

Information memorandum

Masterton, Wairarapa
5 Te Ara Purata

Prepared by Capital Commercial (2013) Limited
Total Property 4 - June 2026

LOADER CONSTRUCTION ENGINEERING & CRANE HIRE LTD





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The opportunity

Capital Commercial (2013) Limited is pleased to offer 5 Te Ara Purata, Masterton for sale by way of Tender closing 4:00pm, Wednesday 24th June 2026..

Presenting a premier investment opportunity in Masterton's growing Solway industrial precinct, strategically positioned on a generous 4,254sqm parcel of land. This brand-new facility comprises a 1,200sqm warehouse, 200sqm office, 2,000sqm secure concrete yard and dedicated front-of-house car parking, fully leased to Loader Construction Engineering & Crane Hire, an established local business (est. 1998) with a proven track record.

The nine-year lease commencing June 2026 provides immediate security with an annual net income of \$280,000 plus GST. Four additional five-year renewal options offer potential for a 29-year lease term, while the full net lease structure ensures a truly passive investment with the tenant covering all outgoings (excluding structural items). With annual CPI adjustments and market rent reviews scheduled for 2030 and upon each renewal, this property offers both immediate returns and long-term capital appreciation 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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[bayleys.co.nz/3259531](https://www.bayleys.co.nz/3259531)

Executive summary

The property



Property address

5 Te Ara Purata, Masterton



Legal description & record of title

1170118
Lot 3 Deposited Plan 600985



Floor area

1,400sqm



Land area

4,254sqm



Zoning

Industrial



Net income

\$280,000pa + GST



Occupancy

Tenanted



Tenant

Loader Construction Engineering & Crane Hire Ltd



Seismic rating

100% NBS (New Building)

The sale process



Method of sale

Tender



Tender date

4:00pm, Wed 24th June 2026

Key highlights

- Brand new 1,400sqm warehouse on a freehold 4,254sqm land parcel
- New 9-year lease from June 2026
- Established tenant - Loader Construction Engineering & Crane Hire Ltd
- Annual net rental at commencement of \$280,000pa + GST





The property

This brand-new industrial facility at 5 Te Ara Purata, Solway, Masterton has been purpose-built for modern industrial operations, combining durable construction with highly functional design.

Positioned on a 4,254sqm freehold site, the property comprises approximately 1,400sqm of high-quality warehouse and office improvements constructed in 2026 to new build standards.

The warehouse features approximately 8-metre stud height to apex and 6.81-metre knee height, providing excellent internal clearance for warehousing, storage and trade-based operations. Reinforced concrete flooring with 5-tonne loading capacity supports heavy-duty use, while multiple roller doors allow efficient vehicle flow and operational flexibility. A dedicated service pit further enhances the building's functionality for mechanical or transport-related occupiers.

Constructed using precast concrete panels, structural steel framing and low-maintenance Colorsteel roofing and cladding, the building is designed for durability and low ongoing maintenance. The office component includes modern amenities, extensive glazing, air conditioning, data cabling and quality staff facilities.

Externally, the property features a secure concrete yard with full fencing and automated gate access, designed to accommodate heavy vehicle movements, truck circulation and operational storage, along with dedicated onsite car parking.

Property attributes

Floor area	4,254sqm
Land area	1,400sqm
Age	Brand new
Seismic rating	100%NBS

Floor area breakdown

Description	Area (sqm)
Warehouse	1,200sqm
Office	200sqm
Yard	2,000sqm
Total	4,254sqm

The location

Solway's continued growth...

