

euroclass
design | develop | deliver

Building quality
since

1987

6 Progressive Way, East Tāmaki, Auckland

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Information Memorandum

Presented by:
Euroclass, January 2026

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Euroclass welcomes your interest. For further information, please contact your preferred agent, or the following:

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Euroclass
Peter Bishop
021 228 4656
peter@euroclass.co.nz

Euroclass
Charlie Bishop
021 280 2341
charlie@euroclass.co.nz

With Innovated buildings come Innovated partners, some of our clients are listed below:



design



develop



deliver

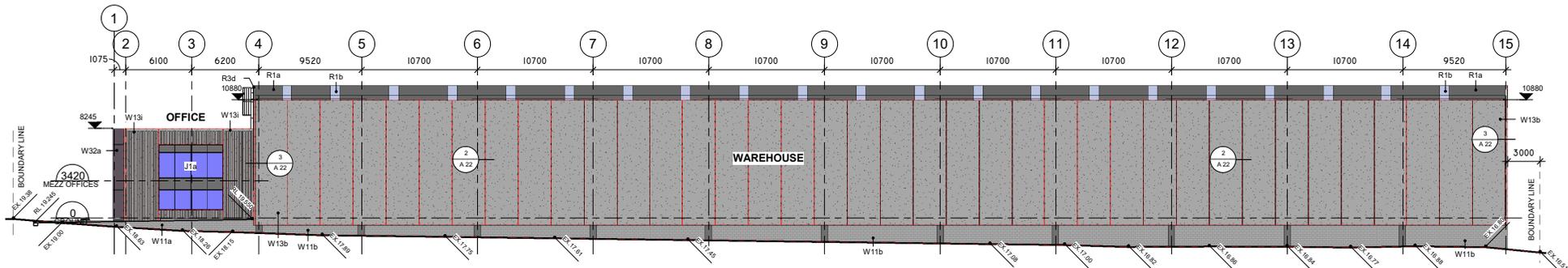
About Euroclass

Euroclass is a family-run business that has been operating in New Zealand for over 40 years. We have completed over 300 projects around the country, with our main focus being commercial and industrial construction.

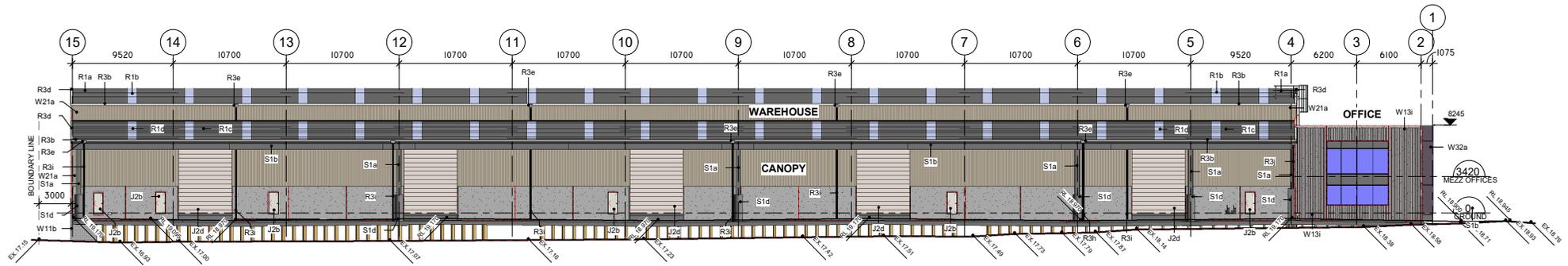
We offer a comprehensive service, from developing the concept to delivering the completed project. We manage the entire project with our civil and building arms, ensuring that the project is delivered on time, within budget, and to the highest standard. We focus on building long-term relationships with our clients and have completed projects for a wide range of tenants, investors, and owner-occupiers.

Our focus is on developing a deep understanding of our client's requirements to ensure that we deliver projects that meet their needs. We believe in a collaborative approach and work closely with our clients, consultants, and contractors to achieve the best possible outcome. Our aim is to deliver exceptional service, whether it's a design and build project or a turnkey development, that exceeds our client's expectations.

