



Northgate

# STAGE 4

FINAL OFFERING

A development by **WPC Group**

# FROM HERE, YOU CAN GO ANYWHERE

Introducing the 4th and final stage of the highly successful Northgate Business Park subdivision and development.

With the first three stages largely sold down, now is your last chance to secure a prime industrial lot in this thriving business hub. Benefit from the proven success and strong demand in this sought-after location. Don't miss this opportunity to join the dynamic Northgate community and elevate your business to new heights.

Strategic Waikato location near SH1

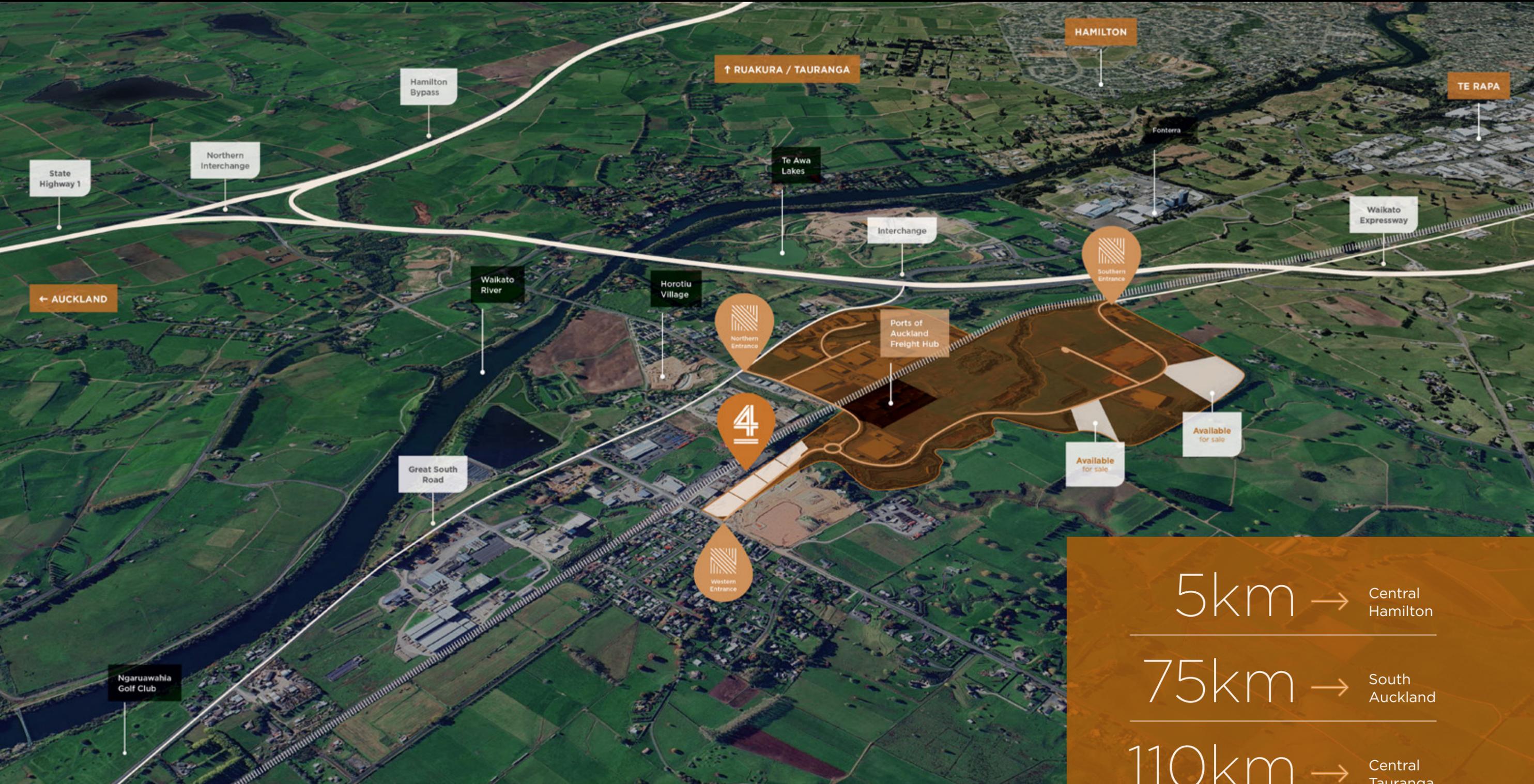
Modern infrastructure and facilities

Proximity to Hamilton and Auckland

Access to skilled local workforce

Established logistics and distribution hub





State Highway 1

Northern Interchange

Hamilton Bypass

↑ RUAKURA / TAURANGA

HAMILTON

TE RAPA

← AUCKLAND

Waikato River

Horotiu Village

Te Awa Lakes

Interchange

Fonterra

Waikato Expressway

Northern Entrance

Ports of Auckland Freight Hub

Southern Entrance

4

Available for sale

Available for sale

Great South Road

Western Entrance

