



Information memorandum

Whangarei, Northland, NZ
30 Pipiwai Road, Te Kamo

Prepared by Bayleys Real Estate Ltd
April 2026



State Highway 1

Springs Flat

Pipiwai Road





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The opportunity

Bayleys Real Estate Ltd is pleased to offer 30 Pipiwai Road, Te Kamo, Whangārei for sale by way of Deadline Private Treaty, closing 4pm, Thursday 21 May 2026 (unless sold prior).

Bayleys in the North Commercial and Industrial is pleased to offer 30 Pipiwai Road, Whangārei for sale by Deadline Private Treaty, closing 4pm, Thursday 21 May 2026 (unless sold prior).

30 Pipiwai Road comprises a substantial 1.92ha industrial landholding offering scale, flexibility and long-term upside. The property is fundamentally land-driven, with low site coverage and significant surplus yard supporting future expansion, redevelopment or repositioning.

Currently occupied by AgSpares and APS Equipment, the property provides holding income while retaining flexibility in how it is acquired. Purchasers can structure the asset to suit their requirements, including vacant possession or leaseback options.

Located within an established industrial precinct, the property is set to benefit from improving connectivity via the planned Springs Flat Road connection to State Highway 1, enhancing accessibility and long-term functionality.

Features include

- 1.92ha freehold industrial landholding
- Land-driven asset with low site coverage and surplus yard
- Holding income from established occupiers
- Flexible acquisition – leaseback options (short, medium or long term) or vacant possession

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



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[bayleys.co.nz/1054900](https://www.bayleys.co.nz/1054900)

Executive summary

30 Pipiwai Road comprises a substantial 1.92ha light industrial landholding with low site coverage and significant yard, positioning it as a fundamentally land-driven opportunity.

The scale of the site and surplus land provide flexibility for expansion, redevelopment or repositioning over time. Flexible lease structuring, including the ability to acquire with leaseback options or vacant possession combined with improving connectivity via the planned Springs Flat Road link to State Highway 1, strengthens the property's long-term functionality and accessibility.

The property



Property address

30 Pipiwai Road, Te Kamo, Whangarei



Legal description & record of title

Lot 2 Deposited Plan 79657 | NA36B/1164



Floor area

1,301 sqm (approximately)



Land area

1.92ha freehold (more or less)



Zoning

Light industrial zoning



Tenancy / purchase options

- Leaseback options (short, medium or long term)
- Vacant (including delayed settlement)
- Indicative income \$183,600 per annum (negotiable)

The sale process



Method of sale

Deadline Private Treaty (unless sold prior)



Closing date

4pm Thursday 21 May 2026

Key highlights

- 1.92ha freehold Light Industrial landholding with low site coverage
- Significant yard and surplus land supporting future development or expansion
- Flexible acquisition – long-term holding, short-term income or vacant possession
- Established industrial location within the Kamo precinct
- Improving connectivity via the planned Springs Flat Road / SH1 link
- Land-driven asset with multiple pathways to add value

Investment highlights

01 Substantial 1.92ha freehold landholding

Large-scale industrial site offering flexibility, functionality and long-term strategic value.

02 Land-driven opportunity with development upside

Low site coverage and significant surplus yard support expansion, redevelopment or repositioning.

03 Flexible acquisition structure

Ability to acquire with holding long term income, short-term lease or vacant possession (including delayed settlement).

04 Holding income from existing occupiers

Leased to AgSpares and APS Equipment, providing interim cashflow.

05 Strategic industrial location

Situated within the established Kamo industrial precinct, with improving connectivity via the planned Springs Flat Road / SH1 link.

06 Broad buyer appeal

Suitable for developers, investors and owner-occupiers, depending on purchaser requirements.





The property

30 Pipiwai Road comprises a 1.9235ha freehold industrial site positioned within the established Kamo industrial precinct. The site is regular in shape, largely level and benefits from dual access to Pipiwai Road, providing efficient access and circulation.

The improvements are set back from the road, allowing for yard, parking and operational efficiency. Services including power, water and sewerage are connected.

Improvements include a workshop facility with integrated office and showroom space, a separate office building, and supporting yard infrastructure including washdown areas and extensive metalled yard. The buildings are functional in nature, providing practical accommodation for industrial use, with large areas of open yard supporting storage and vehicle movements.

Low site coverage results in a significant proportion of surplus yard and underutilised land. This underpins the property's future potential, with existing improvements providing holding income while allowing for future expansion, reconfiguration or redevelopment.





Improvements

30 Pipiwai Road comprises a range of functional industrial improvements supported by a large metaled yard and significant areas of surplus land.

