

An aerial photograph of the Highbrook Business Park at sunset. The park features several large industrial buildings with flat roofs, some of which are illuminated from within. A prominent building on the left has 'OfficeMax' signage. Other buildings have 'zinc' and 'BROADBENT' signage. The park is landscaped with green lawns, trees, and a winding path. In the foreground, a body of water reflects the sky and the buildings. The background shows a city skyline under a clear blue sky with a few wispy clouds.

HIGHBROOK BUSINESS PARK

A world class business park

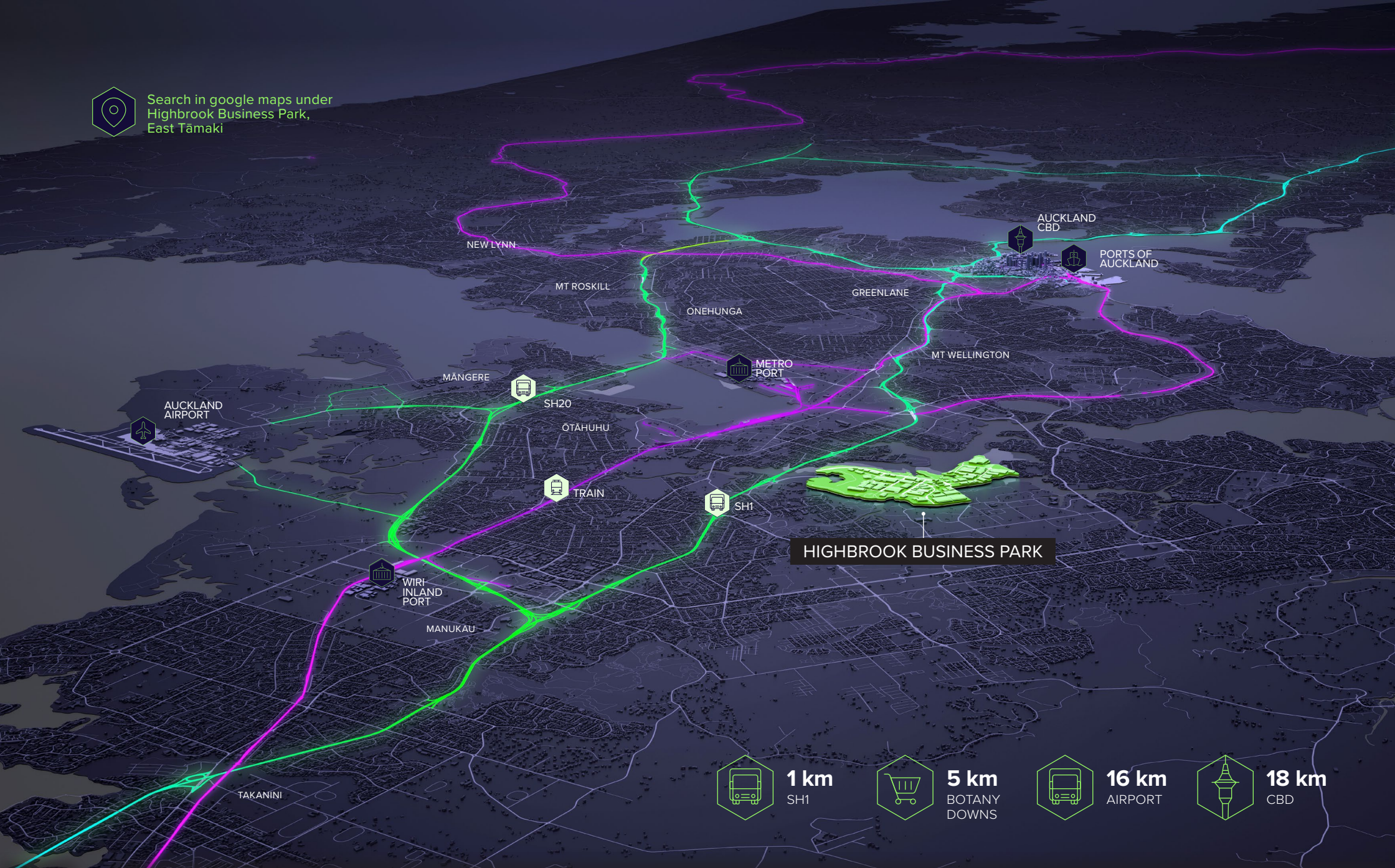
BRINGING PEOPLE AND INDUSTRY TOGETHER

107 meticulously planned hectares incorporating a business town, retail hub and commercial services, all just 18 km from Auckland's CBD. Unprecedented scale and unique features allow companies to build their business, their way.

