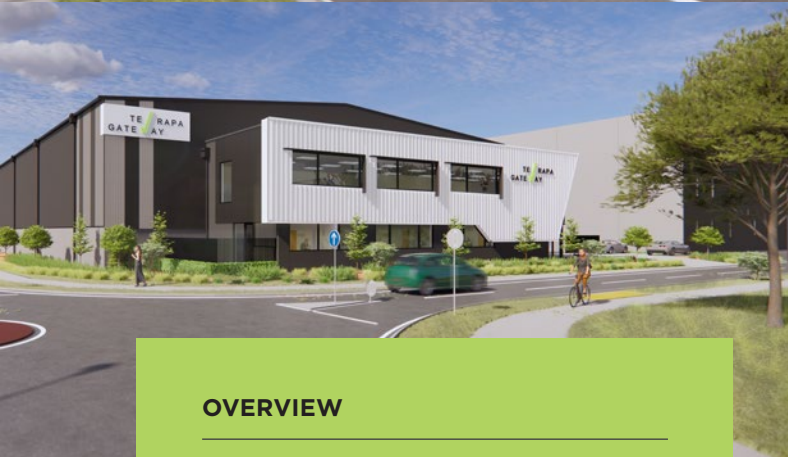


FOR LEASE

23 CLEM NEWBY ROAD Te Rapa Gateway, Hamilton



OVERVIEW

Building footprint: 1,830m² warehouse
+ 450m² canopy + 450m² office

Section: 3,908m²

Completion date: June 2026

Developer: Chalmers Properties

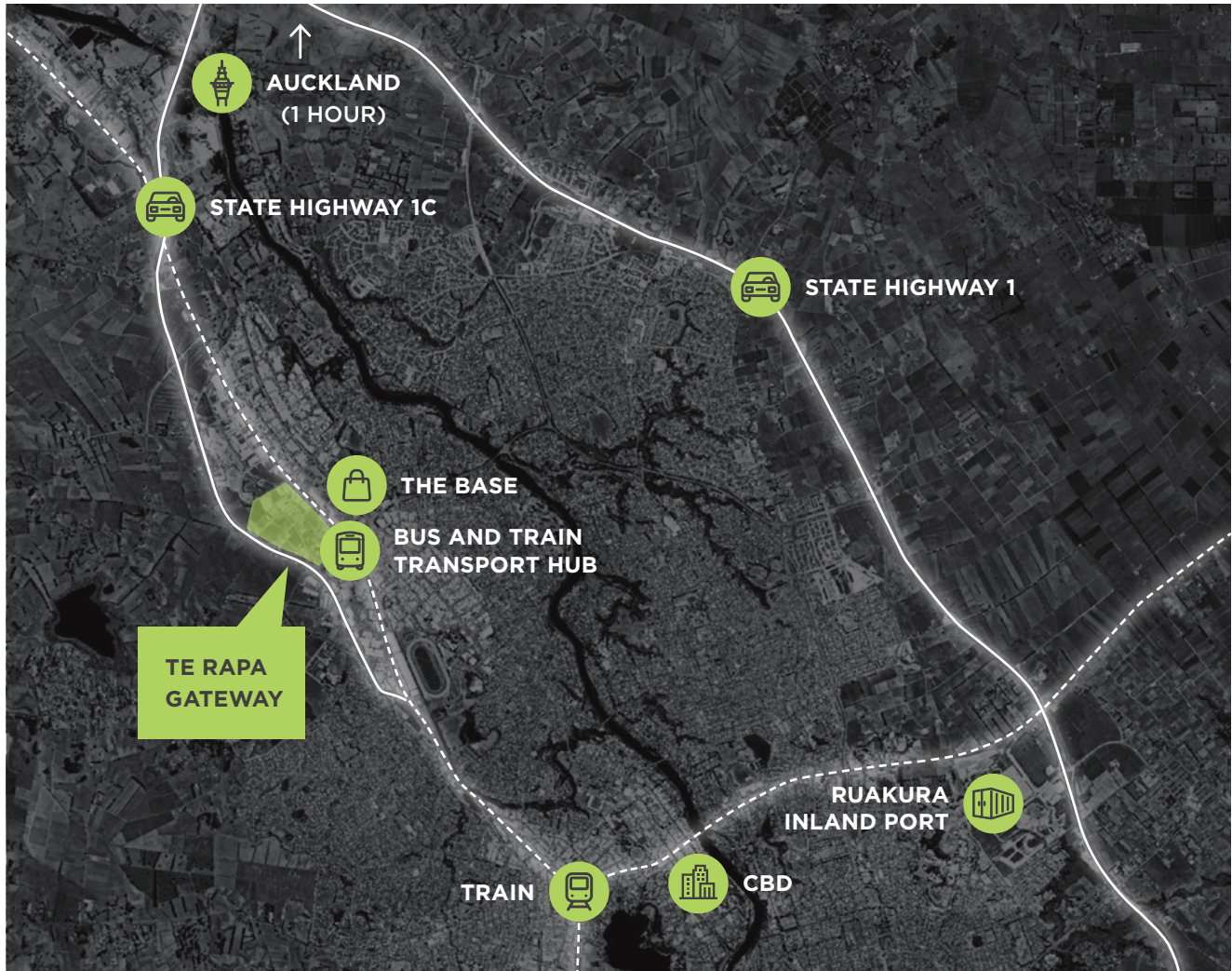
Lead Contractor: Foster Construction

Architect: T-Plus Architects

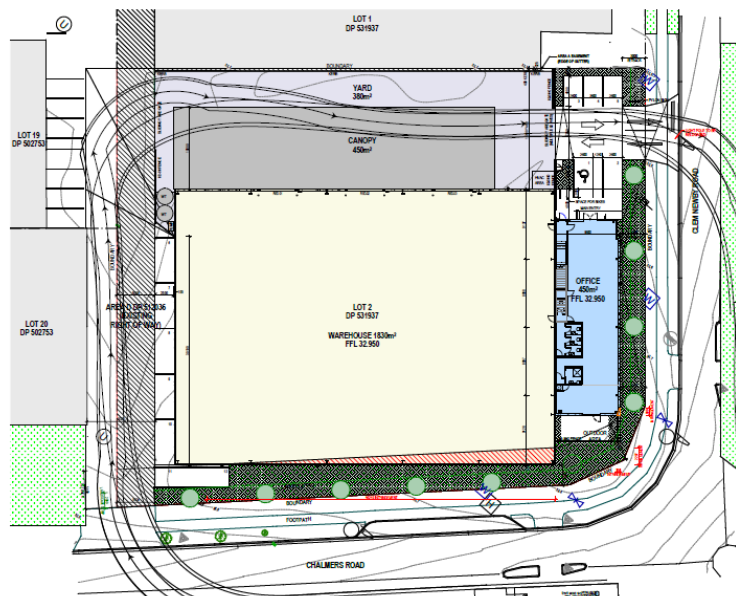
TE RAPA
GATEWAY

LOCATION, LOCATION, LOCATION.

Set within Te Rapa Gateway Industrial Park, 23 Clem Newby is on a high-profile, easily accessible corner site at the intersection of Clem Newby and Chalmers Roads.



- ✓ Central ROW for easy truck access
- ✓ Efficient traffic circulation through the site
- ✓ Good neighbours
- ✓ Great branding opportunity
- ✓ Showroom potential





AN OPPORTUNITY TO OPERATE MORE SUSTAINABLY.

Targeting a 5-star NZGBC Green Star design and built rating, 23 Clem Newby has been designed to reduce occupancy costs for the tenant.

Sustainable features:



Low carbon concrete



Rainwater harvesting & reuse



Thermally broken joinery



Thermally efficient façade



Energy efficient fixtures



EV charging stations



End of trip facilities



Built with greentag rated products



Local procurement

Built by Green Star accredited lead contractors Foster Construction.

ABOUT TE RAPA GATEWAY