The buildings provide practical accommodation for workshop, office and storage uses, while the low site coverage reinforces the property's underlying land value and future development potential.

AgSpares

Rentable areas	Floor Area (sqm)
Ground floor office	125.0
Showroom	39.6
Workshop	236.0
First floor office/storage	86.1
Mezzanine	38.9
Container workshop	56.0
Polyhouse	475.0
Excess land	9,780.0
Total leased area	10,836.6 sqm

Constructed circa 1983 with additions up to 2006

- Two-storey office component integrated into workshop
- Ground floor showroom addition
- Container workshop extension to rear
- Polyhouse structure providing covered storage/processing space
- Concrete foundations and floors
- Steel/timber framing with galvanised metal cladding and roofing
- Aluminum joinery
- Wastewater septic system

APS Equipment

Rentable areas	Floor Area (sqm)
Offices	140 sqm
Washdown	50 sqm
Total leased area	190 sqm

Circa 2006 addition located in a semi-partitioned area of the site

- Office areas with partitioned layout
- Deck structure with external access
- Covered washdown space
- Wastewater connected to public sewer

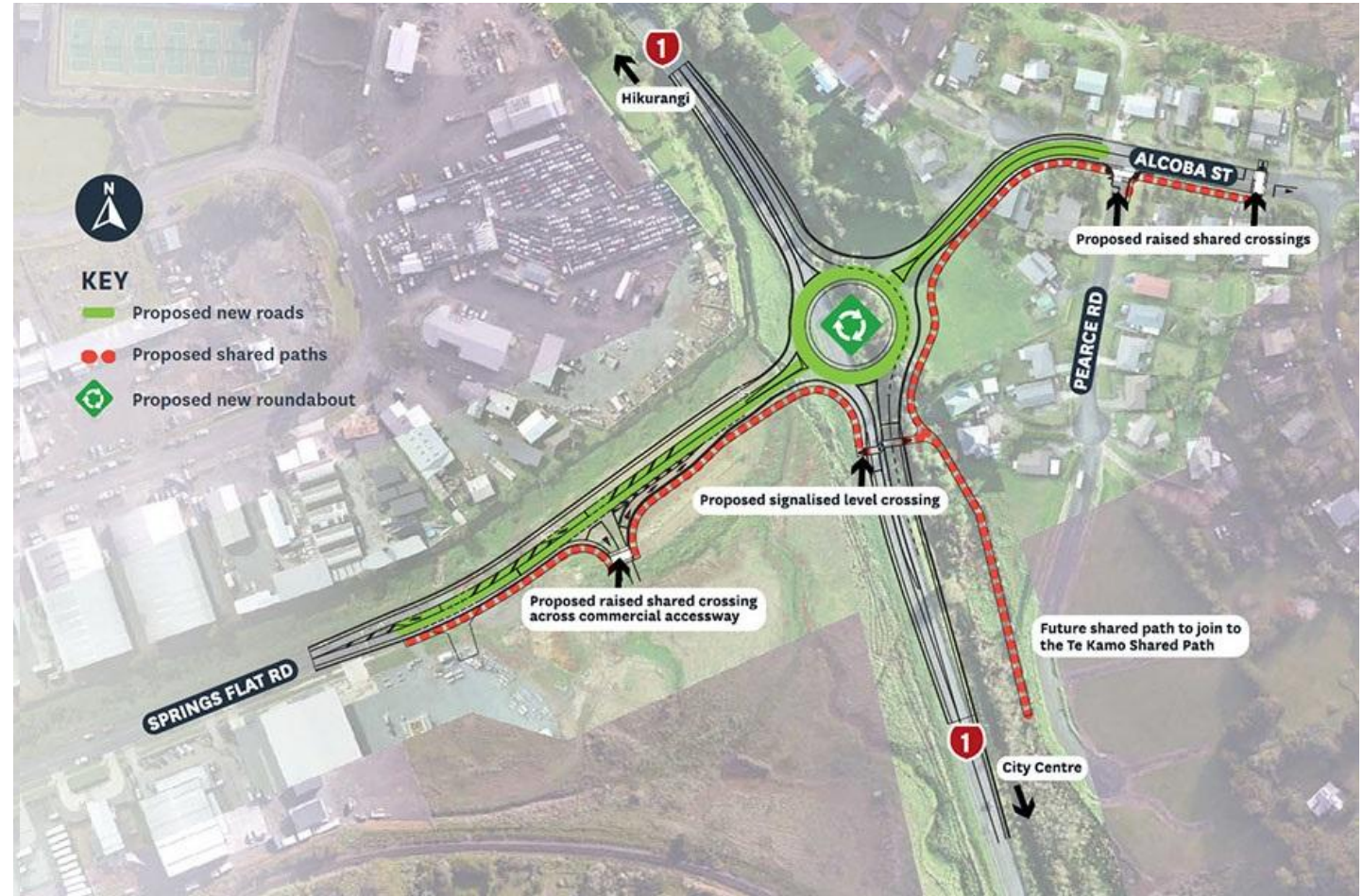
The location

30 Pipiwai Road is located within the established Kamo industrial precinct on the northern side of Whangārei.

The property benefits from immediate access to Great North Road and is approximately 1km from State Highway 1 via the Western Hills Drive bypass, providing efficient north-south connectivity.

Pipiwai Road connects directly via roundabout to Springs Flat Road, an established industrial growth corridor that has experienced strong recent development and tightening land supply. Planned infrastructure upgrades, including improved SH1 connectivity, are expected to further enhance access and functionality within the precinct.

As industrial land across Whangārei becomes increasingly constrained, well-located large-format holdings in established industrial nodes are becoming more tightly held. The property's location supports both immediate operational use and long-term strategic value.