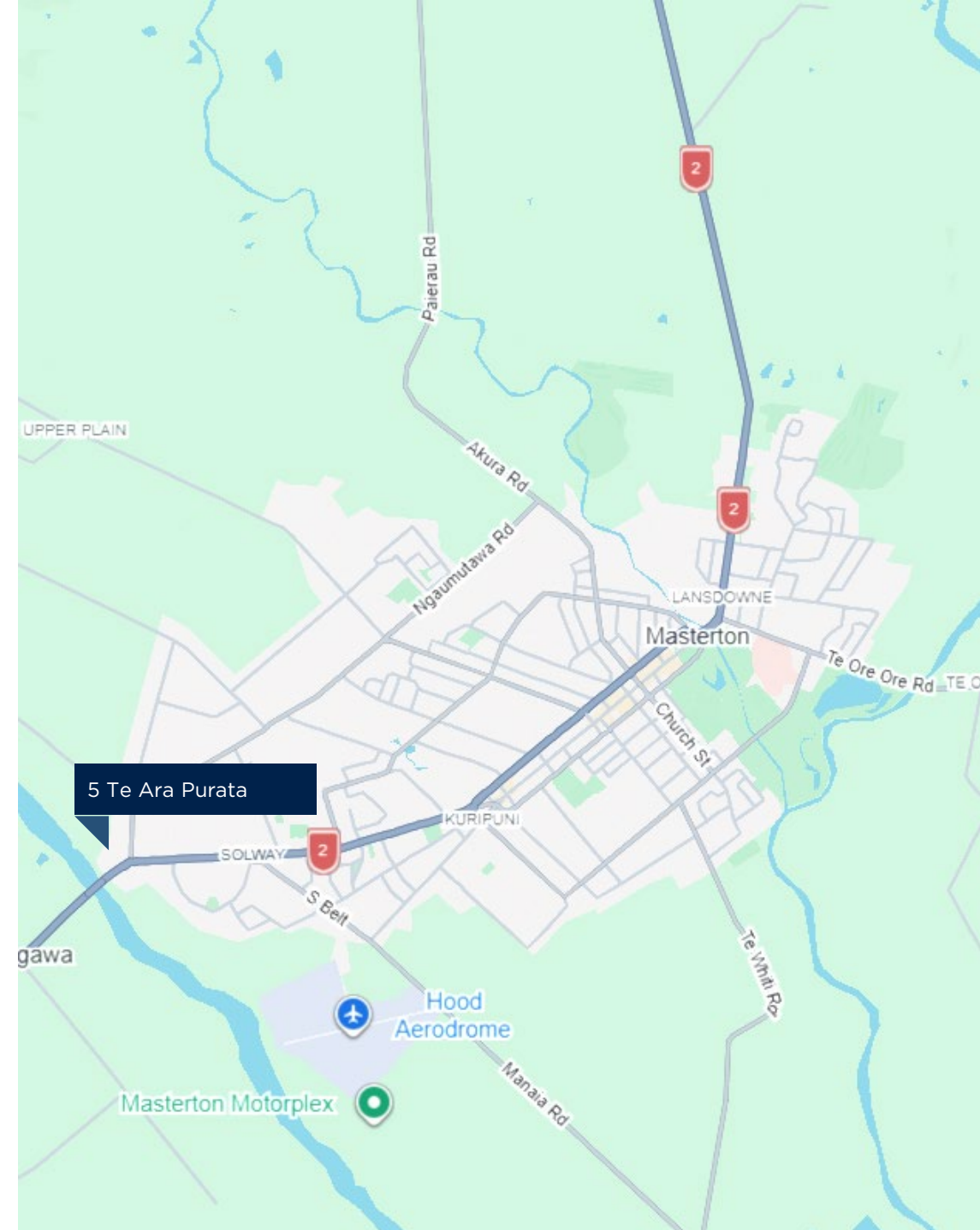
Positioned in the southern end of Masterton's established Solway industrial precinct, 5 Te Ara Purata benefits from a location that is experiencing steady growth and increasing demand. This area has gradually evolved into a key commercial hub for the Wairarapa region, attracting a mix of industrial, trade, and service businesses that value its practical location and developing infrastructure.

The property is situated near several significant commercial operations, including Carters, Placemakers, Hunting and Fishing, and Harvey Norman, which have chosen this location for their regional operations. These established businesses contribute to the area's growing reputation as a practical and convenient destination for trade and commercial activity.

The Solway precinct offers good connectivity with direct access to State Highway 2, providing efficient links to Wellington (approximately 90 minutes' drive), Palmerston North, and the Hawke's Bay region. Masterton's railway station is just 5 minutes away, offering additional transport options for freight and passenger services.