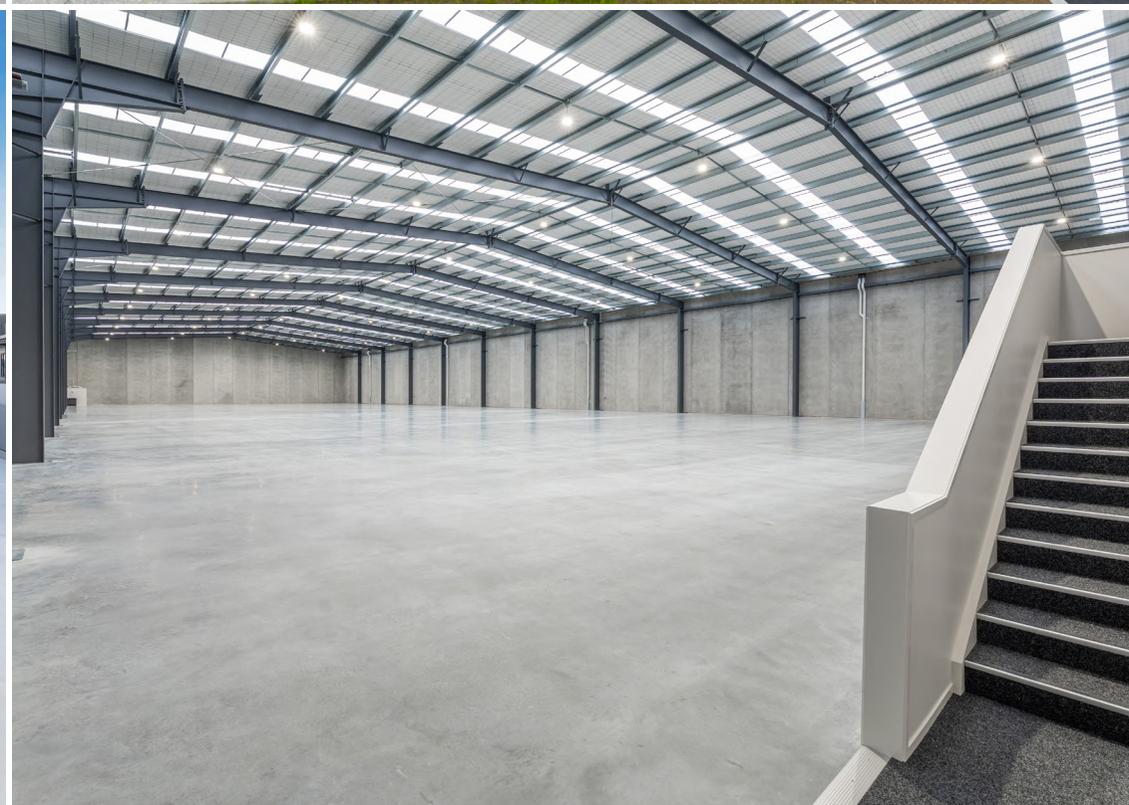




1
A.05
ELEVATION EAST
1 : 200

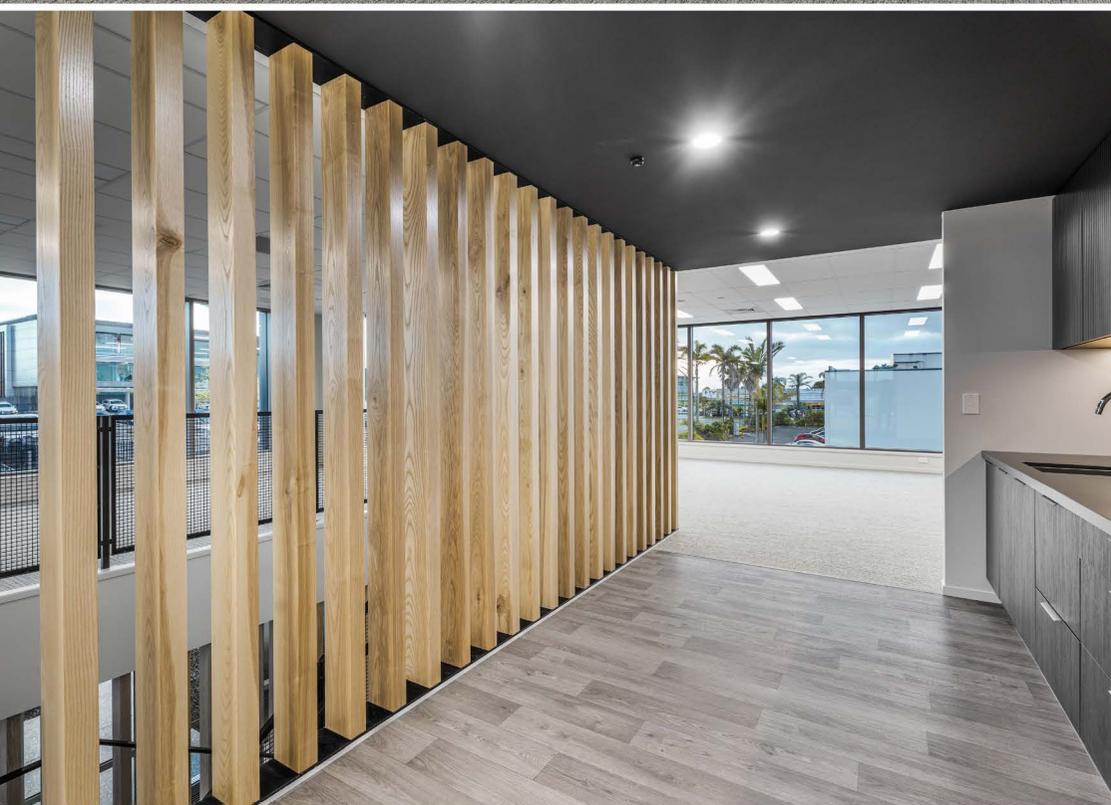


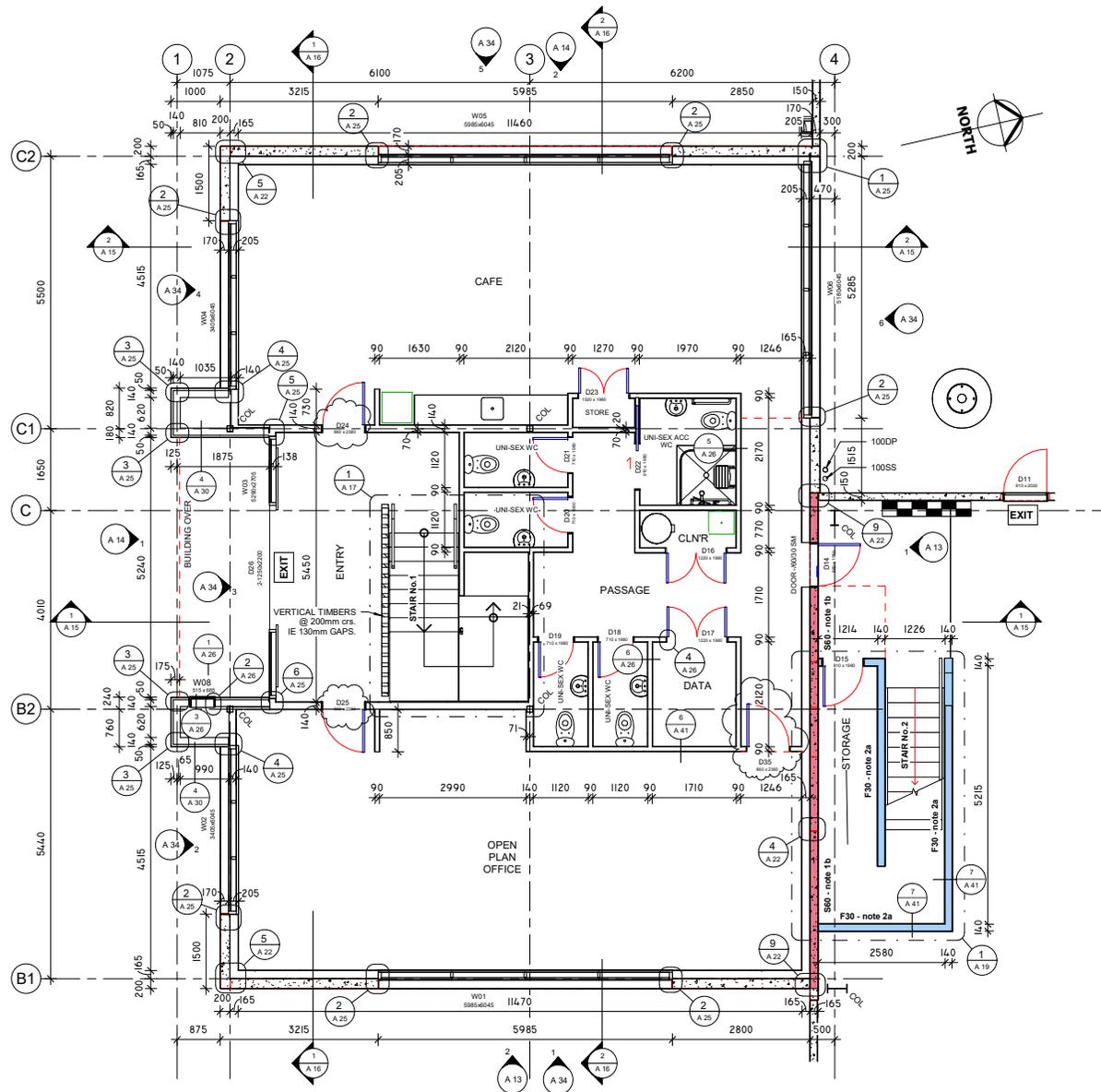
2
A.05
ELEVATION WEST
1 : 200



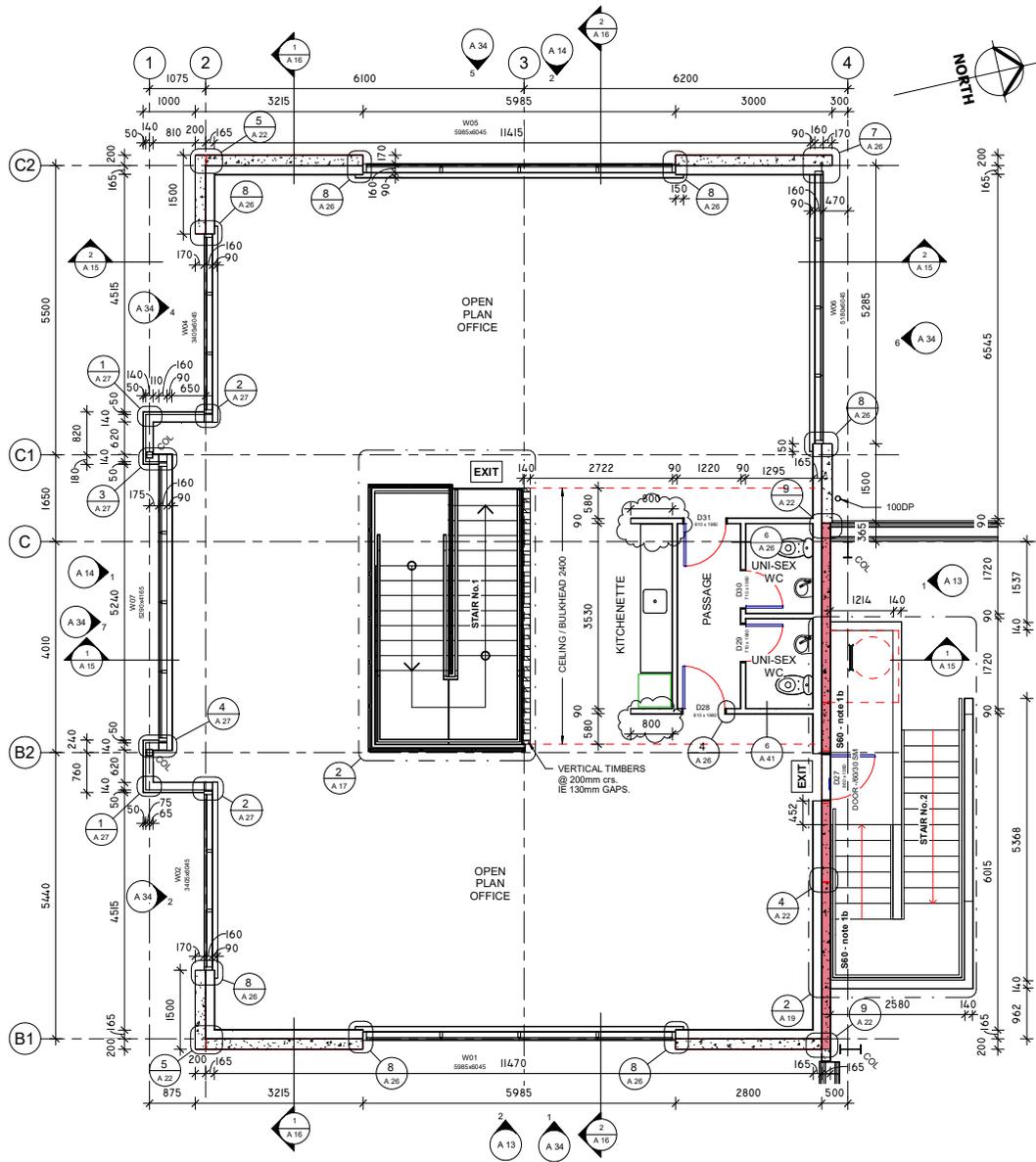








1 OFFICE GROUND FLOOR PLAN
 A 05 1 : 50



1
A 06 OFFICE MEZZANINE FLOOR PLAN
1 : 50

Executive Summary

6 Progressive Way, East Tamaki, Auckland

As per site plan A 02 REF DSA-98

Areas

Land	9,814m ²
Warehouse	5,023m ²
Office	399m ²
Canopy	2,335m ²
Carparks	36

Design Rationale

