



Information memorandum

Elsdon, Porirua
9-11 Matiu Close

Prepared by Capital Commercial (2013) Limited
Total Property 1 – March 2026



Boundary lines are indicative only



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The opportunity

Capital Commercial (2013) Limited is pleased to offer 9-11 Matiu Close, Elsdon, Porirua for sale or lease by way of Price by Negotiation.

9-11 Matiu Close, Porirua presents a high-quality industrial opportunity available for sale or lease that will appeal to owner occupiers or hands on investors.

The property comprises a substantial warehouse with office accommodation, extensive canopies, and a large sealed yard, making it ideal for logistics, transport, or businesses with frequent vehicle movements.

Generous on-site car parking and excellent circulation support efficient operations. The property includes an extensive cold storage fitout that can be refurbished or removed to suit occupier requirements.

Strategically positioned within Porirua's industrial precinct, the property benefits from excellent access to State Highway 1 via the Transmission Gully interchange. Surplus land on site also provides future development or expansion potential.

Please do not hesitate to contact a member of the project team in regard to any aspect of the content included in this document or to arrange a viewing of the property.

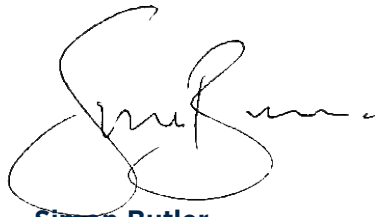


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Executive summary

The property



Property address

9-11 Matiu Close, Elsdon, Porirua



Legal description & record of title

Lot 1 Deposited Plan 376843
308761



Floor area

3,685sqm



Land area

10,037sqm



Car parking

44 plus yard area



Potential net income

Approx. \$710,000pa + GST



Occupancy

Vacant possession



Seismic rating

70% NBS IEP 2025



Zoning

Industrial

The sale process



Method of sale or lease

Price by negotiation

Key highlights

- Signature warehouse with extensive yard and amenities
- High stud warehouse – multiple roller doors
- Scope to refurbish and extend as required
- Potential net income of approx. \$710,000pa + GST
- Generous yard and carparking
- Future development land on the northern boundary
- For sale or lease

DEXION
MAINTENANCE
OF TRUCKING
STRUCTURES

DEXION SAFE WORKING LOADS

1000	1000
500	500
500	500
500	500



The property

The property comprises a multi purpose industrial building that was built for the current owners requirements. The current layout includes temperature-controlled food storage and distribution facility, incorporating a drystore, temperature-controlled storage areas, and an ELA (environmental loading area). These areas can be retrofitted to a more generic layout making it more suitable to a broad range of owner occupiers.

The subject improvements are constructed with concrete foundations and floors, and externally feature a combination of concrete tilt-slab and Colorsteel cladding on steel portal frames, with insulated panel systems servicing the temperature-controlled areas. Warehouse stud height is approximately 8.0 metres at the portal knee, rising to around 9.2 metres at the roof apex. The office and amenities block incorporates aluminium-framed glazing and Colorsteel cladding, while the roof is finished in a mix of Colorsteel and translucent paneling. The plantroom is of concrete block construction, with a Butynol roof, and a steel-framed canopy extends off the drystore.

High-bay industrial lighting is installed throughout the warehouse areas. Truck loading and unloading is facilitated via PVC roller doors, with one door servicing the drystore and five doors servicing the ELA, including dock seals to assist with maintaining internal temperature control.

Fire protection is provided throughout the complex by smoke detectors, manual fire alarm systems, and fire hose reels.

The office accommodation is air-conditioned and fitted with carpeted flooring, suspended ceiling tiles, and recessed fluorescent lighting. Amenities are located on both levels and include separate male and female toilet facilities, an accessible toilet and shower, and lunchrooms with kitchenettes. A timber deck positioned on the eastern side adjoins the ground floor lunchroom.

At ground level, the office layout includes a reception area, meeting rooms, individual offices, and a drivers dispatch area adjoining the ELA, alongside staff amenity spaces. The first floor is predominantly open plan, incorporating four offices, a storage area, and further amenities. Inter-floor access is via a steel and timber staircase.

