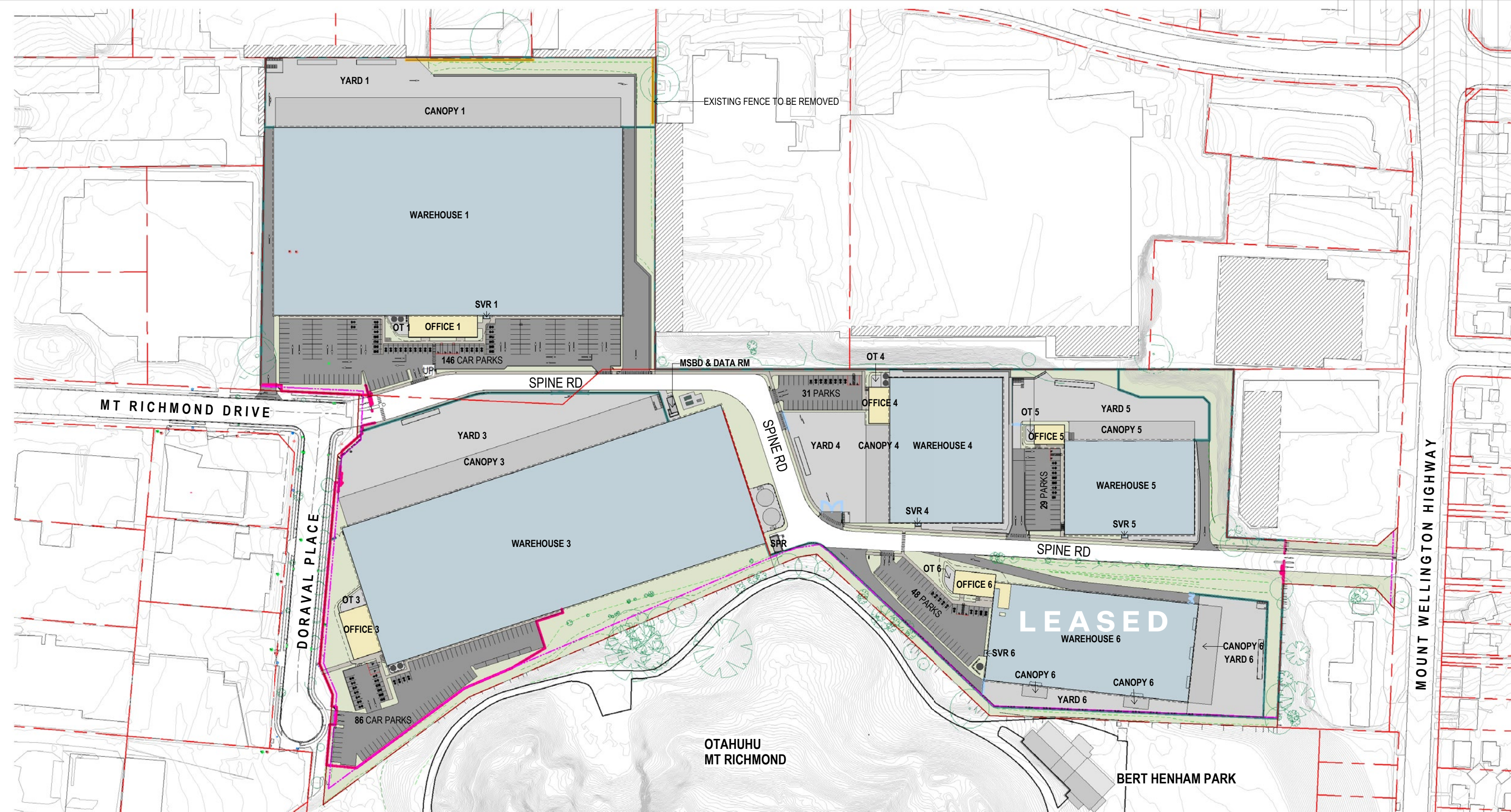


Site plan

Drawing Plotted: 8/07/2024 1:39:30 pm

STAGE 1

STAGE 2



Key features

CLEAR SPAN HIGH STUD
WAREHOUSES
3,000m² - 16,000m²
11m - 13m AT THE KNEE

DUAL ACCESS
FROM TWO MAJOR ARTERIALS

LIGHT INDUSTRY
ZONING

TARGETING WORLD LEADING
6-STAR
GREEN STAR RATING

STAGE ONE
COMPLETION
Q4 2024

**HIGH
SPECIFICATION
& AMENITIES**

**DESIGNED FOR
CLIMATE CHANGE**
UP TO 3.8°

**SOLAR
PANELS**

EV CHARGING
& TRUCK CHARGING CAPACITY

**RAIN WATER
HARVESTING**

**STRATEGIC
MT WELLINGTON
LOCATION**

Warehouse 1



Warehouse 3



Warehouse 3



Warehouse 3



