

Titanium Park – a multi-functional business district

A joint venture between McConnell Property and Hamilton Airport, Titanium Park is New Zealand's latest master planned business park that looks set to be a hub for commercial and industrial businesses.

The exciting collaboration between the country's largest master plan developers and New Zealand's second busiest airport will see a staged roll out of development to create a multi-functional business district.

Conveniently located between state highways 21 and 3, the proximity to the major travel routes in and around Hamilton makes the airport location ideal for a logistical and commercial industrial hub for large and small users. State highway 1 access is convenient and the proximity to the wider centres in the North Island is a key driver in the planning to date.

The development has a fast tracked consenting process for the ease of interested parties. With 24/7 operations the business park is rapidly establishing itself as the place

to do business in the Waikato for both owner-occupiers and tenants.

Titanium Park is substantially investing in new state of the art infrastructure and, as a development incentive to encourage new businesses into the park, there are no development contributions for new build tenants. In other locations, development contributions represent a major potential cost, where as at Titanium Park the saving is passed onto the end user in the form of more competitive pricing. This enables customers to invest into growing their operations on the park.

More than 800 people already are employed by businesses around the Titanium Park and airport, and this number is forecast to exceed 3,000 on the park's completion. Stage One of Titanium Park is fully sold out and Torpedo 7 is establishing its head office and distribution centre on that land.

Stage Two, a commercial and industrial development around the perimeter of Hamilton International Airport, has been opened up with the sale and lease of sites. The area, to be known as the Central Precinct, is on land adjacent to the airport terminal and has been planned as the hub of the greater business park.

Customised freehold landholdings of at least 2,000 sqm are now being released for sale or lease at market competitive rates. The Central Precinct is suitable for businesses wanting to be part of a thriving commercial centre

Titanium Park at a glance

- Flexible lot sizes – from 2000 sqm to 10ha plus, depending on business needs
- Range of lot types – highway exposure, efficient freight movement or easy access to airport facilities
- More efficiency and lower operating costs – there are no development contributions payable and the operating costs are significantly lower than elsewhere
- High profile sites with fantastic exposure to the State Highways (20,000 v/p/day) and the profile to the airport and events such as NZ Fieldays
- Zoned, fully secured with high speed broadband and modern state of the art infrastructure
- No council development contributions - and given the business zone, only a building consent is normally needed to establish, making it simple and easy to build
- High quality solution designed to support business with flexible site and location options
- Highly competitive pricing - Titanium Park offers the best value in the current market for the quality of the offer
- Hi Spec Lighting provided energy saving LED street lighting.

with office, light industrial, agri-business, warehousing, accommodation and retail servicing airport users.

The single ownership allows for flexible boundaries meaning lot sizes can be customised to meet occupants' needs. Future expansion plans can also be taken into account. The green field nature of the Central Precinct means that solutions can be tailor made to suit individual client needs. In addition to the option of buying bare land, there is also the opportunity to purchase design and build packages.

Titanium Park
McConnell Property
 Level 2, Viaduct Quay Building
 204 Quay Street
 Auckland
 T (09) 374 3300 | 0800 TITANIUM (848 264)
www.titaniumpark.co.nz

McConnell Property
 Level 2, Viaduct Quay Building
 204 Quay Street
 Auckland
 T (09) 374 3300
 E reception@mcconnellproperty.co.nz
www.mcconnellproperty.co.nz

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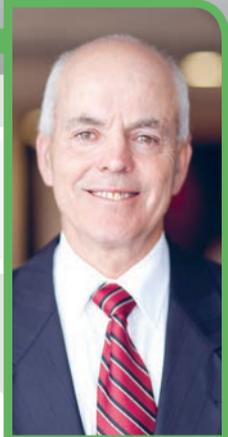
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Harkness Henry is a leading New Zealand law firm with a talented and committed pool of legal experts serving the Waikato, Bay of Plenty and beyond.

The firm is pleased and proud to have been associated with the McConnell Property Group and The Titanium Park Joint Venture in the development of Titanium Park and the City Gate building from their respective inceptions, and is confident the ventures will continue to enjoy every success.

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Paul Middlemiss



Lynden Earl

T (07) 838 2399 F (07) 839 4043 | KPMG Centre, 85 Alexandra St, Hamilton



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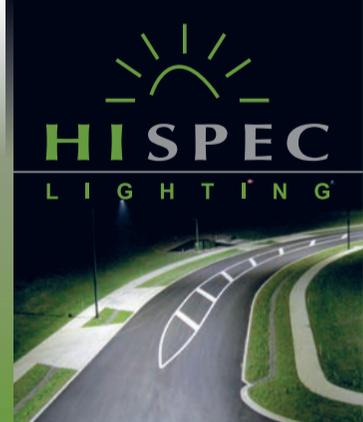
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