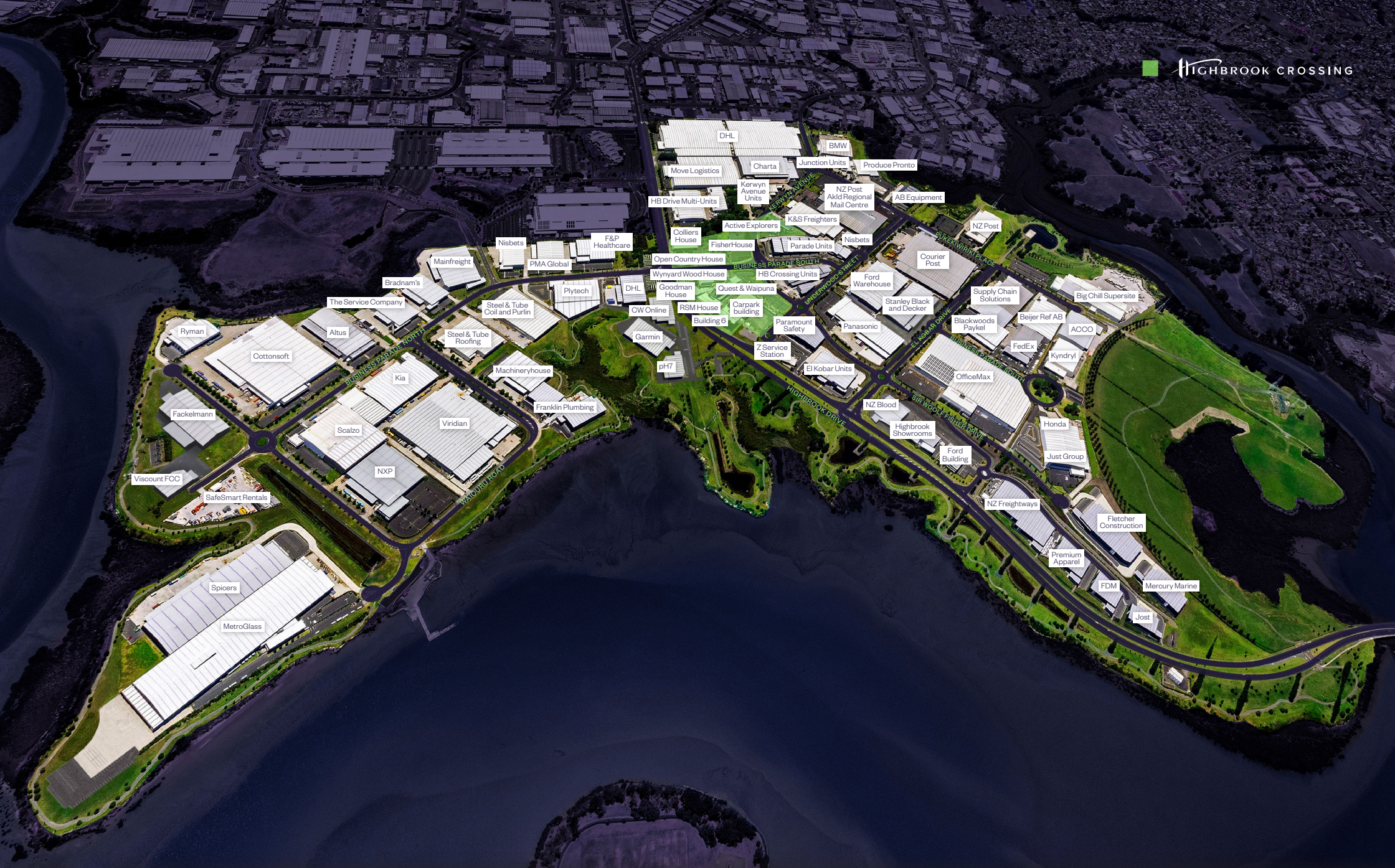




Search in google maps under
Highbrook Business Park,
East Tāmaki

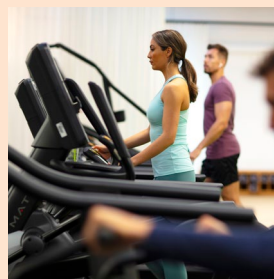


STRATEGICALLY POSITIONED IN EAST TĀMAKI



OVER 130 BUSINESSES, 5,500 PEOPLE AND GROWING

Amenities



PROFESSIONAL SERVICES

- ▲ Barfoot & Thompson
- ▲ BDO – Auckland
- ▲ BNZ Partners
- ▲ BSM Group Architects
- ▲ Colliers
- ▲ Forsyth Barr Investment Advisors
- ▲ Harcourts
- ▲ Johnson Corner coworking space
- ▲ Kiwibank Business Hub
- ▲ Madison Recruitment
- ▲ Professional Building Consultants
- ▲ Public Trust
- ▲ RSM Accountants
- ▲ Te Pūkenga – EarnLearn
- ▲ Wright Recruitment
- ▲ Wynyard Wood Lawyers & Notaries

