



Information memorandum

Kenepuru, Porirua
3A Kinleith Grove,

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





Contents

04

The opportunity

05

Executive summary

07

The property

08

The location

09

Legal description
and zoning

11

Market rental analysis

12

Operating expenses

12

Market income
summary

13

The sale process

14

Appendices

The opportunity

Capital Commercial (2013) Limited is pleased to offer 3A Kinleith Grove, Kenepuru for sale or lease by way of Tender closing at 4:00pm, Wednesday 11th March 2026 (if not sold or leased prior).

Located in the sought-after Kenepuru commercial district, this new premium industrial development is Wellington's highest-quality industrial offering and is ready for immediate occupation.

The 2,172sqm warehouse features an 8m stud height to the knee, two wide roller doors, and a heavy-duty concrete hardstand yard, designed for efficient racking, truck movements (including B-train and articulated trucks), and logistics, with shared Kinleith Grove access for easy loading and manoeuvrability. A single-level office at the site entrance provides quality workspace, natural light, staff amenities, and direct warehouse access.

Just five minutes from Transmission Gully and the State Highway network, the property offers excellent regional connectivity within a proven industrial hub close to Wellington Port and Lower Hutt, surrounded by established occupiers.

An excellent opportunity to secure a new, high-spec strategic facility in a tightly held industrial location with excellent connectivity access and long-term appeal.

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

3A Kinleith Grove, Kenepuru, Porirua



Legal description & record of title

Lot 2 Deposited Plan 609363 & Lot 100
Deposited Plan 609363
1205894



Floor area

2,170.8sqm



Land area

5,785sqm



Market net income

\$735,279pa + GST



Occupancy

Vacant possession



Seismic rating

100% NBS



Zoning

Industrial

The sale process



Method of sale or Lease

Tender



Tender date

4:00pm, Wed 11th March 2026
(if not sold or leased prior)

Key highlights

- Brand new facility
- 8m stud at the knee
- Column free warehouse
- High specification office & amenities
- Prime location near SH1 and Transmission Gully.
- Market net income of \$735,279pa + GST
- 2,002sqm warehouse and 3,277sqm hardstand yard with 300sqm canopy





The property

An outstanding, newly completed industrial facility of genuine scale, constructed to a high-specification and purpose-built for modern logistics and industrial operations.

The warehouse features steel portal framing over partial tilt-slab concrete, with full iron cladding and an expansive clear-span layout, delivering excellent flexibility and efficiency. An impressive 8-metre stud height at the knee provides strong cubic capacity, while the column-free design allows for optimal racking, storage, and workflow configuration.

The building delivers excellent cubic capacity, flexibility, and efficient workflow. A high-quality office component is finished to a modern, professional standard and includes amenities, providing a comfortable and functional workspace that integrates seamlessly with warehouse operations.

The facility is positioned on an elevated platform on solid ground, enhancing long-term resilience and performance. A substantial hardstand yard supports heavy vehicle movements, container handling, and outdoor storage, all within a secure, fully gated site.

Excellent vehicle access and generous truck turning make this property particularly well suited to logistics, distribution, and transport-oriented occupiers requiring efficient ingress, egress, and circulation.

Property attributes

Floor area	2,170.2 sqm
Land area	5,785sqm
Age	2025
Seismic rating	100% NBS
Number of tenancies	One

Floor area breakdown

Description	Area (sqm)
Warehouse	2,002.3
Office	168.5
Canopy	303.2
Office Canopies	35.3
Hardstand	3,277.2
Total	5,785sqm
Car parks	8 car parks

The location

The property is located on Kinleith Grove, towards the western end of the main Porirua industrial precinct just off Broken Hill Road.

The surrounding properties comprise a mix of medium to high stud warehouses utilised for manufacturing and storage.

Notable tenants in the surrounding location include Freemans Roofing, Whittakers, Online Security, Bunnings, Placemakers, Turners, Mitsubishi and much more.

Nearby significant recent and current developments include The Works Elsdon industrial complex and Crown Relocations super high stud new build on Raiha Street. Alongside this, the Porirua city centre and bulk retail park is a short distance to the northeast.