This complex is designed with clear span and full concrete precast panels on two boundaries, with low height panels underneath the canopy and facing the road. The knee is designed at 10m, providing sufficient room for storage and allowing six racking bays at the knee.

The canopy is set 5m off the boundary due to public services, but it is still a generous 20m wide. This allows for simple disciplined traffic flow in and through this canopy area in all weathers and 24/7.

The office is designed with a combination of composite panels, feature precast concrete panels and aluminium joinery. The office has connectivity through to the canopy but with a separate carpark mitigating pedestrian health and safety risks. We have included a preliminary office layout design for your consideration.

Rental Rates

Warehouse	5,023m ² @ \$225.00/m ²	\$ 1,130,175.00
Office	399m ² @ \$320.00/m ²	\$ 127,680.00
Canopy	2,335m ² @ \$105.00/m ²	\$ 245,175.00
Carparks	36 @ \$27.00ea/week	\$ 50,544.00

TOTAL RENTAL PER ANNUM

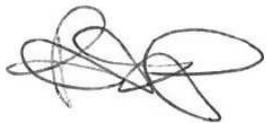
\$ 1,553,574.00
+ GST

Commercial Terms:

10 Year Lease to ADLS 2012 Fifth Edition
 Annual increase 3.5%
 Midterm review to market hard ratchet
 Bank bond for 12 months rental
 5+5 rights of renewal

Available for purchase.