COWORKING

- ▲ Johnson Corner coworking space

CAFÉS AND RESTAURANTS

- ▲ Fisher House Restaurant & Bar
- ▲ Habitual Fix
- ▲ Hollywood Bakery Espresso
- ▲ Kagura Sushi Donburi Bánh Mì
- ▲ Namaste Indian Restaurant & Bar
- ▲ Olea Café & Eatery
- ▲ Subway

CONVENIENCE RETAIL

- ▲ Smile Supermarket Lotto
- ▲ Z Service Station

ACCOMMODATION

- ▲ Quest Highbrook Serviced Apartments providing 120 rooms

RECREATION

- ▲ **Gym:** Jetts 24-hour Fitness
- ▲ **Highbrook Parklands:** Beautiful parklands with 8km cycle, running, walking track and stunning coastal views over the Tāmaki River

CHILD CARE

- ▲ Active Explorers' Childcare

EV CHARGING

- ▲ Two ChargeNet fast chargers are located in the 90min free car park on Tūhana Lane.
- ▲ Between the 2 chargers there are 3x CCS and 1x CHAdeMO cables, so 4 EVs could charge at one time.
- ▲ There is plenty of space for larger vans or small trucks too.

CAR PARKING

- ▲ Highbrook Crossing has 90 minute free parking for casual use. Fees apply for longer term use.
- ▲ A multi-level car park providing 343 spaces.

See Highbrook car parking map for full details.

A vibrant community



Highbrook Park and Highbrook Crossing provide outdoor environments and meeting places which bring people together. Sports, business and fundraising events showcase the support and sense of community at Highbrook.



Highbrook Rotary Fun Run Walk



On-site Beehives



Highbrook Parklands



Highbrook Crossing Food trucks



Spin to Win with Radio Hauraki



Daffodil Day



Johnson Corner events

Follow us on our social accounts and stay in the know. highbrookcrossing Highbrook Business Park

Getting here

HIGHBROOK CROSSING



- 90 MIN FREE PARKING*
- 10 MIN PARKING
- 120 MIN PARKING
- RESERVED PARKING
- B BUS STOPS
- ♿ MOBILITY PARKING
- 🏍️ MOTORCYCLE PARKING
- 🔌 EV CHARGING STATION

*90 mins free parking. Fees apply after 90 mins. You must register your number plate upon arrival at the ParkMate (NZ) App or Parking Machine.

P PARKMATE (NZ) APP

TIME	RATES
0 – 90 mins	Free
90 – 120 mins	\$4
2 – 3 hours	\$5
3 – 5 hours	\$6
5+ hours	\$10

BUS STOPS

For the nearest stop to Highbrook Crossing, use 8 Business Parade South in the AT Journey Planner.

Route 351

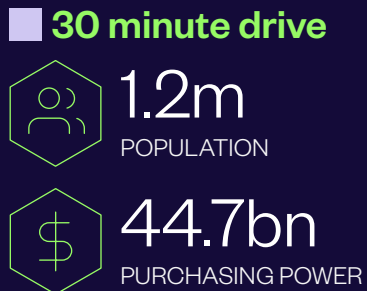
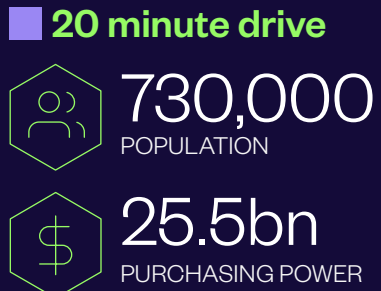
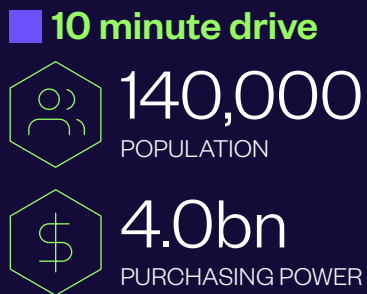
Botany, Highbrook, Ōtāhuhu Town Centre, Ōtāhuhu Station (Monday – Friday)