Kamo Village: 1.2km



Airport: 15.8km



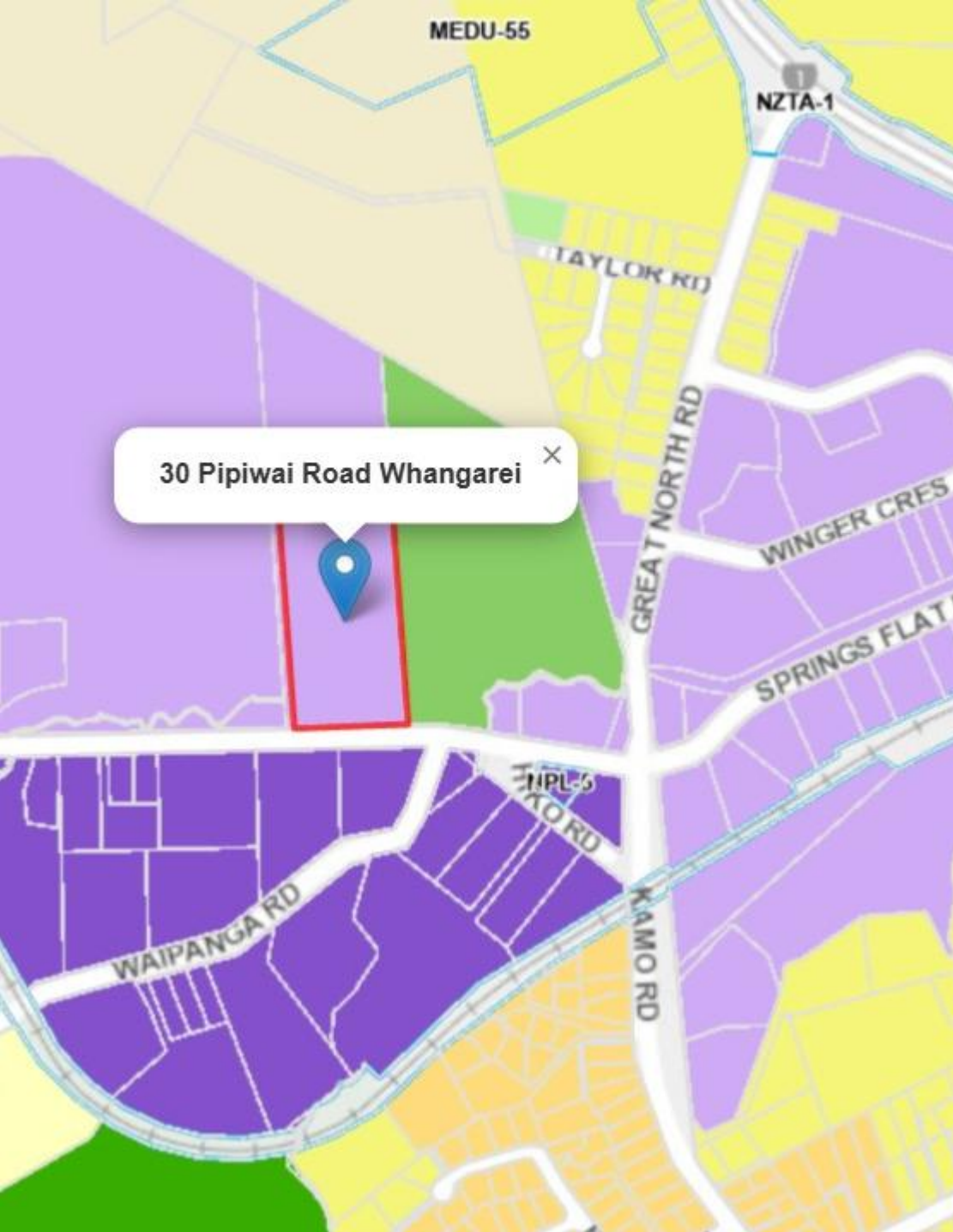
CBD: 8.1km



State Highway 1: 950m



Northport: 43.3km



Legal description and zoning

Record of title	NA36B/1164
Legal description	Lot 2 Deposited Plan 79657
Rating valuation	Land value \$1,650,000
	Improvements \$20,000
	Capital value \$1,670,000
Land area	19,235 sqm more or less

Zoning

The Light Industrial Zone (LIZ) provides for a wide range of light-industrial activities that generate minimal noise, dust, or odour. It is typically located near key transport routes and is intended to support industrial operations, trade-based retail, and compatible service activities.

The zone prioritises industrial land use, with non-industrial activities generally discouraged to protect long-term supply. Typical permitted uses include warehousing, bulk storage, light manufacturing, and service industries. Sensitive activities are restricted, and building scale, design, and site layout are managed where industrial areas border residential or open-space zones.

An aerial photograph of a rural town. In the foreground, a large industrial site is outlined in red. This site contains several large metal buildings, a parking lot filled with cars and trucks, and a large area where many motorcycles are parked. To the right of the red-outlined site is a paved road. In the background, there are rolling green hills, a residential area with houses, and a larger commercial area with more buildings and parking lots. The sky is blue with scattered white clouds.

State Highway 1

Great North Road

Pipiwai Road