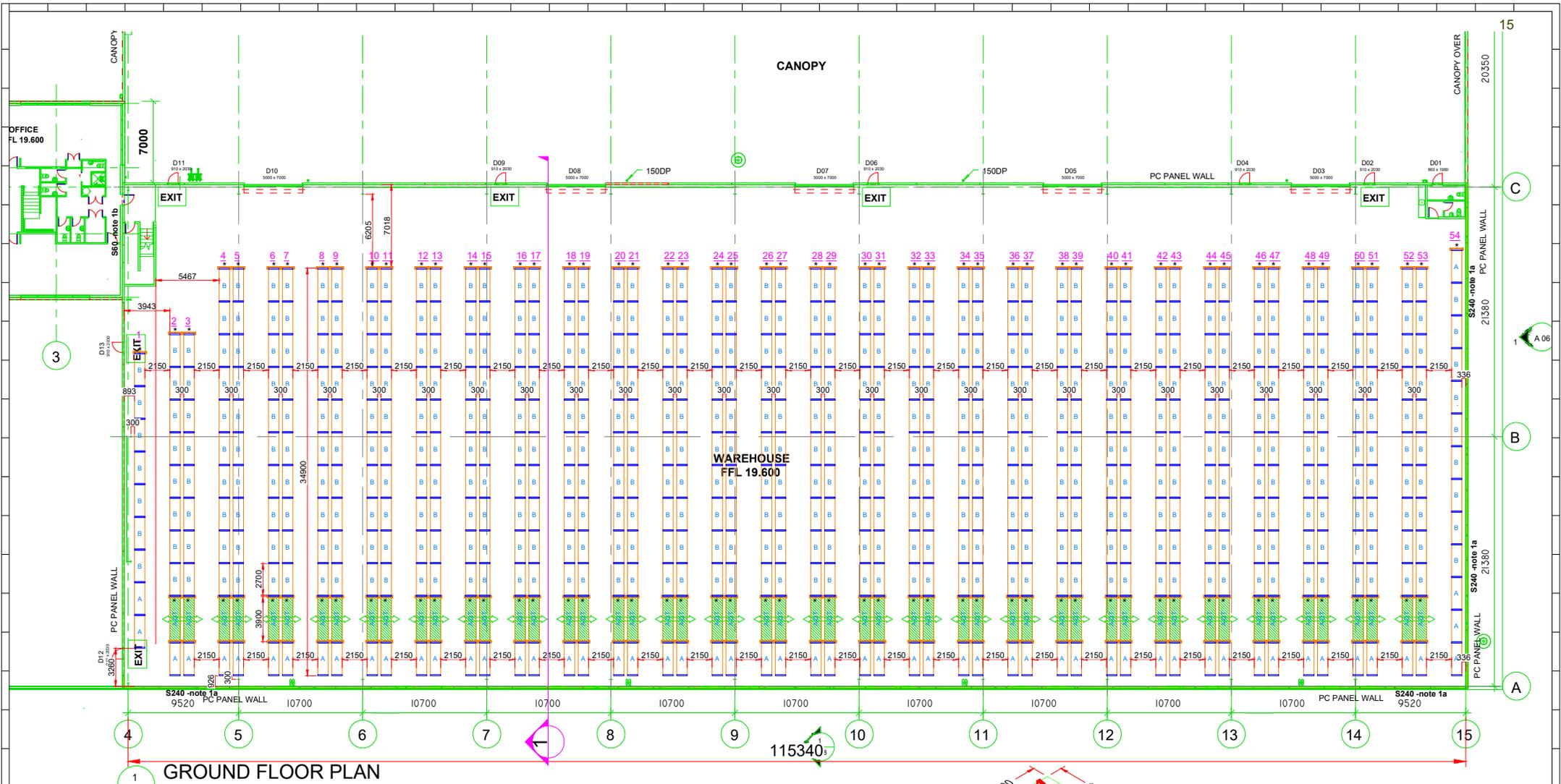
Kind Regards,



Peter Bishop
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 peter@euroclass.co.nz

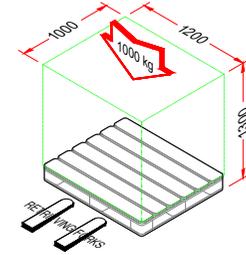


Charlie Bishop
 021 280 2341
 charlie@euroclass.co.nz



PLAN 1

* LOAD SIGN



Design Summary - Plan 1					
Type	Width	Depth	High	Weight	Total
Pallet	1200mm	1000mm	1300mm	1000kg	8456

- For AisleMaster Style Articulated Forklift

AON Advise on Alarm systems:
For alarms relating to storage there is no required clearance.
However, you need to keep in mind the when storing to the roof, storage may effectively create a wall.
NZS 4512:2010 states that anything over 460mm is considered a wall. (storage pallets with product stored to roof could be considered as a wall)
Any clearance is recommended to stop the above from happening.
To be checked and confirmed by alarm contractor issuing P53.

ISSUED FOR APPROVAL
WE HAVE ASSUMED THE EXISTING SURFACE ONTO WHICH THIS INSTALLATION IS TO BE BUILT IS CAPABLE OF SUPPORTING THE STRUCTURAL AND ITS CONTENTS. WE RECOMMEND YOU OBTAIN INDEPENDENT VERIFICATION THAT THE EXISTING BUILDING IS CAPABLE OF SUSTAINING THE LOADS.
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PROPOSED RACKING LAYOUT
EUROCLASS NZ
6 Progressive Way, East Tamaki