Access to SH1 is only a 3-minute drive away via the new Kenepuru Drive on ramp making access to Transmission Gully and Wellington's CBD readily available



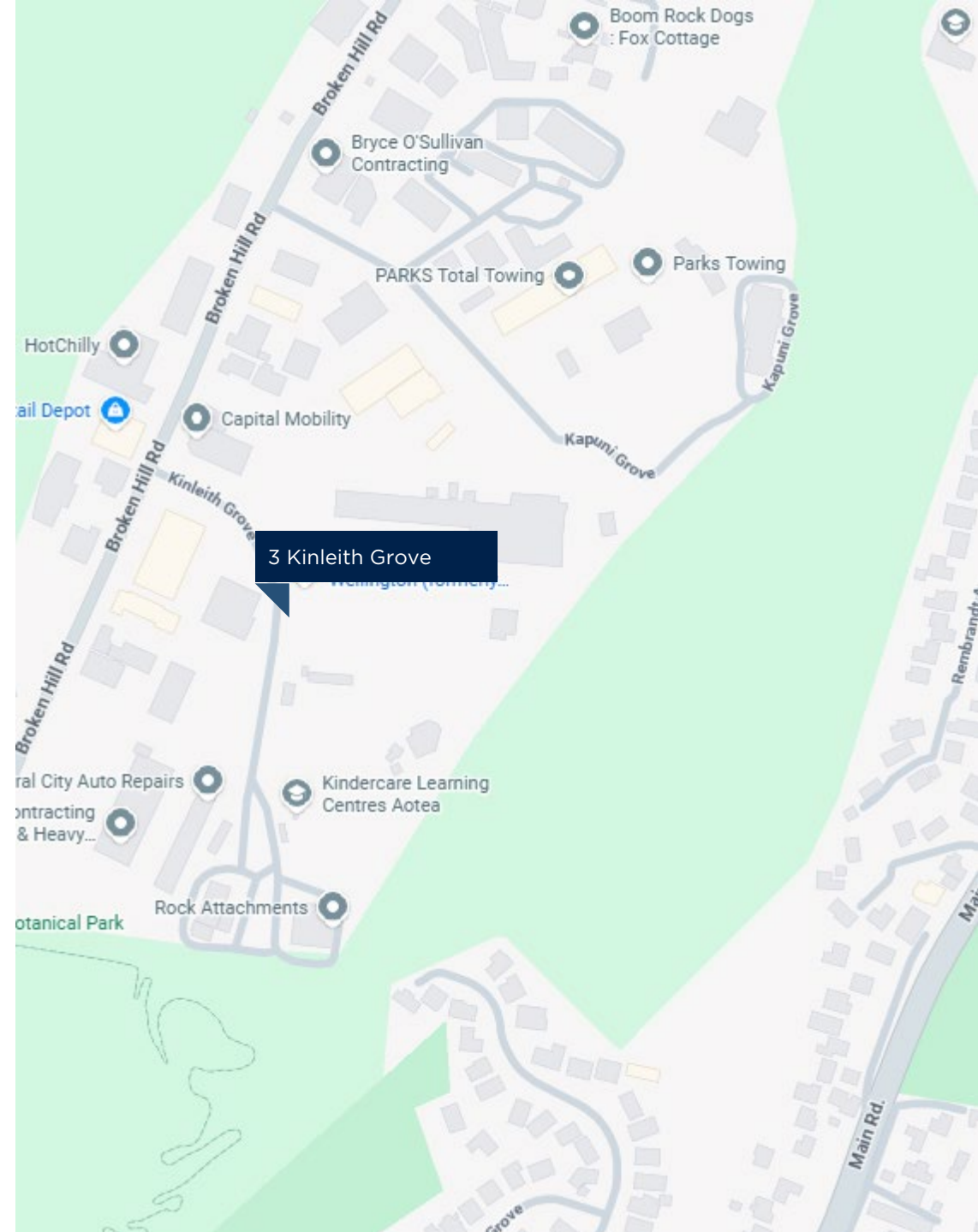
Transport & Logistics Access

5 minutes to the Transmission Gully on-ramp, with Wellington CBD a 20-minute drive away



Amenities

Porirua CBD 300m away, housing significant bulk retail outlets, numerous hospitality operators and the North City Shopping Centre complex



Legal description and zoning

Legal description	Lot 2 Deposited Plan 609363 & Lot 100 Deposited Plan 609363 1205894	
Tenure	Estate in Fee Simple (Freehold Title)	
Land area	5,785sqm	
Rating valuation	Land value	\$1,720,000
	Value of Improvements	\$2,550,000
	Capital value	\$4,270,000
Local authority	Porirua City Council	
Zoning	Industrial	





Market rental analysis

Description	Area sqm Car parks	\$psm / \$pwk	Potential net rental pa
Warehouse	2,002.3	\$215	\$430,495
Office	168.5	\$350	\$58,975
Canopy (8.8m wide)	303.2	\$100	\$30,320
Office Canopies	35.3	\$70	\$2,471
Hardstand	3,277.2	\$65.	\$213,018
Parking	8	-	Included
Total	5,785sqm		\$735,279

*All figures exclude GST.