Route 352

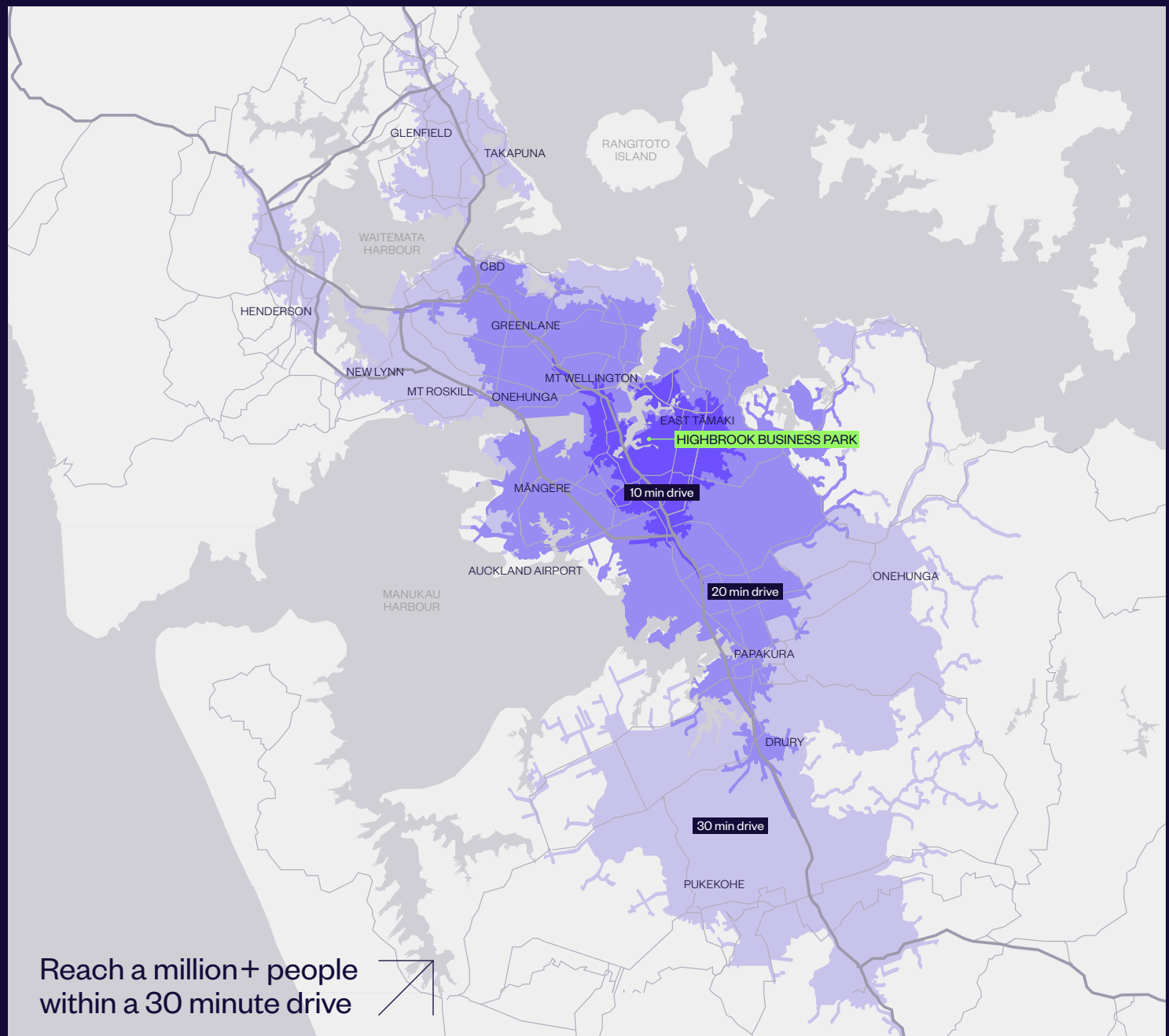
Panmure, Highbrook, East Tāmaki, Manukau



Over a hundred 90 minute free car parks and a bus stop right outside.



*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 2018. Drive times are reflective of off-peak traffic conditions. 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.



Map Source: Smart Space.

DRIVE TIME CATCHMENT*

from 60 Highbrook Drive as at 10 January 2023

Green rated and award winning



WATCH OUR
SUSTAINABILITY
VIDEO

Tāwharau Lane Development

Customers' requirements for long-term savings and future-proofing facilities enables Goodman to develop leading-edge industrial buildings. With a focus on sustainability, innovation and quality, many of Goodman's facilities have been recognised by Property Council NZ as award-winning. In addition some facilities have also received Green Building Certification.