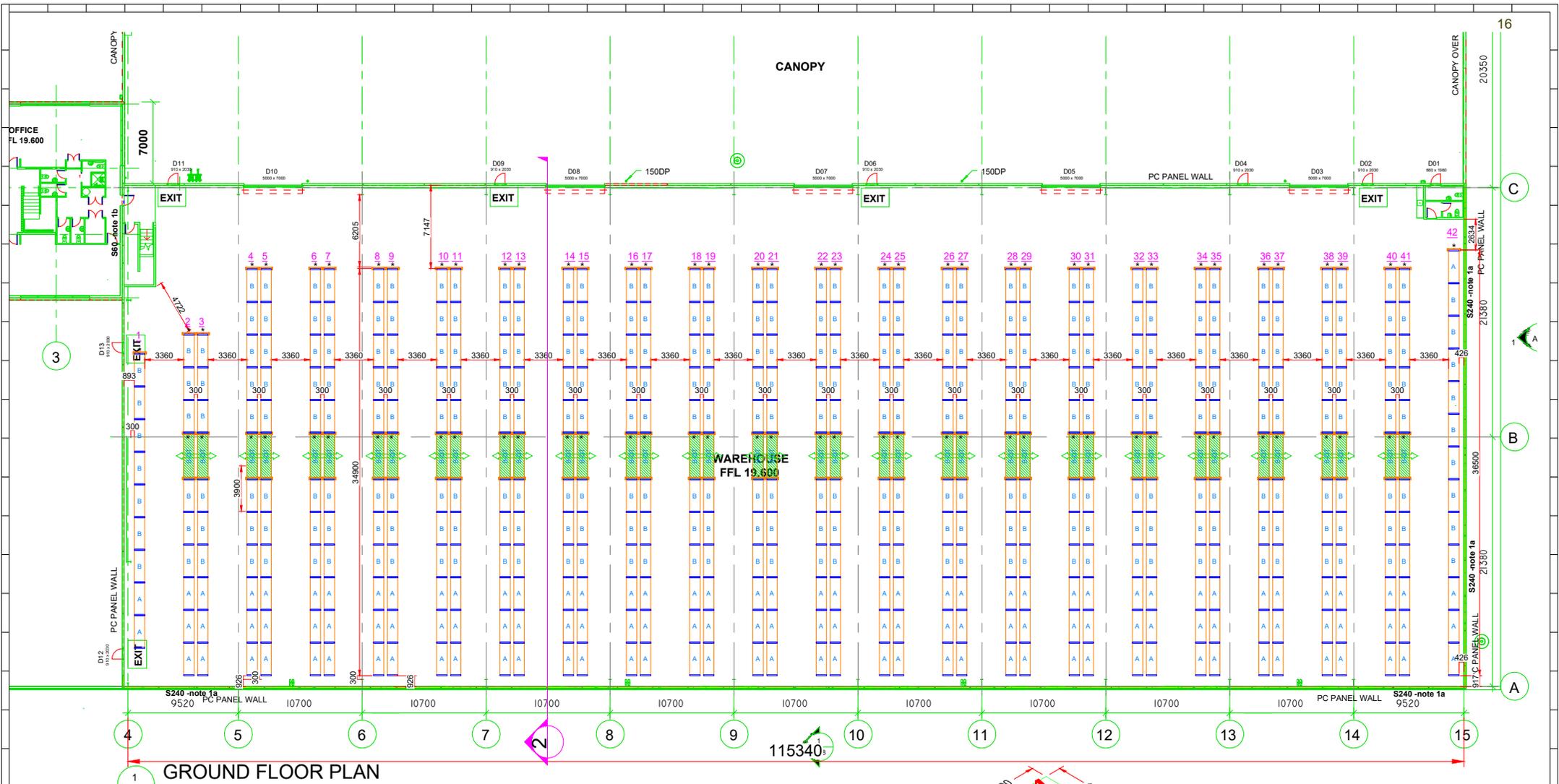


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Checked By : JB		Scale : NTS
Rev. No. : 0		Sht. No. : 1

Drawing No. : AR005093-01



GROUND FLOOR PLAN

PLAN 2

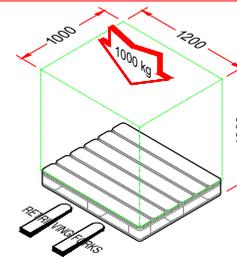
*** LOAD SIGN**

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 However, you need to keep in mind the when storing to the roof, storage may effectively create a wall.
 NZS 4512:2010 states that anything over 460mm is considered a wall. (storage pallets with product stored to roof could be considered as a wall)
 Any clearance is recommended to stop the above from happening.
 To be checked and confirmed by alarm contractor issuing PS3.