Ngaruawahia Golf Club

5km → Central Hamilton

75km → South Auckland

110km → Central Tauranga



Lot 1  
7,284m<sup>2</sup>

Lot 2  
5,286m<sup>2</sup>

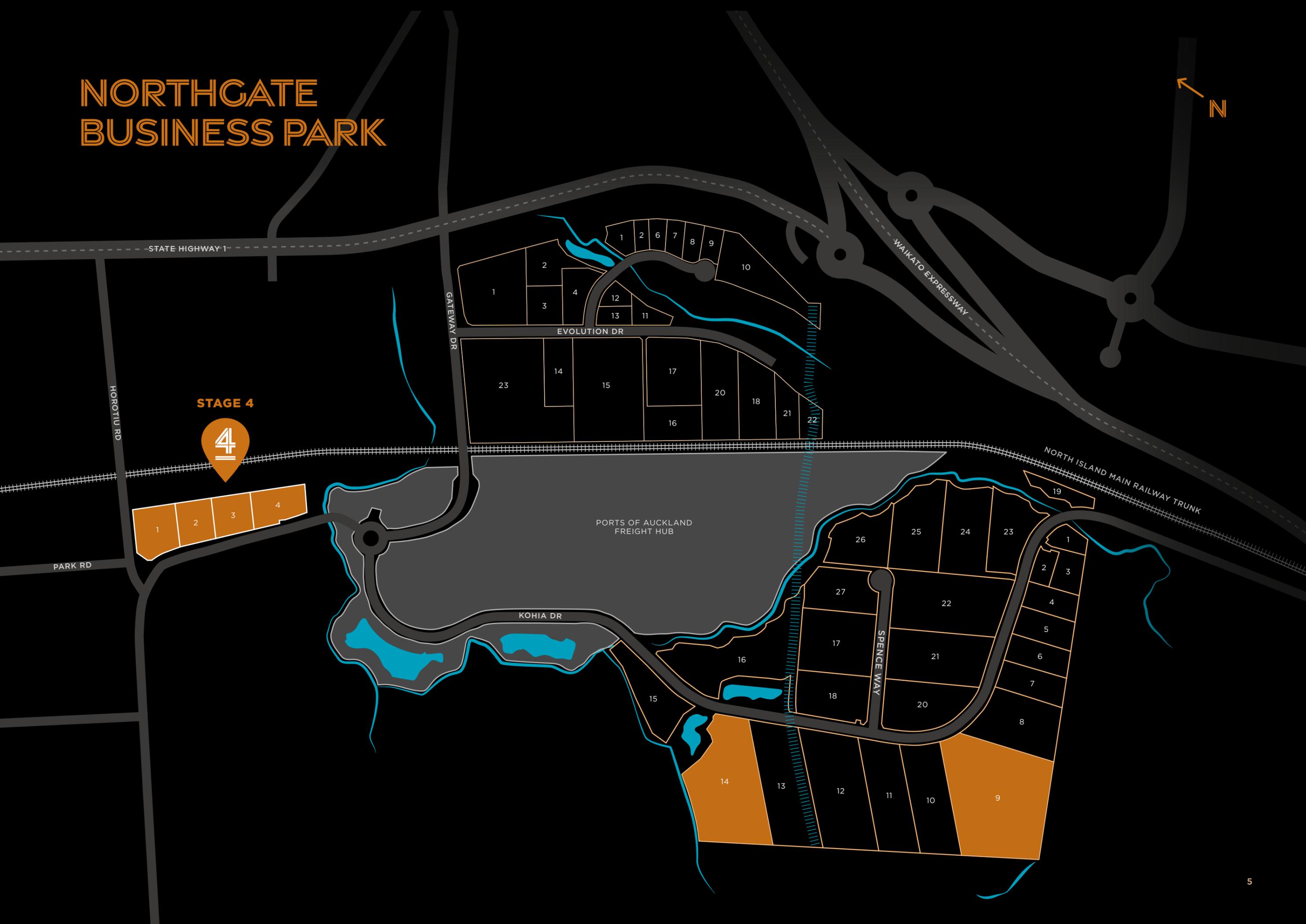
Lot 3  
5,015m<sup>2</sup>

Lot 4  
5,190m<sup>2</sup>

Area of non-structural  
fill (1,815m<sup>2</sup>)

A MODERN  
LOGISTICS HUB  
AT THE HEART  
OF THE GOLDEN  
TRIANGLE

# NORTHGATE BUSINESS PARK



# YOUR NEW FLAGSHIP ADDRESS

## ZONING

Northgate Business Park is zoned industrial and is within the territory of the Waikato District Council. WDC are a progressive Council who are supportive of development and this is reflected in their relatively low development contributions.

## ENVIRONMENTAL

Northgate Business Park sets a new benchmark in environmental standards, providing protection to the waterways that presently flow through the development areas. The existing streams and gullies are a feature of the development and will be vested in the Waikato District Council as stormwater reserves. All stormwater runoff will be directed into ponds where it will then be treated for quality before being attenuated out to the existing streams.