GREEN STAR RATINGS

- ▲ SIX GREEN STAR DESIGN RATING*
 - New Zealand Blood Service
 - Tāwharau Lane Development
- ▲ FOUR GREEN STAR DESIGN RATING
 - CourierPost – New Zealand's first Green Star industrial building
 - Ford Office Building

*Green Star – Design & As Built NZv1.0 Certified Design Review Rating

AWARDS

PCNZ PROPERTY INDUSTRY AWARD WINNERS

- ▲ 2019 Award of Excellence: Gateway Warehouses
- ▲ 2017 Award of Excellence: Big Chill Supersite
- ▲ 2015 Award of Excellence: Metro Performance Glass
- ▲ 2014 Award of Merit in Commercial Office: Highbrook Crossing
- ▲ 2014 Award of Merit: Panasonic
- ▲ 2011 The Best of the Best Supreme Award
- ▲ 2010 Award of Excellence: Schneider Electrical
- ▲ 2009 Award of Excellence: Officemax
- ▲ 2008 Award of Merit: NZ Post
- ▲ 2006 Award of Merit: DHL

LANDSCAPING AWARDS

2003 Masterplan Design, Analysis and Planning Award from American Society of Landscape Architects:

- ▲ Highbrook Business Park

2021 Gold Landscapes of Distinction Awards:

- MACE Landscape Group for
- ▲ Highbrook Business Park



Customer case studies

NZ POST HIGHBROOK BUSINESS PARK

GOODMAN CASE STUDY

OVERVIEW

NZ Post have a long-established relationship with Goodman that stretches back to 2006. They were one of the first customers to locate to Highbrook Business Park and the new Auckland Regional Mail Centre was quickly followed by other NZ Post businesses, CourierPost, Contract Logistics and Datamail.

Challenge

NZ Post wanted to improve the operating efficiency of its Auckland, mail, courier and data operations. Bringing these businesses together in well located, modern new facilities was a key objective.

The new facilities needed to be close to transport infrastructure with a neighbouring population that would support the many jobs these businesses provide. The company also wanted excellent amenities for its employees.

Goodman solution

Goodman was the obvious property partner and Highbrook Business Park the ideal location.

Goodman ensured NZ Post had direct input into the development process of each project, ensuring each building met the customers operational requirements.

“We took a cooperative approach, thoroughly understanding NZ Post’s needs before designing a property



solution specifically tailored to its requirements” says John Dakin, Chief Executive Officer for Goodman.

Highbrook is now home to NZ Post’s flagship mail centre, Te Riu o Tāmaki Makau Rau (the heart beat that blends Tāmaki and its hundred lovers). The centre processes all the mail posted each day between Cape Reinga in the Far North to Pokeno, on Auckland’s southern outskirts.

CourierPost’s premises incorporate automated sorting facilities that can now handle up to 120,000 items a

day. It replaces manual processes, improving efficiency as parcel volumes increase with the growth of e-commerce. It is also New Zealand’s first green star rated industrial facility.

A substantial warehouse for Contract Logistics has almost doubled the capacity of its logistics services, providing enormous potential for customer growth.

Results

Four design-built facilities at Highbrook have successfully

“Goodman understands that a well-executed property strategy is critical to the NZ Post business. They are true partners and have the scale and expertise to meet almost any property requirement we have in Auckland.”

Greg Morris, National Property Manager for NZ Post.

brought together previously separate businesses into an important regional hub for NZ Post. Better business integration, more efficient buildings and high-quality work spaces have been positive outcomes for the customer.

Shared corporate values mean NZ Post and Goodman are also working together on new sustainability and energy efficiency initiatives at Highbrook Business Park, improving the performance of all four NZ Post facilities for the benefit of both parties.

OFFICEMAX HIGHBROOK BUSINESS PARK

GOODMAN CASE STUDY

“Goodman is a likeminded partner, and Highbrook is the location of choice for our North Island distribution centre and headquarters. We share similar corporate values around sustainability and have worked together on this new green energy initiative.”

Kevin Obern, Managing Director of OfficeMax New Zealand Limited.

OVERVIEW

Adapting to the changing needs of the business and education sectors has been a feature of OfficeMax’s long and successful history in New Zealand. As the company has grown, so has its relationship with Goodman.

Challenge

A design-built facility at Highbrook Business Park, that allowed OfficeMax to integrate its head office functions with its distribution warehouse, was completed for the office supply company in 2008.