Externally, the site provides a large concrete apron in front of the warehouse, as well as an asphalt-sealed carpark accommodating approximately 44 vehicles. A truck wash area is also located near the site entrance. Additional improvements include concrete block retaining walls and perimeter security mesh fencing.

The northern portion of the site remains generally unimproved and provides a substantial area suitable for potential future building expansion.

The location

Matiu Close is a well-positioned industrial precinct in Porirua, offering strong accessibility and an ideal environment for a wide range of commercial and industrial users.

Located close to key arterial routes, including State Highway 1, the area provides efficient connectivity to Wellington and the wider region, supporting smooth transport and logistics movements.

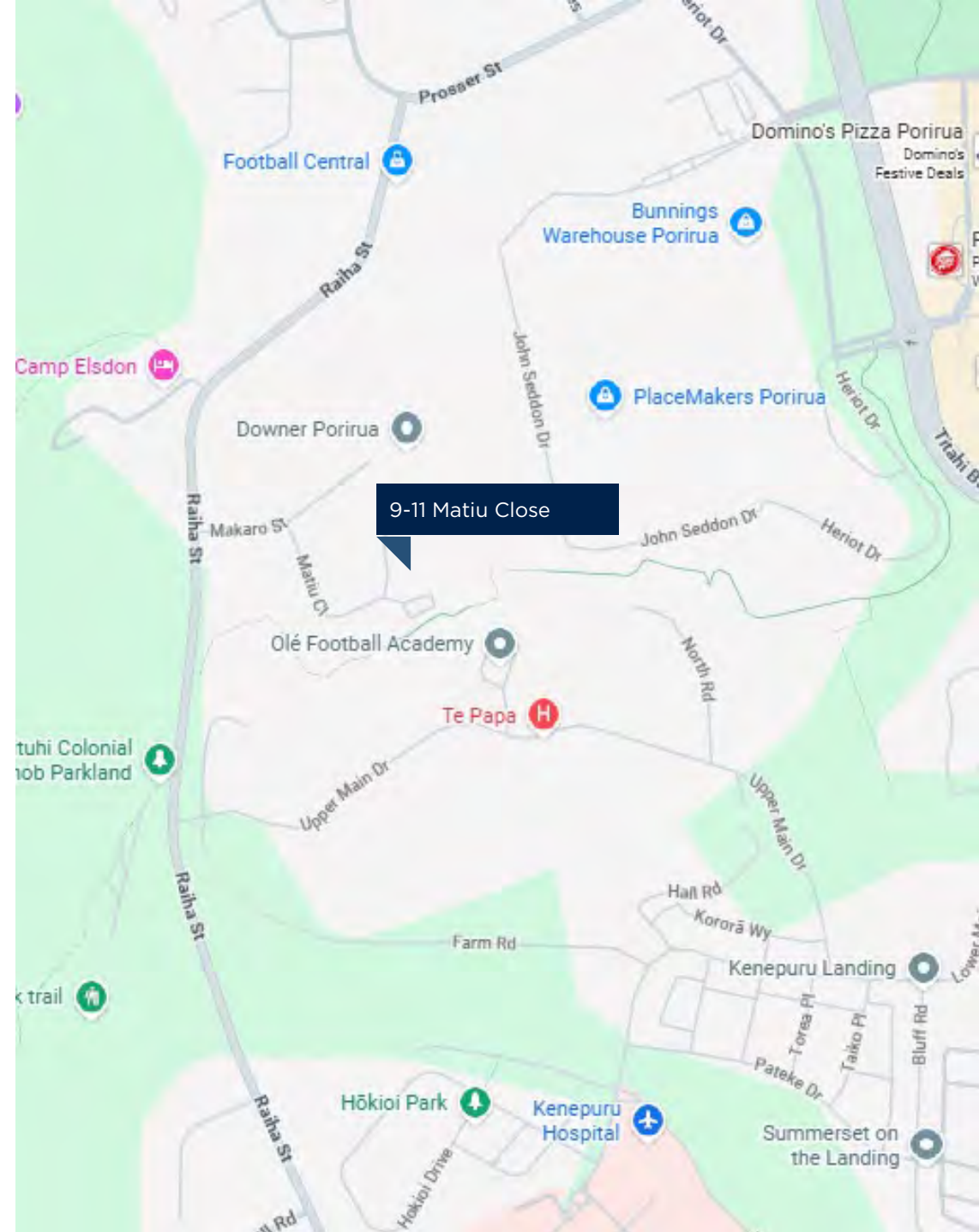
The precinct is characterised by a mix of established and modern industrial properties, making it well suited to warehousing, distribution, manufacturing, and related operations. Its proximity to Porirua's commercial and retail centres, along with surrounding residential catchments, further enhances its appeal for businesses seeking a central and convenient industrial location.