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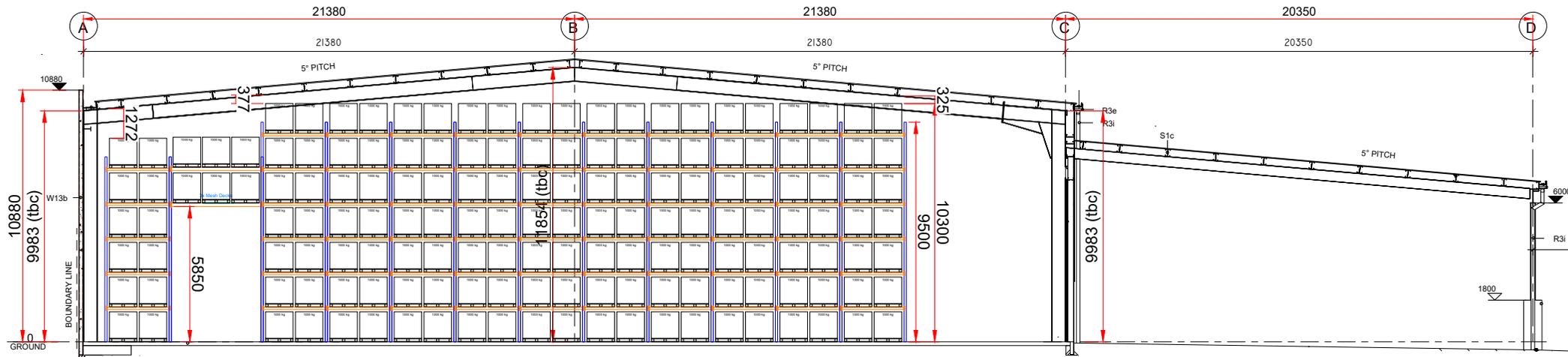
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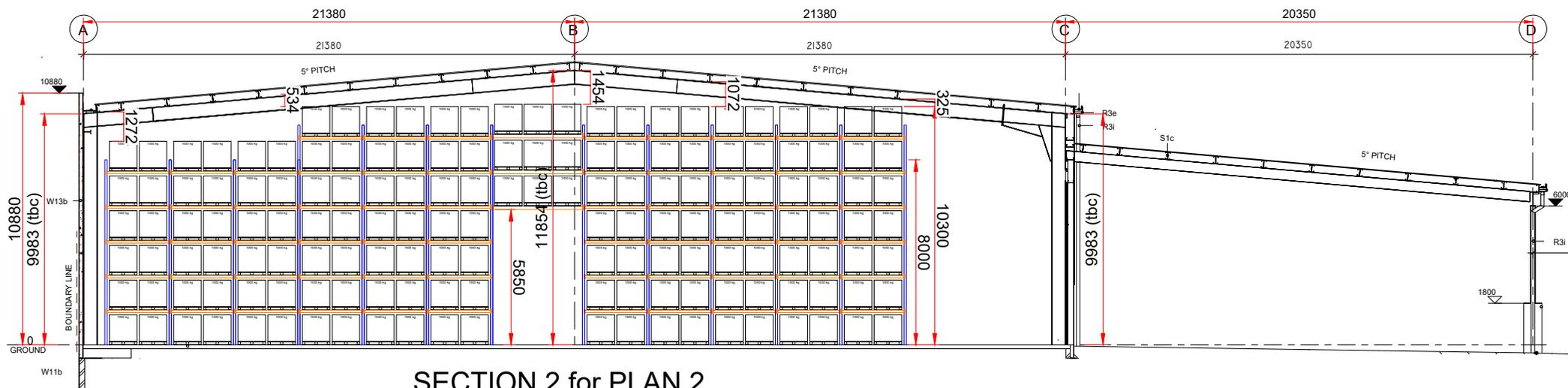
- For Reach Truck Style Forklift

Design Summary - Plan 2					
Type	Width	Depth	High	Weight	Total
Pallet	1200mm	1000mm	1300mm	1000kg	6520

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Rev. No. :	0	Scale :	NTS
Drawing No. :	AR005093-01		
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SECTION 1 for PLAN 1



SECTION 2 for PLAN 2

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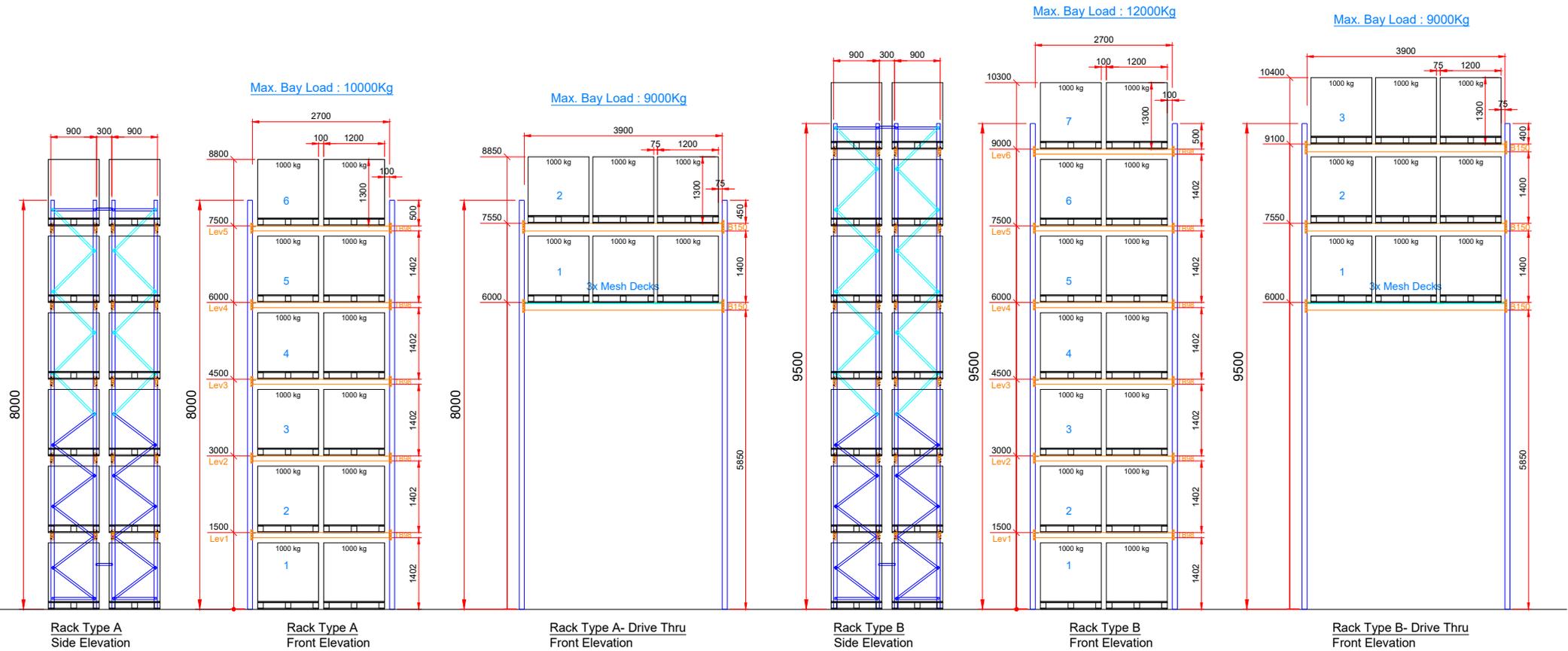
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ELEVATION