Operating expenses

Description	Annual expense
Rates *	\$55,000
Insurance *	\$ 46,470
Water Rates (Estimate PC sum)	\$500
Building Act / Compliance (BWOFF)	\$1,500
Clean - Contract Exterior	\$9,780
No more Birds	\$2,590
Fire Systems - PPM Contract	\$1,200
Air Con- Contract	\$1,200
Air Cond – Maintenance (PC Sum)	\$600
Gardener - Contract Exterior	\$3,000
Repairs & Maintenance – Electrical (PC sum)	\$1,000
Repairs & Maintenance – Plumbing (PC sum)	\$1,000
Filtera Maintenance (Storm water)	\$3,500
Repairs & Maintenance	\$1,000
Management Fee	\$8,500
Total	\$136,840

*All figures exclude GST.

*Rates are projected from a modelled off Freemans Roofing next door

*Insurance (Compressive Cover - MD & BI 24M)

Market income summary

Total potential Net income	\$735,279
Plus: budgeted outgoings	\$136,840
Total potential gross income	\$872,119

*All figures exclude GST.

The sale process

3A Kinleith Grove, Kenepuru is being offered for sale or lease by way of Tender closing at 4:00pm, Wednesday 11th March 2026 (if not sold or leased prior) 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.

<https://www.propertyfiles.co.nz/property/3kinleithgrove>

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 visit [bayleys.co.nz/3259613](https://www.bayleys.co.nz/3259613)