With practical site access, ample parking, and good manoeuvring for larger vehicles, Matiu Close offers a highly functional base for businesses looking to operate from a well-connected and growing industrial hub.



Location

- 5 mins to Porirua CBD and Transmission Gully on ramp
- 20 minutes to Wellington CBD
- 25 minutes to Kapiti Coast



Legal description and zoning

Legal description	Lot 1 Deposited Plan 376843 308761	
Tenure	Estate in Fee Simple (Freehold Title)	
Land area	10,037sqm	
Rating valuation	Land value	\$3,040,000
	Value of Improvements	\$1,520,000
	Capital value	\$4,560,000
Local authority	Porirua City Council	
Zoning	Industrial	

Zoning

Porirua's industrial zoning supports a broad range of uses including warehousing, logistics, manufacturing, servicing, and trade-based activity. These zones are designed to accommodate industrial operations while managing effects such as traffic, noise, and outdoor storage. Rules typically cover building scale, access, servicing, and compatibility with surrounding land uses.





Potential rental analysis

Description	Area sqm	\$psm net	Annual Rent (net)
Office/Amenities	599	\$180.00	\$107,820.00
Deck	22	\$30.00	\$660.00
Drystore	828	\$170.00	\$140,760.00
ELA	561	\$170.00	\$95,370.00
Chiller	217	\$170.00	\$36,890.00
Coldstore	986	\$150.00	\$147,900.00
Plantroom	52	\$95.00	\$4,940.00
Canopies	420	\$60.00	\$25,200.00
Concrete yard	1650	\$40.00	\$66,000.00
Unsealed yard	1850	\$20.00	\$37,000.00
Carparking/yard	1400	\$35.00	\$49,000.00
Total			\$711,540.00

*All figures exclude GST.



Operating expenses

Description	Annual expense
Rates	\$64,267.09
Insurance (estimate)	\$100,000
Compliance (estimate)	\$15,000
Total	\$180,000

*All figures exclude GST.

The sale process

9-11 Matiu Close, Elsdon is being offered for sale or lease by way of Price by Negotiation.

To assist purchasers with their assessment of the offering an online due diligence data room is available.

<https://propertyfiles.co.nz/property/9to11matiuclouse>

If you have any questions regarding the content included in this document or to arrange a viewing of the property, please do not hesitate to contact us:



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This Information Memorandum provides preliminary information to assist interested parties with their assessment of the property. For further information about the property sign into MyBayleys and visit bayleys.co.nz/3259614