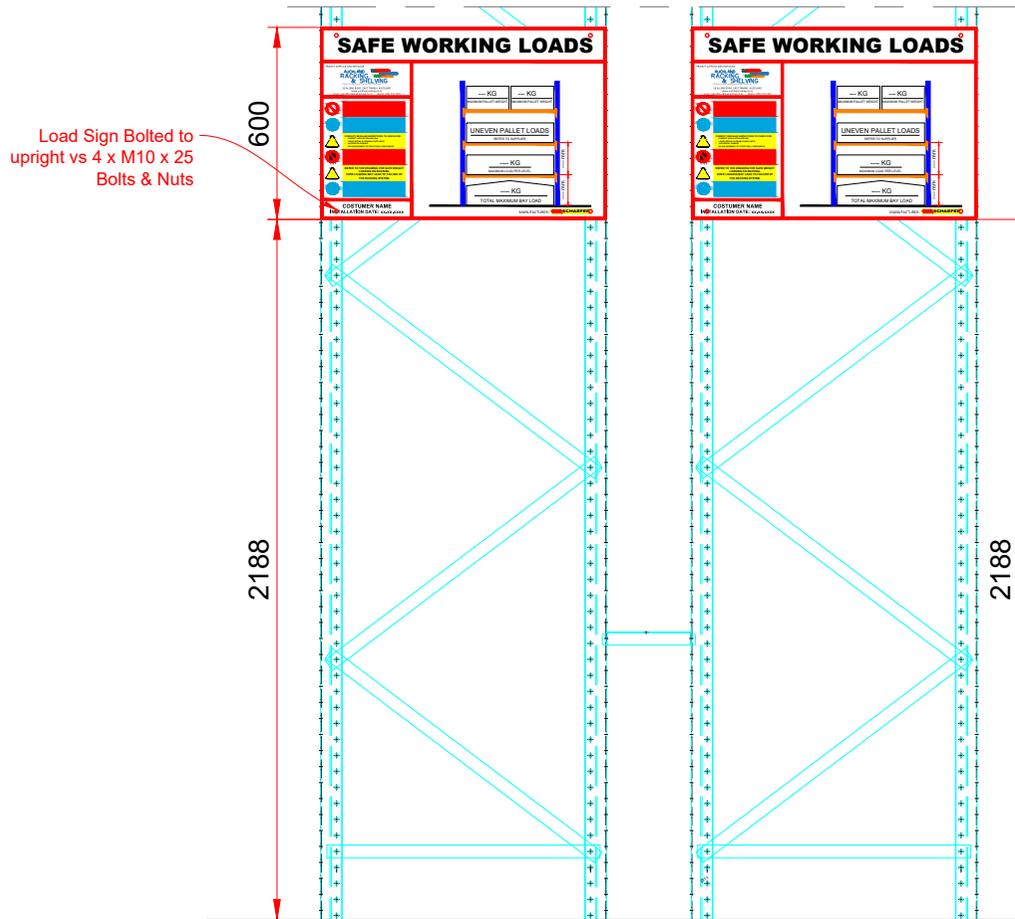
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Drawing No : AR005093-01		Rev. No. : 0	
		Sht. No. : 1	



Signage Install

Load Sign, Alphabet Sign

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SIGNAGE INSTALLATION



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Sustainability in action

We are committed to:

Sustainable design principles from large-scale developments to single-building units

Implementation of comprehensive environmental management plans on development sites

Recycling of construction materials where possible, including in-house concrete recycling

Encouraging clients to consider additional design features to promote sustainability such as solar electricity, electric vehicle charging stations and rainwater utilisation

Continual education and training of employees and trades on waste minimisation

Maintaining a modern and efficient fleet of vehicles, plant and machinery

Utilisation of local suppliers and service providers to reduce environmental impact

Encouragement and support for industry development of sustainable construction methods

Feature Projects



Featurecraft, Hawkes Bay



Esko Safety, New Plymouth



Puretec, Hamilton



Cloke and BrandSpec, Auckland



Jones Trading Group, Auckland



Trade Depot, Hamilton

Euroclass Business Parks



Stonehill Business Park 2010 / 2025



Basalt Business Park 2016 / 2025





Building quality
since

1987



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