Infrastructure in the area continues to develop gradually, with recent improvements to roading that better accommodate heavy vehicle movements and reliable three-phase power supply throughout the precinct. The area's tenant mix is gradually diversifying beyond traditional industrial uses to include retail trade and professional services, creating a more resilient commercial environment.

For investors, the location offers solid fundamentals: Masterton is experiencing consistent population growth, while the Wairarapa region's economic development strategy identifies industrial expansion as a priority sector. These factors, combined with limited supply of quality industrial premises, support steady capital appreciation potential in the medium to long term.



Legal description and zoning

Legal description	1170118 Lot 3 Deposited Plan 600985	
Tenure	Estate in Fee Simple (Freehold Title)	
Land area	4,254sqm	
Rating valuation	Land value	\$680,000
	Value of Improvements	\$ TBC
	Capital value	\$ TBC
Local authority	Masterton Council	
Zoning	Industrial	





Tenancy overview

Tenant Loader Construction Engineering & Crane Hire Ltd

Land Area 4,254sqm

Lease term 9 year

Commencement date 1 June 2026

Expiry date 1 June 2035

Rights of renewal 4 x five years each

Final expiry date 31 May 2055

Rent review provisions CPI annually (1.5% Min & 5% Max)
Market at 1 June 2030 & Renewal

Lease type net/gross Net Lease

Net income \$280,000

*All figures exclude GST.



Tenant Profile

Loader Construction Engineering & Crane Hire Ltd

Established in 1998, Loader Construction Engineering & Crane Hire Ltd is a long-standing Wairarapa-based engineering and construction business with more than 26 years of continuous operation. Headquartered in Masterton, the company has built a strong regional reputation through the delivery of commercial, industrial, infrastructure and specialist engineering projects across the Wellington and Wairarapa regions. The business operates across multiple complementary divisions including structural engineering and steel fabrication, crane hire services, and the manufacture of specialist safety and agricultural equipment. This diversified operating model provides multiple income streams and reduces reliance on any single sector or project type.

Loader Construction has an extensive project history spanning commercial retail developments, infrastructure works, industrial facilities and public sector projects. Notable projects include the Masterton water treatment plant, Makara wind farm works, Department of Conservation swing bridges, Chanel College gymnasium, Martinborough Community Centre and a range of commercial and residential developments throughout the lower North Island. The company also undertakes specialist fabrication and engineering work, producing custom-built equipment for agricultural and industrial applications including vineyard machinery, helicopter spray units and net winding systems.

Further underpinning tenant credibility is the company's Certified Steel Fabrication, Construction Category 3 accreditation, experienced management team and established market presence throughout the region. The business maintains longstanding relationships across commercial, agricultural, industrial and government sectors, supporting operational resilience and continuity.

From an investment perspective, Loader Construction presents as a well-established and proven tenant with demonstrated longevity, diversified revenue streams and a substantial track record of completed projects across both public and private sectors. Further enhancing covenant strength, the company directors have personally guaranteed the Agreement to Lease, providing an additional layer of security for the incoming purchaser and reinforcing their long-term commitment to both the business and the premises.



Operating expenses

Description	Annual expense
Rates (estimate)	\$35,000
Insurance (estimate)	\$12,000
Building WoF/Compliance	\$1,200
Total	\$48,200

*All figures exclude GST.

Income summary

Total net income

\$280,000

*All figures exclude GST.



The sale process

5 Te Ara Purata, Masterton is being offered for sale by way of Tender closing on 4:00pm, Wednesday 24th June 2026 at Level 14, The Bayleys Building, 36 Brandon Street, Wellington.