## SETTING

Streams have extensive planting along their banks, which has been approved in consultation with both the local iwi and Environment Waikato. The chosen plant species support bird life and provide shelter for the aquatic species that hide under the banks of the streams.

## AMENITIES

Northgate is in discussions to open a new hospitality offering in the Business Park. A childcare operator is also established and other amenities are expected to follow.

## RECREATION

Intermittent pedestrian access to the pond areas will enable employees in the Northgate Business Park to enjoy the peaceful setting utilizing the purpose built walk and cycle ways, to enjoy the peaceful setting in a recreational environment that is removed from the office yet easily accessible for a lunchtime walk or run.



# AVAILABLE LOTS



NORTH ISLAND MAIN RAILWAY TRUNK

**Lot 1**  
7,284m<sup>2</sup>

**Lot 2**  
5,286m<sup>2</sup>

**Lot 3**  
5,015m<sup>2</sup>

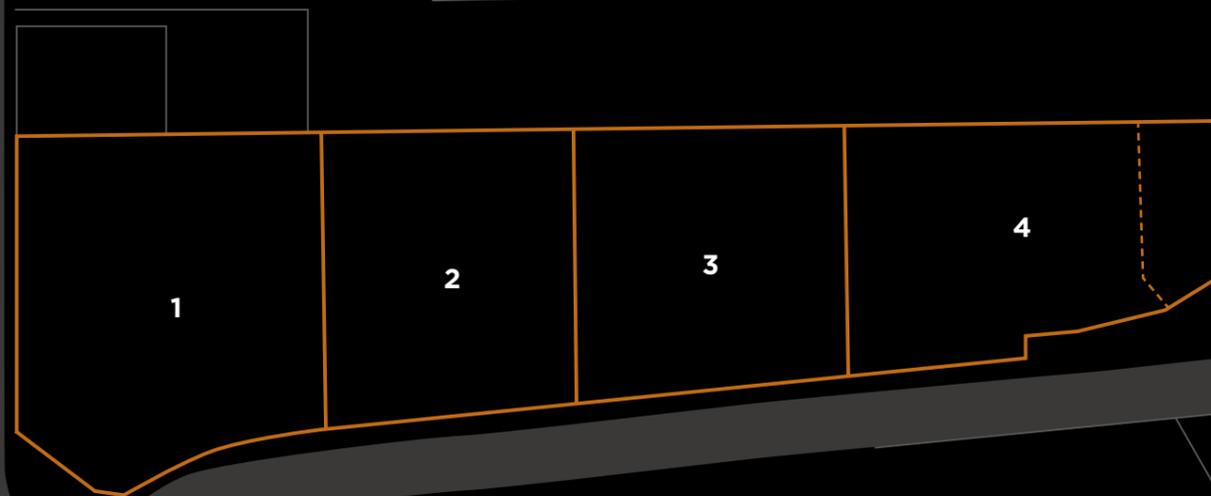
**Lot 4**  
5,190m<sup>2</sup>  
Area of non-structural  
fill (1,815m<sup>2</sup>)

HOROTIU RD

PARK RD

HOROTIU RD

KOHIA DR



# AVAILABLE LOTS & NEIGHBOURS

**Lot 9**  
1.890ha NET

**Lot 14**  
1.710ha NET





**Lot 9**  
1.890ha NET

--- Net Useable Land



**Lot 14**  
1.710ha NET

--- Net Useable Land

# THE HEART OF THE TRIANGLE

Hamilton and the Waikato region are a growing economic powerhouse.

As key infrastructure projects continue to create faster, safer connections to key population centres and ports like Auckland and Tauranga, operating from a strategic Waikato location is simply smart business.

## GROWING MARKETS

The population within one hour's drive of Northgate is growing year on year providing a good labour resource, which together with surrounding infrastructure makes Northgate Business Park an ideal location for the efficient operation of any business.

## EMPLOYEE CONVENIENCE

Northgate is an appealing location for employees – only 8km from central Hamilton, and over the other side of the motorway from the new Te Awa Lakes residential development. It's convenient for local workforce, and also an option for those who want to make the most of the rural lifestyle and live between Auckland and Hamilton, or Hamilton and Tauranga.

## STRATEGIC CONNECTIVITY

Northgate Business Park offers exceptional convenience for businesses throughout the North Island. Located just off the Waikato Expressway and 2 kilometres from the Hamilton Bypass to Tauranga, it provides swift and seamless access to major transport routes, reducing travel times between Auckland, Tauranga, and the central North Island. The direct connectivity to State Highway 1 makes it a prime location for logistics, distribution, and warehousing operations.

With modern infrastructure, flexible lot sizes, and proximity to a skilled workforce, Northgate is an ideal hub for businesses looking to optimize their operations and expand in a strategically connected region.





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