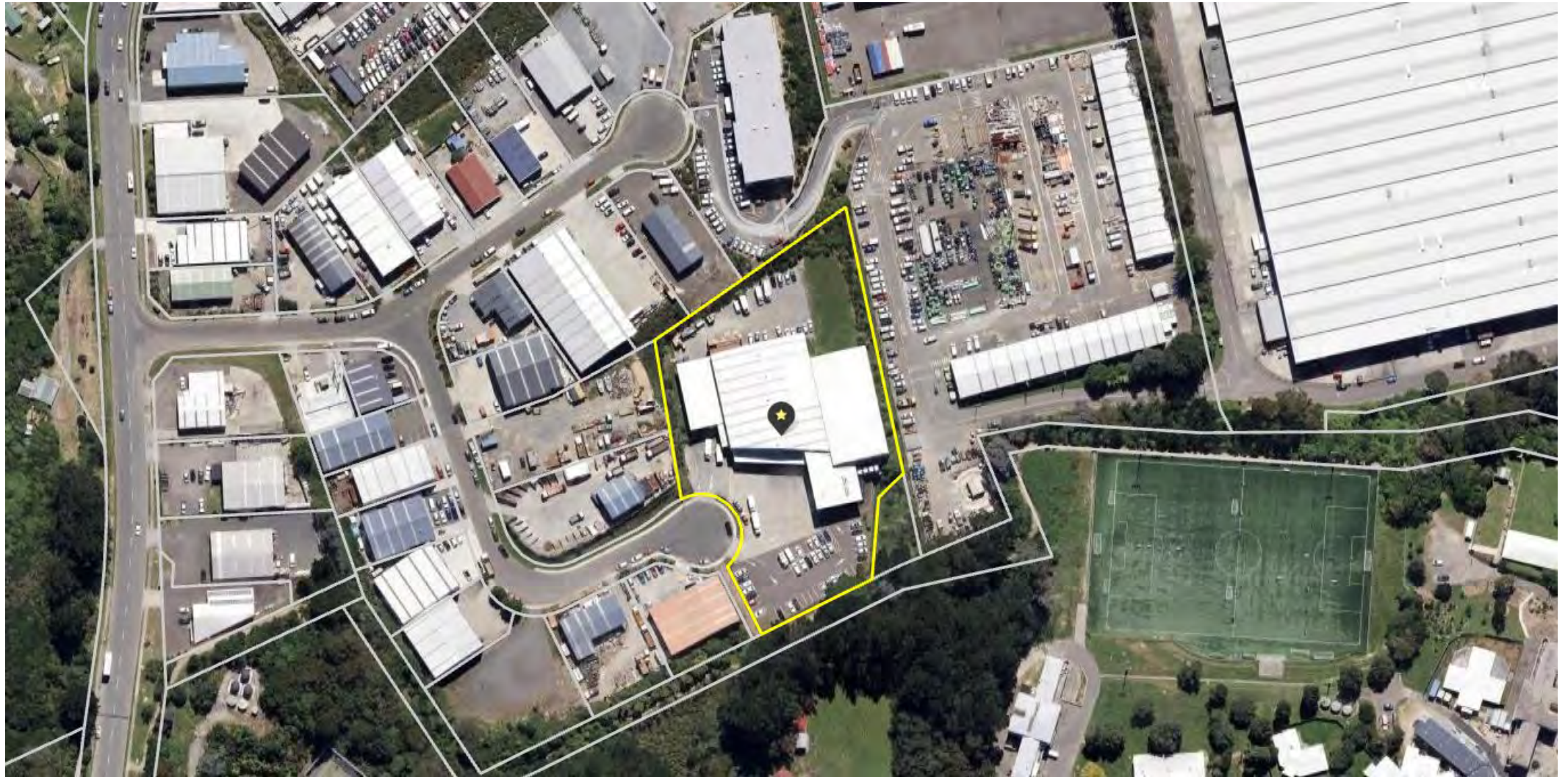
Appendices



Appendices

- Aerial
- Certificate of Title

Aerial





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**



R. W. Muir
Registrar-General
of Land

Identifier 308761
Land Registration District Wellington

Date Issued 17 May 2007

Prior References
244100 244101

Estate Fee Simple
Area 1.0037 hectares more or less
Legal Description Lot 1 Deposited Plan 376843
Registered Owners
Bidfood Limited

Interests

Subject to Section 5 Coal Mines Act 1979

Fencing Covenant in Deed 561028.1 - 2.6.1983 at 11:09 am

Subject to a right to lay and maintain a power supply cable in gross over part marked C on DP 376843 in favour of (now) Vector Wellington Electricity Network Limited created by Transfer B191776.3 - 3.9.1991 at 1.46 pm

The easement created by Transfer B191776.3 is subject to Section 309 (1) (a) Local Government Act 1974

Appurtenant hereto is a right to drain, discharge and convey sewage created by Transfer B191776.6 - 3.9.1991 at 1.46 pm

Appurtenant hereto are rights to drain, discharge or convey water created by Transfer B191776.8 - 3.9.1991 at 1.46 pm

6804448.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.3.2006 at 9:00 am (affects part formerly contained in CT 244101)