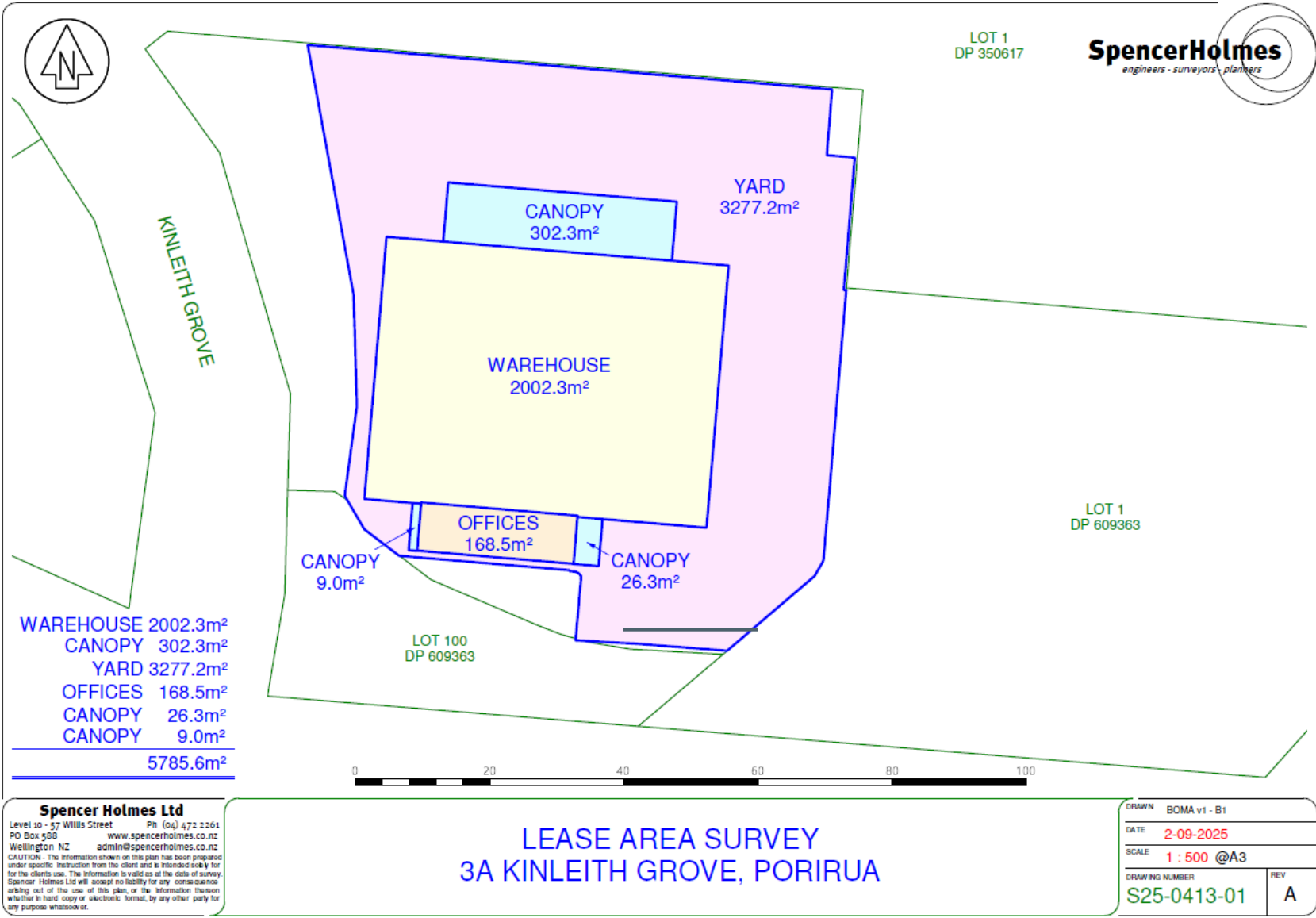
Appendices

Appendices

- AREA SURVEY
- Aerial
- Certificate of Title



AREA SURVEY



Aerial



Certificate of title



RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD

Search Copy



R.W. Muir
Registrar-General
of Land

Identifier 1205894

Land Registration District Wellington

Date Issued 06 May 2025

Prior References
207097

Estate Fee Simple
Area 7016 square metres more or less
Legal Description Lot 2 Deposited Plan 609363
Registered Owners
Kapiti Propco LLC

Estate Fee Simple - 1/2 share
Area 1121 square metres more or less
Legal Description Lot 100 Deposited Plan 609363
Registered Owners
Kapiti Propco LLC

Interests

Subject to stormwater and sewage drainage rights (in gross) over part Lot 100 DP 609363 marked A and B and over part Lot 2 DP 609363 marked C all on DP 609363 in favour of Porirua City Council created by Transfer 778255.4 - 14.5.1986 at 10.45 am

The easements created by Transfer 778255.4 are subject to Section 309 (1) (a) Local Government Act 1974

Appurtenant hereto is a right to drain water created by Easement Instrument 6501137.3 - 19.7.2005 at 9:00 am

The easements created by Easement Instrument 6501137.3 are subject to Section 243 (a) Resource Management Act 1991
Subject to Section 241(C) Resource Management Act 1991 (affects DP 609363)

13226518.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.5.2025 at 4:02 pm (affects Lot 2 DP 609363)

Subject to a right (in gross) to drain water and sewage over part Lot 100 DP 609363 marked B and E and a right to convey water (in gross) over part Lot 100 DP 609363 marked B and I all on DP 609363 in favour of Porirua City Council created by Easement Instrument 13226518.7 - 6.5.2025 at 4:02 pm

Subject to a right (in gross) to convey telecommunications over part Lot 100 DP 609363 marked B and E on DP 609363 in favour of Chorus New Zealand Limited created by Easement Instrument 13226518.8 - 6.5.2025 at 4:02 pm

Subject to a right of way over part Lot 100 DP 609363 marked B and E and a right to drain water and sewage and a right to convey water, electricity, gas and telecommunications over part Lot 100 DP 609363 marked B, E, H and I all on DP 609363 created by Easement Instrument 13226518.9 - 6.5.2025 at 4:02 pm

Appurtenant to Lot 2 DP 609363 is a right of way, right to drain water and sewage and a right to convey water, electricity, gas and telecommunications created by Easement Instrument 13226518.9 - 6.5.2025 at 4:02 pm

The easements created by Easement Instrument 13226518.9 are subject to Section 243 (a) Resource Management Act 1991