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

www.propertyfiles.co.nz/5tearapurata

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/3259531



Appendices



Appendices

- Aerial
- Certificate of Title

Aerial



Certificate of title



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



R. W. Muir
Registrar-General
of Land

Identifier 1170118

Land Registration District Wellington

Date Issued 17 July 2024

Prior References
WNE21574

Estate Fee Simple
Area 42.54 square metres more or less

Legal Description Lot 3 Deposited Plan 600985

Registered Owners

Katherine Isabel Pilbrow and Steven James Pilbrow

Interests

13052380.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.7.2024 at 4:39 pm
13052380.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.7.2024 at 4:39 pm
13052380.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.7.2024 at 4:39 pm
13425124.2 Mortgage to Wairarapa Building Society - 10.10.2025 at 12:09 pm

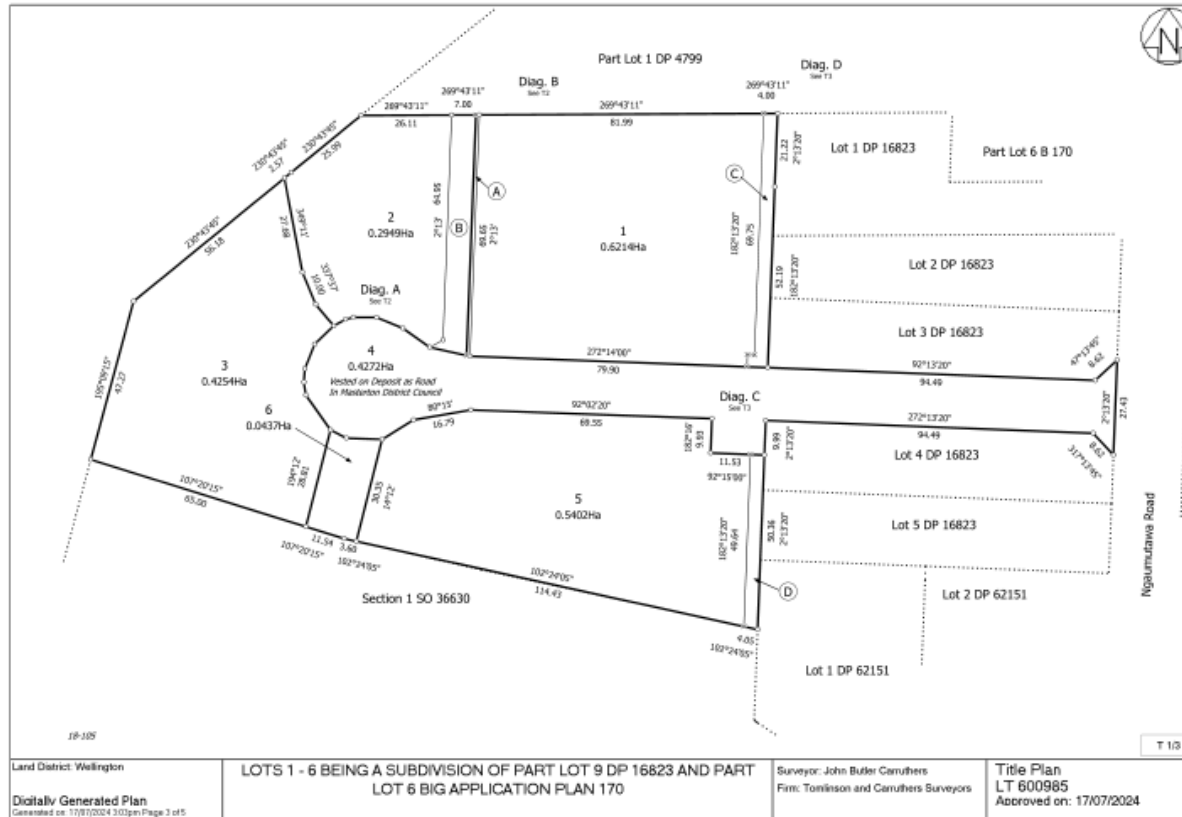
Transaction ID 8919454
Client Reference RELAB

Search Copy Dated 08/07/26 4:31 pm, Page 1 of 2
Registrar Only

Certificate of title

Transaction ID 8030454
Client Reference RELAB

Search Copy Dated 08/07/26 4:31 pm, Page 2 of 2
Registry Only



Identifier
1170118

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