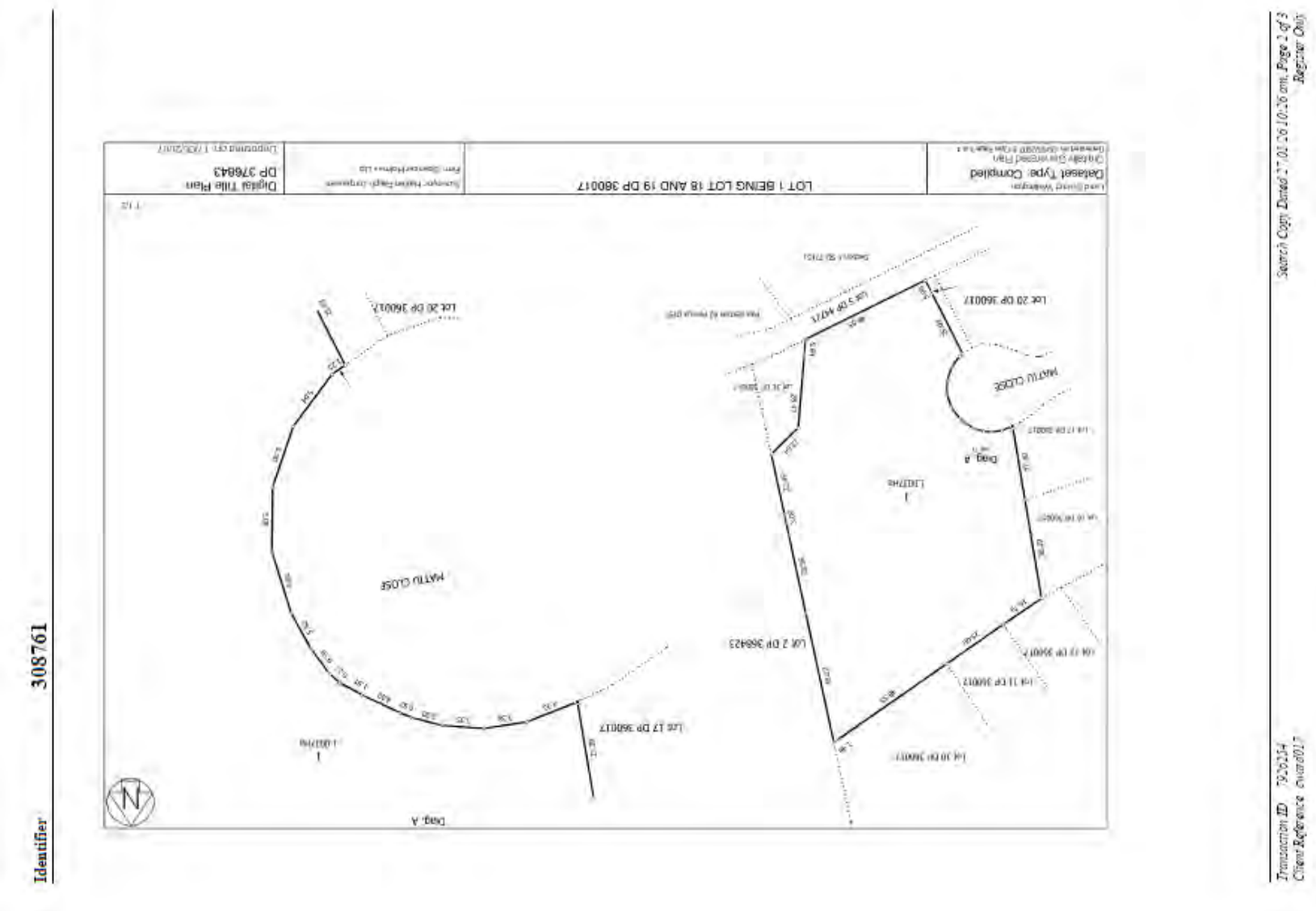
Land Covenant in Transfer 6804448.15 - 27.3.2006 at 9:00 am

Subject to a sewage and drainage easement in gross over parts marked A and B on DP 376843 in favour of Porirua City Council created by Easement Instrument 7374690.4 - 17.5.2007 at 9:00 am

Transaction ID 7926154
Client Reference 4446017

Search Copy Dated 27/01/20 10:26 am, Page 1 of 3
Registrar Only

Certificate of title



308761



Transaction ID	7926254
Client Reference Number	7926254

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