Tenancy overview & Indicative purchase options

Tenant rent	p.a.
AgSpares	\$148,800
APS Equipment	\$34,800
Total	\$183,600 (negotiable)

A key feature of this offering is the flexibility around future occupancy. Purchasers can structure the tenancy to suit their preferred outcome.

Indicative Purchase Options

To assist purchasers, the vendor has outlined a range of indicative acquisition structures. These are provided as a guide only, with flexibility to accommodate alternative proposals.

Option A - Short-Term Income

2-year leaseback
With or without rights of renewal
Indicative income: \$183,600 p.a. (negotiable)

Option B - Medium-Term Investment

5-year leaseback
With or without rights of renewal
Indicative income \$183,600 p.a. (negotiable)

Option C - Long-Term Investment

10-year leaseback
With or without rights of renewal
Indicative income: \$183,600 p.a. (negotiable)

Option D - Vacant Possession (Delayed Settlement)

Settlement: 6-12 months (to allow for tenant relocation)
No holding income



The sale process

30 Pipiwai Road, Te Kamo, Whangarei is being offered for sale by way of Deadline Private Treaty closing at 4pm on Thursday 21 May 2026.

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

propertyfiles.co.nz/1054900

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/1054900



Appendices



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

Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017



R. W. Muir
Registrar-General
of Land

Identifier NA36B/1164
Land Registration District North Auckland
Date Issued 08 September 1976