A functional and efficient building that facilitated staff interaction and provided high quality workspaces were key objectives in the design brief. Equally important was the desire to achieve a property

Installation of solar panels on the roof of the 7,500sqm warehouse extension(2021).



solution that was environmentally sustainable and cost effective.

More than 10 years later the 18,900 sqm facility has been expanded to accommodate the customer’s e-commerce focused growth strategy. The project includes a large warehouse extension and new enclosed breezeway.

With a constrained site area, existing parking and yard areas needed to be utilised with construction staged to enable OfficeMax to keep operating throughout the project.

Solution

The original office and warehouse were designed, to maximise operational efficiencies while meeting sustainable best practice guidelines. Natural materials were left in their raw state where possible and the building was orientated and designed to be energy efficient. Comprehensive onsite amenities were provided for staff and a ‘street like’ central atrium was created, forming a social heart through which all employees enter and circulate.

In 2021 a new 7,500 sqm warehouse extension was completed with the existing yard being converted into a 6,500 sqm breezeway. The project also included a solar energy system with an 780-panel photovoltaic array installed on the roof of the warehouse.

With an annual generation capacity of 374,000 kWh the system is producing around 26% of the customer’s electricity, enough to power around 60 New Zealand homes for a year.

ACCO HIGHBROOK BUSINESS PARK

GOODMAN CASE STUDY

OVERVIEW

ACCO is a supplier of a number of leading brands of stationery and art-related consumer products. Distributing to retail chains throughout New Zealand.

Originally Pelikan Artline, in 2006 the business leased 2,645 sqm at Goodman's Penrose estate in The Gate Multi-Units. The business grew requiring a larger modern warehouse so in 2014 moved to Highbrook taking 4,302 sqm of space. The Pelikan Artline business was purchased by ACCO in 2017.

Challenge

In 2017 the business required a larger space where ACCO and Pelikan Artline could combine resources and become one business, under one brand.

Goodman solution

Goodman created a design and build option on land very close to their existing location. Doubling the size to 8,759 sqm, the new facility was custom-designed to suit the businesses specific requirements.



ACCO expands 300% over 11 years

Results

Goodman worked closely with ACCO to provide a facility that represents a strong brand and a building the team is proud of. An efficient operation suited to their new way of working was delivered on time and to budget.

2006

Pelikan Artline,
2,645 sqm
The Gate Multi-Units,
Penrose

2014

Pelikan Artline,
4,302 sqm,
Business Parade Sth,
Highbrook Business Park

2017

ACCO purchases Pelikan Artline,
8,759 sqm
Pukekiwiriki Place,
Highbrook Business Park

BIG CHILL HIGHBROOK BUSINESS PARK

GOODMAN CASE STUDY

OVERVIEW

Big Chill Distribution specialises in the delivery of chilled and frozen products throughout New Zealand. They operate a fleet of 150 refrigerated trucks.

The Supersite at Highbrook was the third cool store completed for the freight company over the last 10 years, facilitating its rapid growth.

Challenge

A substantial facility that included a head office, chilled warehouse areas, docking bays and extensive yard areas with additional space for future expansion.

The topography of the site required efficient planning with the design complicated by overhead transmission lines and planning controls protecting the view shaft from Pukekiwiri Reserve.

Goodman solution

Goodman's experience in large scale industrial development was critical to the success of the project. Adopting a collaborative, flexible approach and working closely with Big Chill to deliver their new purpose-built facility on time and to budget.



Winner – 2017 PCNZ Industrial Property Excellence Award

The architectural and engineering solution integrated a corporate head office, two substantial refrigerated warehouse areas (operating at 3 degrees and -20 degrees Celsius) and 15 loading docks. Future expansion was contemplated in the design and a further 5,200 sqm of space is

currently under development, adding to the existing 7,866 sqm facility.

Results

The Big Chill Supersite facility won the 2017 Property Council Excellence Award for Industrial Property. The award-winning property has performed to Big Chill's exacting specifications

and is now being extended to facilitate the customers business growth.

Careful planning, with expansion options included in the original design, has extended the relationship and demonstrated Goodman's commitment to long-term customer partnerships.

NISBETS HIGHBROOK BUSINESS PARK

GOODMAN CASE STUDY



In Europe, Nisbets offer same day or next day delivery. They are replicating that service here in New Zealand to ensure the hospitality industry has immediate access to the high-quality kitchen and catering products it needs.



OVERVIEW

The acquisition of a local company by Nisbets, an international catering supply retailer, led to the requirement of new premises that were better suited to its business ambitions.