Part of the Chalmers Properties Portfolio, Te Rapa Gateway Industrial Park spans 60ha between the Waikato Expressway and Tasman Road in Hamilton. It is the gateway to Hamilton.

Strategically located with easy access to the Waikato Expressway, the main northern rail line, Te Rapa Road, Avalon Road and The Base, Te Rapa Gateway is ideally situated to support business operations.

Highly popular with leading New Zealand industrial and commercial brands, Te Rapa Gateway is Hamilton's fastest growing business hub.



DEVELOPER OVERVIEW

Chalmers Properties specialise in design and build, high end industrial and commercial warehouses, with over 20 years' experience in large scale developments.

As a 100% subsidiary of Port Otago Ltd, they've delivered major projects like Te Rapa Gateway and Auckland's Oak Industrial Park.

Committed to long term tenant relationships, they focus on sustainable construction - to reduce running costs and environmental impact.

If you're seeking a premium, high spec facility with efficient delivery and future-ready design, the Chalmers Properties team offers expertise, stability, and proven ability to support your business growth.



Interested to learn more about this leasing opportunity? Contact Chalmers Properties, or your preferred leasing agent, for more information.

p. 0800 CHALMERS
e. property@chalmersproperties.nz
w. chalmersproperties.co.nz

TE RAPA
GATEWAY