

\*Boundary lines are indicative only.

FOR SALE

FOR SALE

FOR SALE

SOLD

SOLD

SOLD

SOLD

# COMMERCIAL COMPETITIVE ADVANTAGE

Look no further – the hard work is done.

HOROWHENUA  
BUSINESS PARK



# Huge opportunities for your business in Horowhenua

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**Horowhenua Developments Limited are pleased to offer three sites at The Horowhenua Business Park in Levin, for sale by way of Tender, closing at 4pm on 25 November 2020 (if not sold prior).**

Unprecedented growth and a strong labour market have seen Horowhenua, located on the West Coast of New Zealand's North Island, cement its place as the gateway to Wellington. Ideal for the land hungry business, with close transport connections to both the existing State Highway 1 and the future Ōtaki to North of Levin Highway interchange, Horowhenua is the place for low-risk, high-return investment.

These ready-for-construction sites tick the box in location, connectivity and flexibility with options on lot size. With all other sites at The Horowhenua Business Park sold - don't miss your chance to secure one of these fantastic properties.

For more information or to arrange a viewing of the sites, please contact Horowhenua Developments Limited Property Development Manager, Melissa Hanson on 027 383 7198 or email [melissa@thehorowhenuacompany.co.nz](mailto:melissa@thehorowhenuacompany.co.nz).



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## Only three sites left in the Horowhenua Business Park, so secure your business' future now.

Due to the extraordinary demand for large flat industrial sites, we only have these few remaining lots left.

### Sale details

Method: For sale by Tender (if not sold prior)  
Date: 4pm, 25 November 2020

Lot 1 49423	8465m2 (more or less)	Available Now
Lot 2 361271	3.041ha (more or less)	Title due June 2021

Lot 3 (Option 1)	2.6ha (more or less)	Available Now
Lot 3 (Option 2)	Lot 1 - 9111m2	Title due June 2021
	Lot 2 - 8391m2	Title due June 2021
	Lot3 - 8485m2	Title due June 2021

# Why invest in Horowhenua?

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## Horowhenua is the place for proven business success.

Horowhenua is a proven location for business success - making the district a solid investment. A number of other industrial businesses surround the site (with some still under development), including; Thermosash Commercial, Mainfreight, Oji Fibre Solutions (formerly Carter Holt Harvey), Fonterra Farm Source (formerly RD1), and Lattey Group.

- The hard work has been done - sites are ready for development.
- Commercially competitive pricing with low investment risk.
- No Council development contributions required.
- 760,000 people within 1 hour.
- Close to land, sea and air links.
- Strong local labour market and close relationships with training providers.
- Solid IT infrastructure, including the submarine cable between Nelson and Levin.
- Well-established business community working locally, nationally and internationally.
- Infrastructure development is well underway with the Kāpiti Expressway, Transmission Gully and Peka Peka to Ōtaki Expressway due to open in 2021, and with construction of the four-lane Ōtaki to North of Levin Expressway due to start by 2025.
- Horowhenua Developments Limited is a partnership between The Horowhenua Company Limited and Electra Limited.

# Property Overview

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With solid industrial land, a temperate climate and designated as low-risk for natural disasters, Horowhenua is the perfect place to relocate or grow your business while maintaining essential connections to the big cities.

The Horowhenua Business Park, an hour north of Wellington, is located near both State Highway 1 and State Highway 57, off Roe Street at the southern end of Levin. The land is flat, and all lots are a regular shape.

Zoned industrial, the options for this land are varied - purchase all or part depending on your business needs. All lots are sold serviced with Council reticulated services to the boundary (water & wastewater), power and fibre, and vehicle access.

## Site Information:

**Lot 1** | 8764m<sup>2</sup> (more or less) - Available now

**Lot 2** | 3.01ha (more or less) - Title due June 2021

**Lot 3** | 2.6ha (more or less) \* - Title for 2.6ha due January 2021

\*If you desire a smaller site - we are also offering the opportunity to tender on a portion of Lot 3. The opportunity for these subdivisions is outlined below.

**Section 1** | 9111m<sup>2</sup> (more or less) | Title due September 2021

**Section 2** | 8391m<sup>2</sup> (more or less) | Title due September 2021

**Section 3** | 8485m<sup>2</sup> (more or less) | Title due September 2021



# The Sales Process

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The properties at The Horowhenua Business Park, Levin are being offered for sale by way of Tender closing at 4pm, 25 November 2020 at Cullinane Steele Lawyers (if not sold prior).

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 Melissa Hanson, Property Development Manager at Horowhenua Developments Limited on [melissa@thehorowhenuacompany.co.nz](mailto:melissa@thehorowhenuacompany.co.nz) or 027 383 7198.

This Information Memorandum provides preliminary information to assist interested parties with their assessment of the property.  
For further information visit [www.horowhenuadevelopments.co.nz](http://www.horowhenuadevelopments.co.nz)

# Lot 1

## 8465m<sup>2</sup>

**Lot 1 - Land area** 8765m<sup>2</sup> (more or less) **Title** Available now

**Legal description** Lot 1 DP 494423 **Record of Title** 723437 **Zoning** Industrial



# Lot 2 - 3ha of prime flat land

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**Lot 2 - Land area** 3.04ha (more or less) **Title** due June 2021

**Legal description** Lot 2 DP(To be confirmed) **Record of Title** To be confirmed **Zoning** Industrial



# Lot 3 - Option 1

## 2.6 ha

**Lot 3 (Option 1) - Land area** 3.04ha (more or less) **Title** due January 2021

**Legal description** Lot 3 DP(To be confirmed) **Record of Title** To be confirmed **Zoning** Industrial



# Lot 3 - Option 2 - Subdivision

## 9111m<sup>2</sup> | 8391m<sup>2</sup> | 8485m<sup>2</sup>

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### Lot 3 (Option 2) - Land area

Section 1 - 9111m<sup>2</sup> (more or less) | Title due September 2021

Section 2 - 8391m<sup>2</sup> (more or less) | Title due September 2021

Section 3 - 8485m<sup>2</sup> (more or less) | Title due September 2021

**Legal description** Lot 3 DP(To be confirmed) **Record of Title** To be confirmed **Zoning** Industrial