The rapidly expanding global brand wanted to showcase its range of products and sought a showroom, office and distribution facility in Auckland that fulfilled the demands of a multi-channel retailer.

Challenge

Finding an available property that met these operational requirements, in a location that had excellent transport links and was close to freight and courier services, was a challenge in a market with record low vacancy.

Solution

The scale of the Goodman portfolio and its Auckland industrial focus made it the logical property partner. Highbrook Business Park met Nisbet's

locational requirements and with over 80 buildings already developed and more under construction Goodman had a range of solutions it could offer.

A lease expiry in an existing building was managed to ensure Nisbets had a facility that was suitable for its business operations.

Results

As Europe's largest catering supplies distributor, Nisbets has been

extremely successful at promoting and distributing its range of products.

A new lease on an existing Goodman owned building provided the combination of showroom, office and warehouse space they required to continue this strategy in New Zealand. Nisbets now stocks hundreds of items at its Highbrook facility ranging from restaurant furniture and chef clothing through to cleaning equipment and catering disposables.

Owner, developer and manager
of Highbrook Business Park



About Goodman





Every business within the Goodman Portfolio has access to a team of property professionals focused on delivering superior service.

Service focused

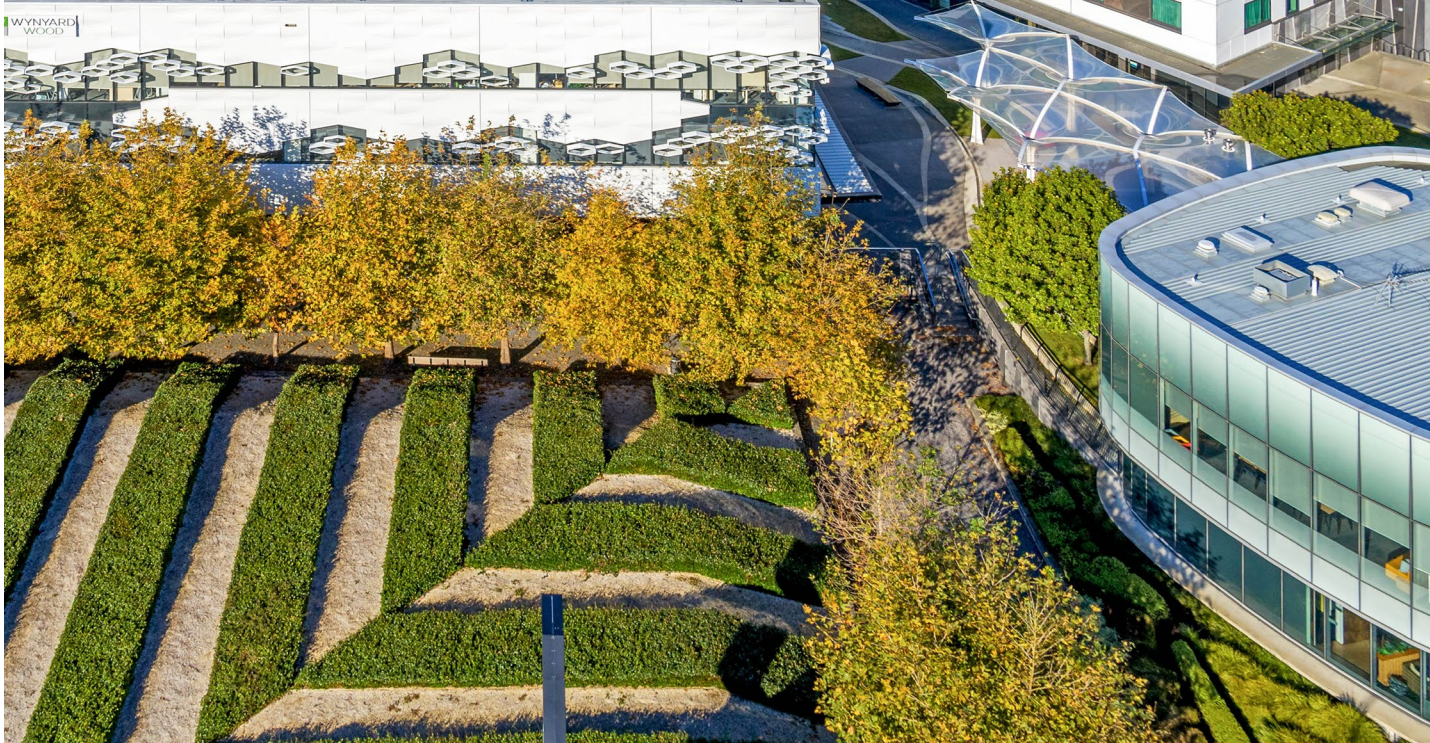
Our team is focused on ensuring your building is performing in line with expectations and is being maintained and presented to the very highest standards.