Warehouse 3 and Ōtahuhu/Mt Richmond



Warehouse 4



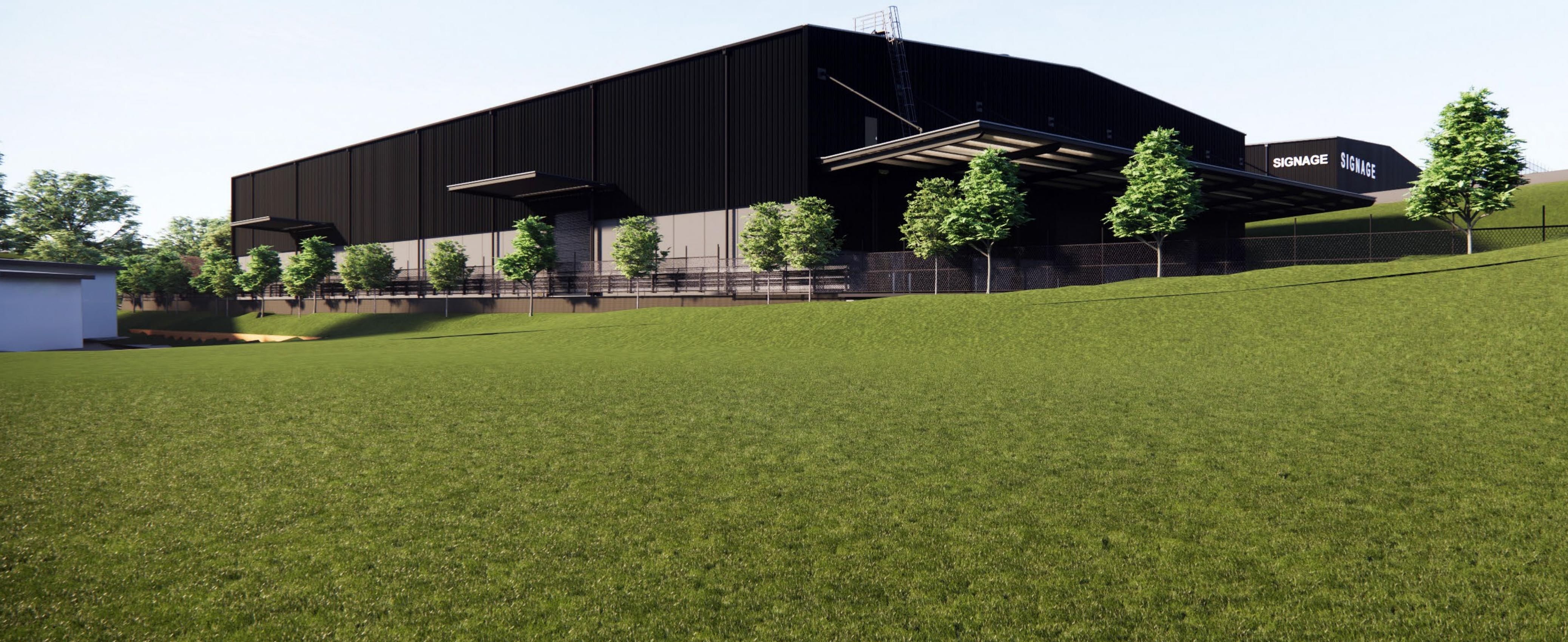
Warehouse 5



Warehouse 6



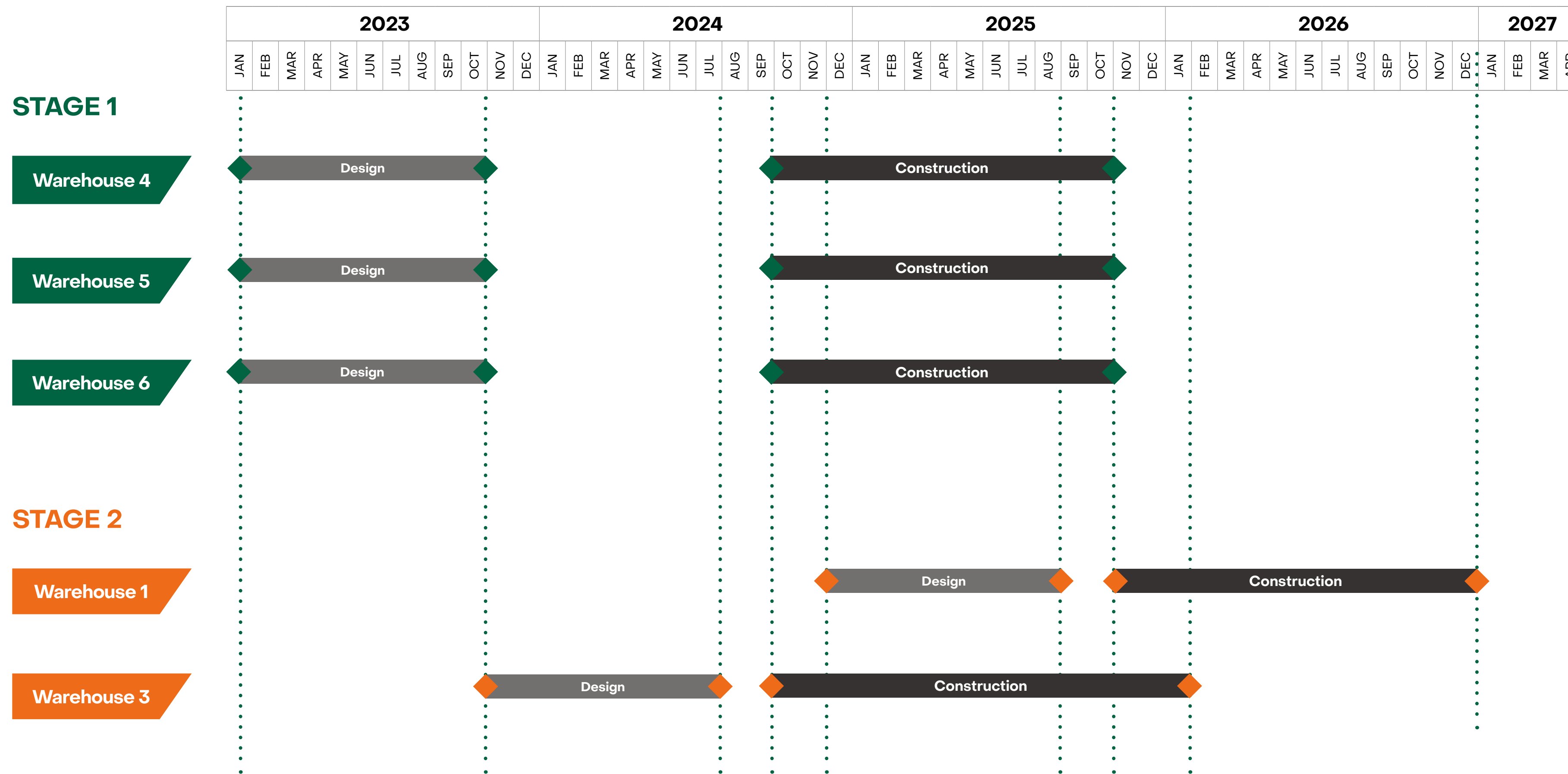
Warehouse 6 LEASED



Ōtahuhu/Mt Richmond Path



Delivery timeline



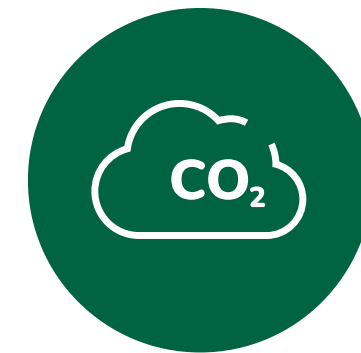
Sustainably minded



**Targeting 6 Star
Green Star Design
& As-Built rating**



Solar panels



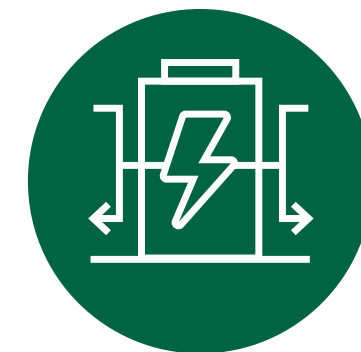
**Low carbon
design materials
& manufacturing
processes**



**Rainwater harvesting
and tanks – low
consumption water
fittings throughout**



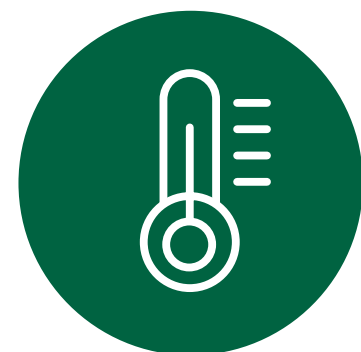
**EV chargers installed,
ability to add truck
chargers**



**Energy Management
System**



**New energy efficient
heat recovery air
conditioning system**



**Designed for climate
change up to 3.8°**



**Intelligent LED lighting
with daylight and
occupancy sensors**



Why Argosy?

Strong track record

Argosy is one of New Zealand's largest commercial landlords with a green portfolio worth \$675 million. We own a diverse portfolio of 54 properties worth over \$2.1 billion across industrial, office and large format retail investment property. Listed on the NZX, Argosy is a top 50 entity by market capitalisation.

