

Central Precinct



> Sites to suit

Everything from the unique zoning and resource consent process, faster broadband and ease of access to the total flexibility around lot sizes and usage, have been specifically designed to meet the needs of businesses.

Prime zoned industrial land, superbly located at Hamilton Airport

- Freehold land available now - both airside and highway frontage lots.
- Land for sale or design and build to lease.
- Flexible lot sizes.
- Airport connections on your doorstep.
- No development contributions.
- 10 minutes from Hamilton, 10 minutes from Cambridge.
- Located opposite to Gate Zero entrance to Field Days at Mystery Creek.

Looking for the ideal location for your business is usually an exercise in compromise... not with Titanium Park



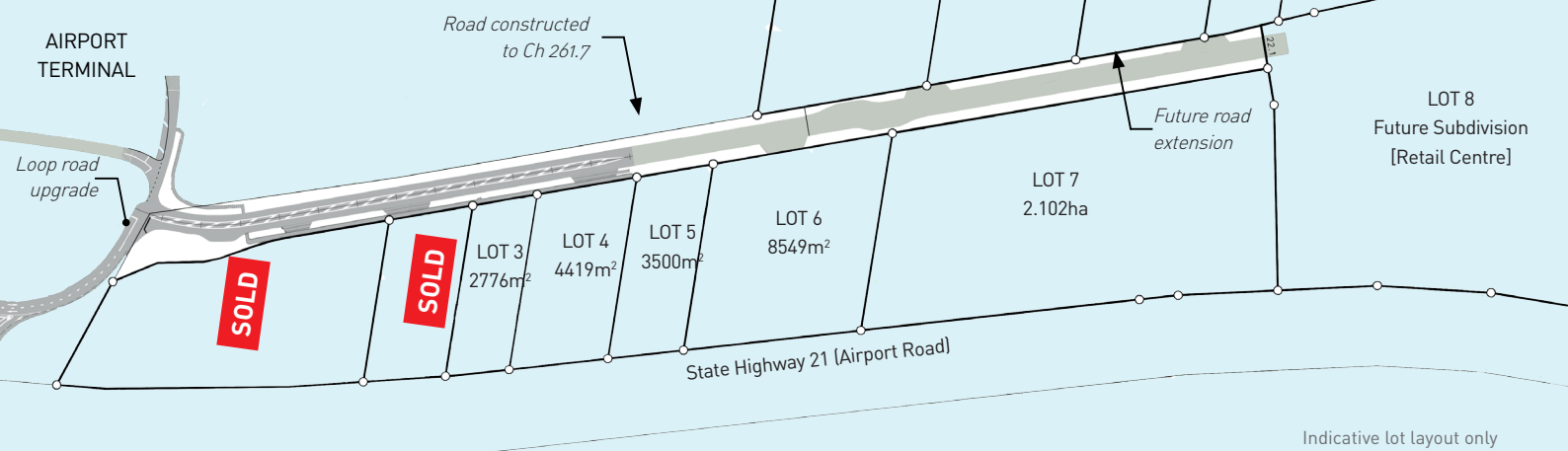


Leading edge infrastructure



Central
Precinct

Note - Lot boundaries are flexible and can be customised to suit

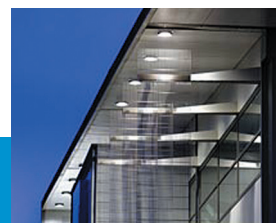
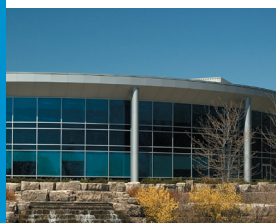


Longstanding Waikato manufacturer Shaw's Wire Ropes has purchased a 1.3 hectare site within Central Precinct.

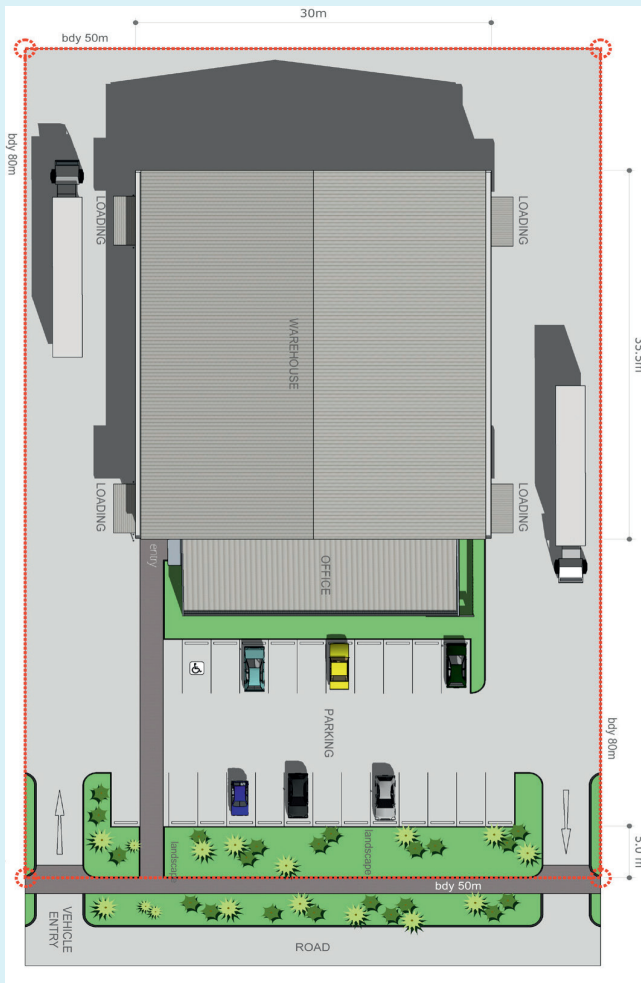
Shaw's Managing Director Jonny Schick believes Titanium Park's strategic location will appeal to a wide range of businesses from import and distribution to manufacturing, technology and even commercial office space.