Transaction ID 8029498
Client Reference 2000001002

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Register Only

Certificate of title

Identifier

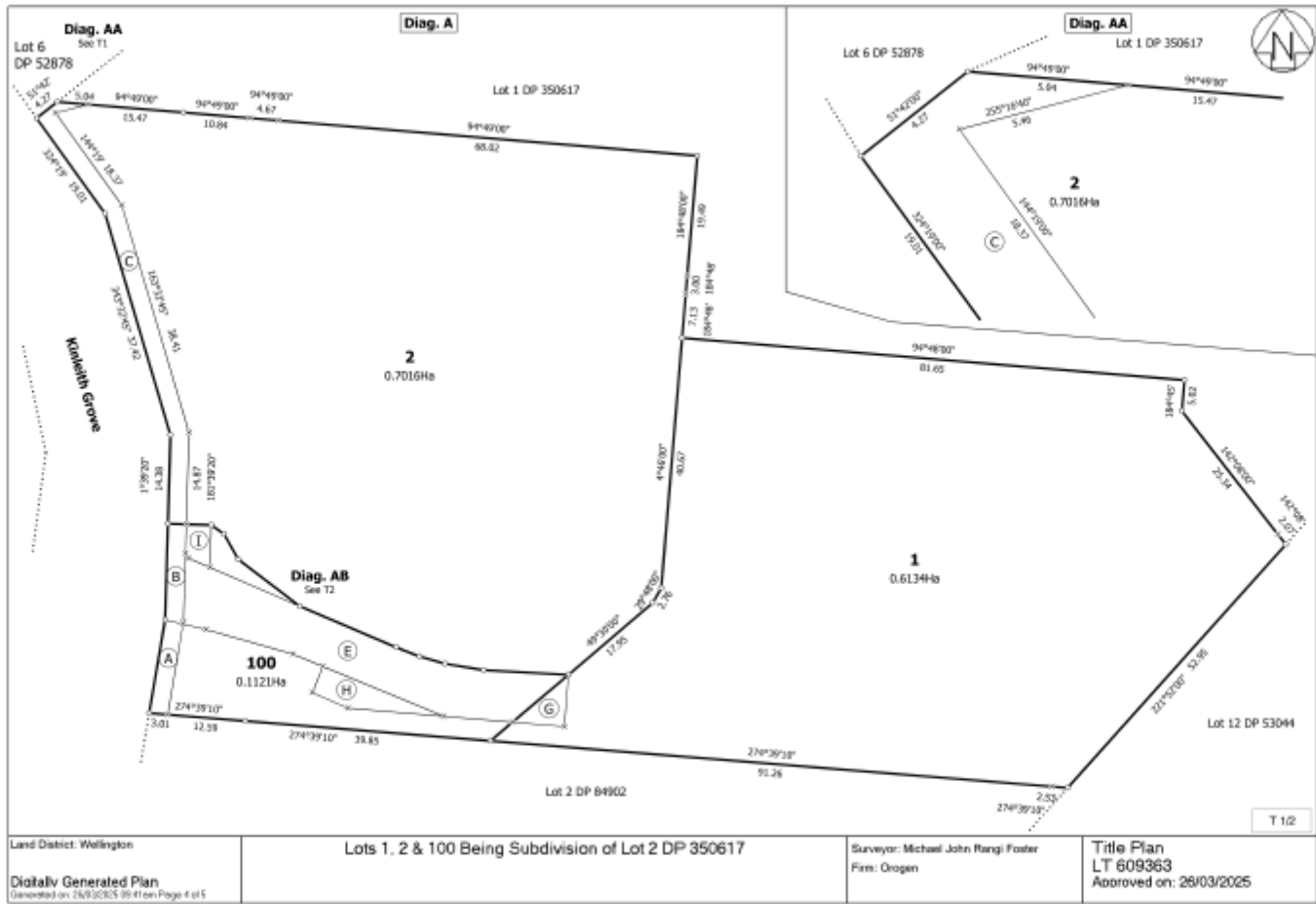
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Subject to a right (in gross) to convey electricity over part Lot 100 DP 609363 marked B, E and H on DP 609363 in favour of Wellington Electricity Lines Limited created by Easement Instrument 13226518.10 - 6.5.2025 at 4:02 pm

Transaction ID 8029488
Client Reference 2000001002

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Certificate of title



Identifier

1205894

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Any interest in this property should be registered with the vendors agency. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part and interested persons are urged to seek legal advice and to make their own enquiries and satisfy themselves in all respects.

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