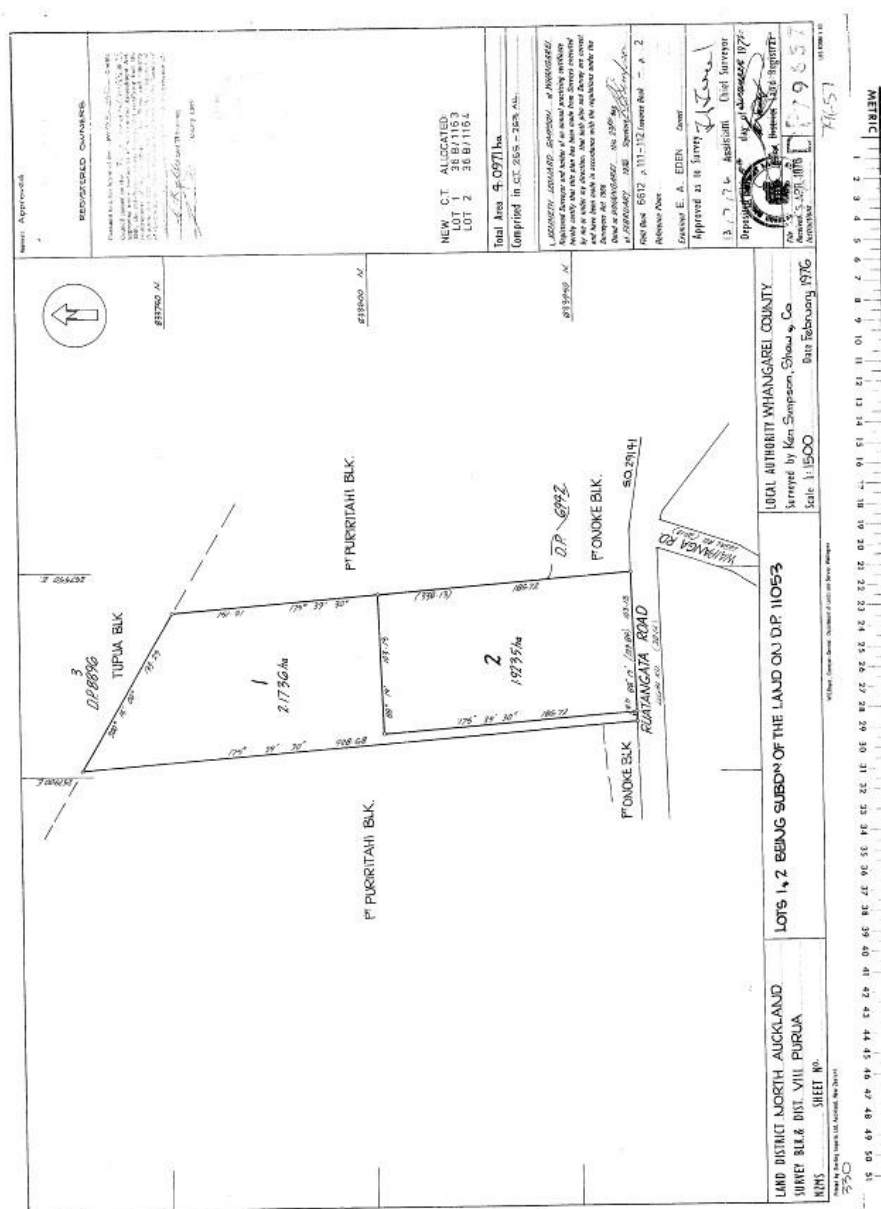
Prior References
NA255/263

Estate Fee Simple
Area 1.9235 hectares more or less
Legal Description Lot 2 Deposited Plan 79657
Registered Owners
Ross Douglas Boon and Heather Hilda Marion Boon

Interests
6951307.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies inundation flooding as a natural hazard - - 18.7.2006 at 9:00 am
12763491.4 Mortgage to Kiwibank Limited - 6.7.2023 at 3:59 pm

Identifier

NA36B/1164



Our full-service offerings



Bayleys Residential Projects

- Specialises in comprehensive support for residential developments, including market research, pricing strategies, and master plan assessments.
- Expertise in off-plan and new developments to ensure competitiveness in changing markets.
- Provides tailored solutions to optimise returns and minimise risks.



Bayleys Building Consultancy

- Offers expert building surveying services to optimise property performance.
- Key services: technical due diligence, premises condition reports, development monitoring, and contract administration.
- Focuses on tailored, innovative solutions for property optimisation.



Bayleys Property Services

- Expert management solutions across property sectors, enhancing tenant satisfaction and asset performance.
- Key services: property management, facilities and risk management, financial management, and corporate occupier services.
- Emphasises seamless management for landlords and tenants.



Bayleys Valuations

- Provides valuation services across all property sectors for mortgages, financial reporting, and strategic decisions.
- Key services: current market valuations, rental and insurance valuations, and portfolio strategies.
- Renowned for professionalism and market expertise.

Get in touch with your agent, who will ensure you're referred to the most suitable expert for your specific needs.



- Focuses on commercial property management in retail, office, and industrial sectors.
- Key services: financial management, rent and OPEX collection, maintenance, and leasing.
- Over 30 years of market-leading expertise in tailored asset management.



- Leading commercial property finance specialist, offering funding for investments and developments.
- Joint venture with Bayleys and Forsyth Barr, leveraging global and local expertise.
- Services: investment property finance, project underwriting, and capital raising.



- A commercial brokerage specialising in tailored financial solutions for property funding and business acquisition.
- Partnered with Bayleys to provide seamless financing options through a diverse lender network.
- Services range from small-scale loans to complex development financing exceeding \$100M.

Disclaimer

This Information Memorandum has been prepared by Mackys Real Estate limited, Bayleys as a general outline only for the guidance of potential purchasers. The contents of this document does not constitute an offer or form part of any contract.

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Bayleys Whangarei

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Whangarei CBD

[bayleys.co.nz/1054900](https://www.bayleys.co.nz/1054900)