"Titanium Park's proximity to the Airport, and to Hamilton, Cambridge and Te Awamutu, is great for staff and customers," says Mr Schick. "Future road links will significantly benefit both the Airport and Titanium Park businesses, and improve logistics for national operators."

- **Electricity** - onsite substation is fed from two supply sources (N - 1) with 100% redundancy back up.
- **Telecommunications** - a fibre optic network will be able to delivery data speeds up to 1 Gigabit per second.
- **Access** - located at a transportation hub with easy state highway connections locally and nationally.
- **Water** - council reticulated, mains pressure potable water.
- **Hamilton Airport** - Hamilton Airport is the second busiest certificated airport for flight movements in New Zealand. With a catchment of around 420,000 people Hamilton Airport boasts the fourth longest commercial runway in the country and provides travellers with a gateway to the central North Island.
- **Amenity** - situated close to great recreational facilities, Waikato River, golf, restaurants and child care.



Flexible lot sizes



Generic 4,000m² Lot



Generic 2,000m² Lot

A key advantage of Titanium Park is that Lot boundaries are flexible and can be customised to meet your needs.

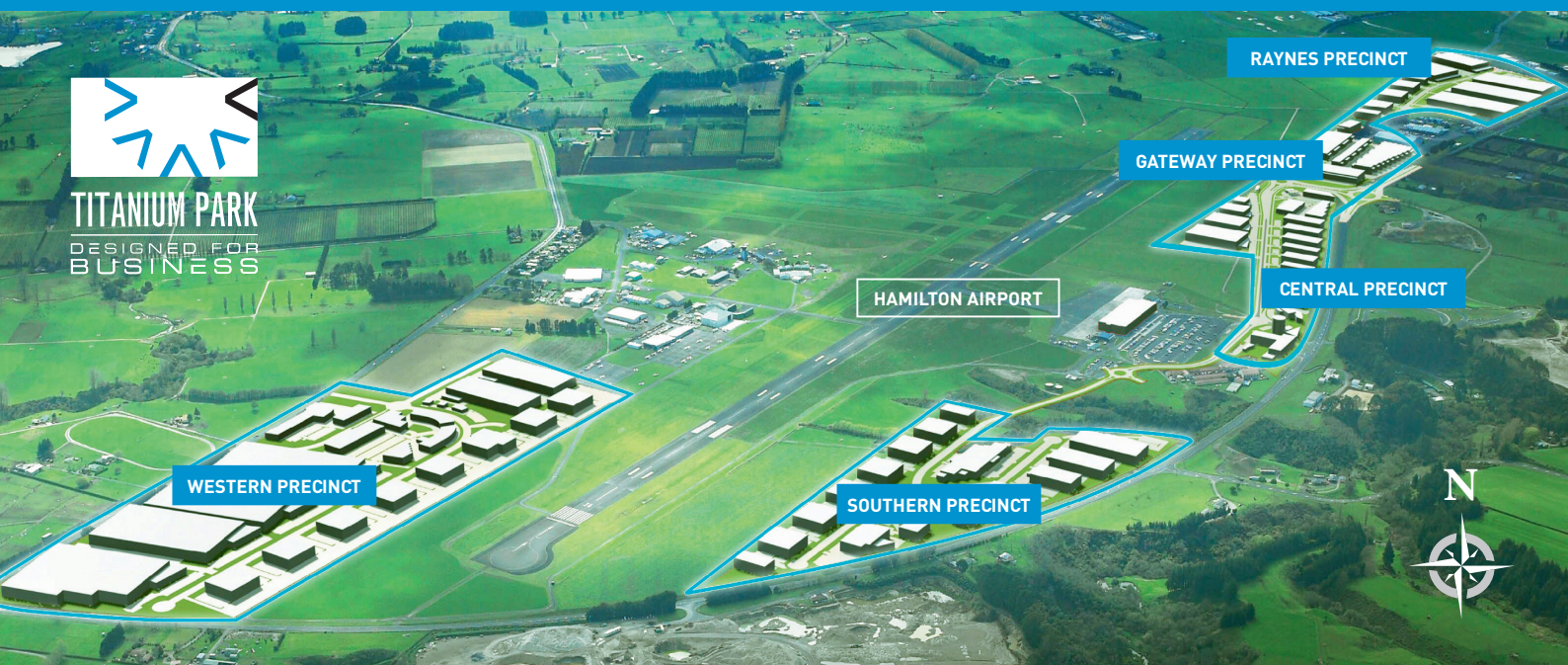
- Zoned for industry, warehousing, manufacturing, logistics, aviation, offices and retail.
- In most cases only a building consent is required.
- Airport connections on your doorstep.
- Direct highway connections North and South.
- Range of lot types - highway exposure, airfield exposure or easy access to the airport facilities.

- Freehold land with options.
- Flexible lot sizes from 2,000m² upwards.
- Flat easily developed land with competent soils, bearing capacity anticipated to be up to 160kPa.
- No development contributions.





TITANIUM PARK
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BUSINESS



From Hamilton to

Time

[hours:mins]

Distance

[kms]

Auckland Airport

1:30

133 km

Tauranga

1:10

97 km

Rotorua

1:10

99 km

Taupo

1:35

145 km

New Plymouth

2:45

230 km



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