Included in this support is the Goodman Service Desk and GoodmanOnline.co.nz. This customer service portal provides you with complete visibility of your service request and progress to completion.

SERVICE@GOODMAN.COM
0800 375 6060
GOODMANONLINE.CO.NZ

CUSTOMER SERVICE 24/7

Gallery



Gallery



Ngā mihi

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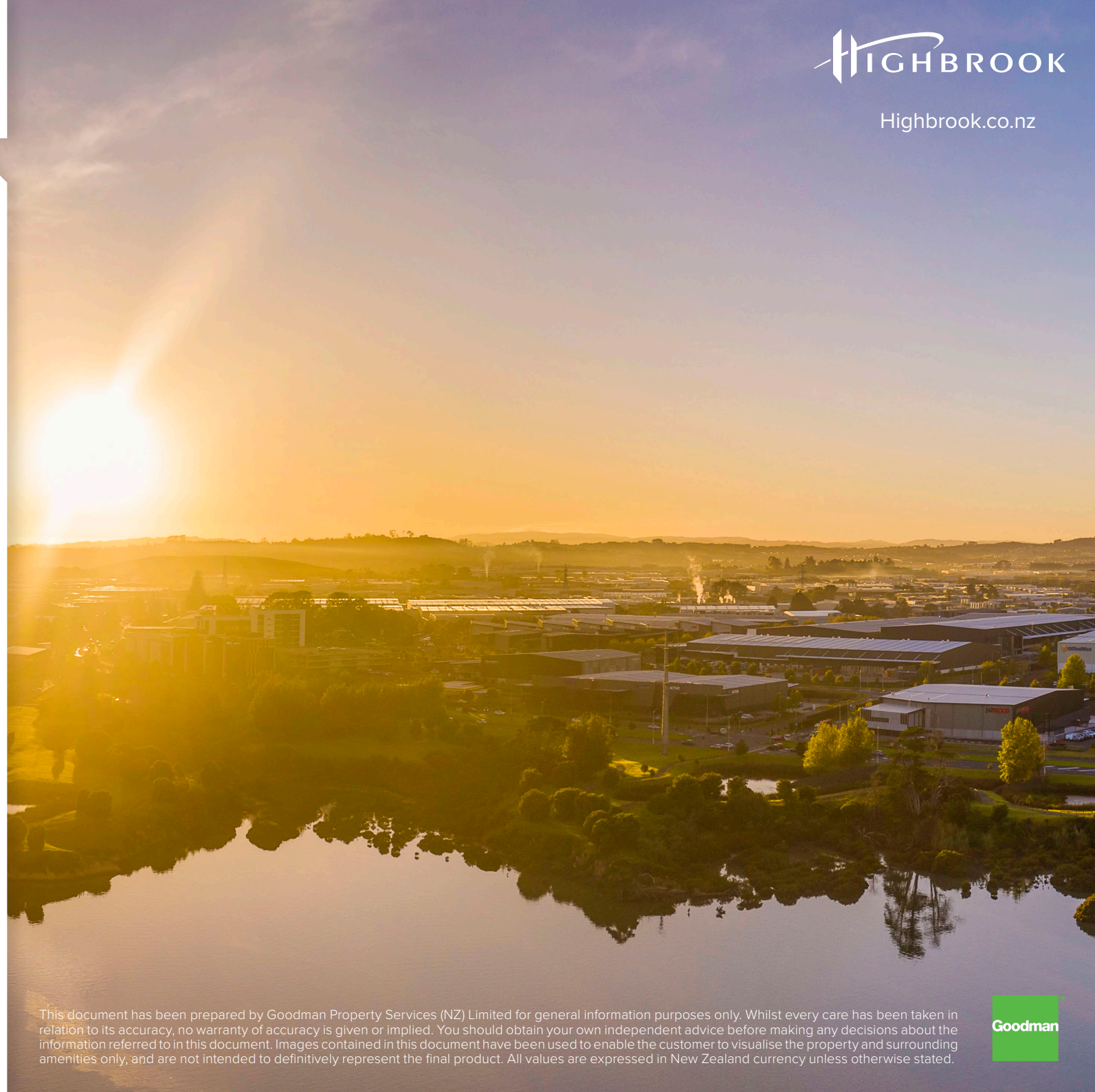
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HIGHBROOK

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