Our values

We are an organisation always striving for outstanding performance, without ever compromising our ethics or principles. We place great importance on honesty, integrity, quality and trust and aspire to maintain the highest standards of corporate behaviour and accountability.

Relationships

We are a nimble and decisive business, able to move quickly in partnerships with our tenants to achieve mutually beneficial outcomes. Two dedicated relationship managers – a property manager and an asset manager – will work alongside you, ensuring we both achieve value from the relationship.

**VALUE OF ARGOSY'S
PORTFOLIO OF 54
QUALITY COMMERCIAL
PROPERTIES**

\$2.1B

Why Argosy?

Value-add understanding

Argosy's investment strategy incorporates both core and value add properties and is a diversified portfolio including industrial, office and large format retail. The purpose of value-add properties is to increase future earnings and provide capital growth and our experience along with knowledge of the Auckland market allows us to deliver value to businesses beyond just the physical space.

Sustainable focus

Argosy has a successful track record in delivering award winning buildings that have been recognised from various organisations such as NZ Architects Society, Property Council of New Zealand, NZ Commercial Projects Awards and ECCA. Our first sustainability initiatives commenced in 2014

As both a Developer and Investor of our properties, our projects are assessed by third parties such as NZGBC & ECCA on their performance and what is actually built rather than designed. Mt Richmond/Neilson St developments will be targeting 6 Stars.

Growth partner

With a number of existing properties, buildings throughout the country, and active pipeline of new developments, we will work with you to support your future growth aspirations, in Auckland and throughout New Zealand.

- 2014 **Te Puni Kōkiri, Wellington** Wellington's 1st 5 Green Star Office Built rating
- 2015 **15 Stout Street, Wellington** Wellington's 2nd 5 Green Star Office Built rating
- 2019 **82 Wyndham Street, Auckland** 5 Green Star Office Built rating & New Zealand's 1st Carbon Zero Base Building Operations rating
- Mighty Ape, Highgate, Auckland** 3rd Industrial 5 Green Star Built rating
- 2020 **107 Carlton Gore, Auckland** 5 Green Star Office Built rating
- 2023 **PROJECTS UNDERWAY TARGETING BUILT RATINGS:**
 - 8 Willis Street, Wellington** Targeting 6 Green Star Office Built rating
 - Stewart Dawson Cnr, Wellington** Targeting 5 Green Star Office Built rating
 - 105 Carlton Gore, Auckland** Targeting 6 Green Star Office Built rating
 - 1-3 Unity Drive, Auckland** Targeting 4 Green Star Design & As Built rating
 - 12-20 Bell Ave, Auckland** Targeting 4 Green Star Design & As Built rating
 - 5 Allens Road, East Tāmaki** Targeting 4 Green Star Design & As Built rating



A green track record

Mighty Ape



- NZ 3rd Industrial 5 Star Greenstar Built rated Industrial Building “New Zealand Excellence”
- Heat recovery VRF air conditioning system with air to air heat recovery
- Intelligent LED lighting
- Environmentally Certified products
- Rain water harvesting / modern End of Trip
- **2021 Property Council of New Zealand Awards – Merit in Industrial Property Award**

82 Wyndham Street



- NZ 1st Carbon Zero Base Building Operations Rating
- 5 Star Greenstar Office Built Rating “New Zealand Excellence”
- 6 Star NabersNZ Base Build rating “Aspirational Performance”
- Heat recovery VRF air conditioning system
- Intelligent LED lighting
- Environmentally Certified Products
- Premium End-of-Trip facilities
- **2020 Property Council of New Zealand Awards – Merit in Commercial Office Property Award**
- **2020 Property Council of New Zealand Awards – Excellence in Green Building Property Award**

15 Stout Street



- Wellington’s 2nd 5 Star Greenstar Office Built Rating “New Zealand Excellence”
- 5 Star NabersNZ Base Build rating “Market Leading Performance”
- Energy Efficient air-conditioning system with air to air heat recovery
- Intelligent LED lighting
- Environmentally Certified products
- Modern End-of-Trip facilities
- **2015 New Zealand Institute of Architecture Awards – Wellington Awards - Heritage**
- **2015 Property Council of New Zealand Awards – Category Winner & Excellence in Green Building Property Award**
- **2015 Property Council of New Zealand Awards – Excellence in Commercial Office Property Award**
- **2015 New Zealand Commercial Property Awards – National Award & Gold Winner in the Restoration category**



Contact

Simon Brake

Development Manager
Argosy Property Limited
T / 09 304 3400
M / 022 6830984
E / sbrake@argosy.co.nz

Marilyn Storey

Head of Development
Argosy Property Limited
T / 09 304 3437
M / 021 360 291
E / mstorey@argosy.co.nz

Argosy

argosy.co.nz