

## Industrial Indicators<sup>®</sup> | Q3-4 2020 and Q1 2021 | Issue 32

### Industrial Property Indicators for Napier, Hastings and Havelock North

Refer to coinciding reports: *Macro, Retail* and *Office* Indicators.

Industrial Category	Rental Range Gross   TOC (\$/m <sup>2</sup> )	Forecast Rental Growth Next 24 Months (%)	Yield Range (%)	Forecast Yield Change Next 24 Months (%)
Prime	\$75 - \$110	+5 to +10%	4.5-7.0%	0 to 0.5%
Secondary	\$25 - \$75	+5 to +10%	7.0-9.0%	0.5 to 1.0%
Vacancy	Industrial	5% - 10% estimate Micro-locality considerations and quality dependant Overall ~7% approx.		



Tomoana Food Hub, Hastings | Photo Colliers

Refer to coinciding Turley & Co *Macro, Retail* and *Office* reports [www.turley.co.nz/news-2/current](http://www.turley.co.nz/news-2/current). And economic indicators [www.turley.co.nz/indicators](http://www.turley.co.nz/indicators)

Contact Turley & Co for lease and investment sales details and cap rates data since 1984. And for Registered Valuer/ Registered Property Consultant assistance [www.turley.co.nz/tcl-people/our-people](http://www.turley.co.nz/tcl-people/our-people)

### Hawke's Bay Industrial Property Highlights Q3-4 2020 and Q1 2021

- Bare industrial land supply for Hawke's Bay is considerable [www.turley.co.nz/2020/10/20/industrial-focus-research-hawkes-bay-october-2020](http://www.turley.co.nz/2020/10/20/industrial-focus-research-hawkes-bay-october-2020)
- The Hawke's Bay Airport new Watchman Road access opens up another industrial occupiers' option
- Food Innovation Hub (Foodeast) at Tomoana proposal [www.scoop.co.nz/stories/AK2007/S00623/conditional-land-deal-for-foodeast-signed.htm](http://www.scoop.co.nz/stories/AK2007/S00623/conditional-land-deal-for-foodeast-signed.htm)
- Zivi in 2020 announced a \$70m state-of-the-art petfood factory at Awatoto (including factory plant) [www.nzherald.co.nz/business/news/article.cfm?c\\_id=3&objectid=12345377](http://www.nzherald.co.nz/business/news/article.cfm?c_id=3&objectid=12345377)
- Tomoana Food Hub sale completed in February 2020 at \$41m reflecting 6.25% [www.turley.co.nz/2020/06/05/hawkes-bays-tomoana-41m-industrial-sale](http://www.turley.co.nz/2020/06/05/hawkes-bays-tomoana-41m-industrial-sale) and the Heinz Watties Distribution Centre changed hands in 2019 for \$29.1m
- Existing industrial premises vacancy had moderated 2017-20/21 plus considerable new building [www.turley.co.nz/2018/03/15/industrial-focus-report-march-2018/](http://www.turley.co.nz/2018/03/15/industrial-focus-report-march-2018/)
- Rent value divergence for new and existing industrial is pronounced and more widely differentiated
- Havelock North and Ahuriri reduced industrial use and increases at Whakatu, Awatoto, Irongate and Elwood Road
- Centrally situated Whakatu is increasingly popular since the \$26m Arterial Link opened in 2019 with land now scarce
- Napier Port announced an Inland Port at Whakatu following Turley & Co land acquisition [www.turley.co.nz/2020/07/01/whakatu-inland-port-tcl-land-acquisition](http://www.turley.co.nz/2020/07/01/whakatu-inland-port-tcl-land-acquisition)
- Investment yields/ cap rates for industrial properties were by early 2020 historically low and lower now (relative values high)

Turley & Co's *Macro* report lists Hawke's Bay industrial developments [www.turley.co.nz/news-2/current](http://www.turley.co.nz/news-2/current).



Watties Distrib. Ctr, Hastings | Erskin & Owen Photo



Sunfruit, Hastings | T&Co Photo



The Milk Kitchen, Whakatu | T&Co Photo

Refer to more overleaf...

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## More Information

- Turley & Co news and reports [www.turley.co.nz/news-2/current](http://www.turley.co.nz/news-2/current)
- Economic indicators HB and NZ [www.turley.co.nz/indicators](http://www.turley.co.nz/indicators)
- Press [www.turley.co.nz/press/latest](http://www.turley.co.nz/press/latest)
- Articles [www.turley.co.nz/articles](http://www.turley.co.nz/articles)

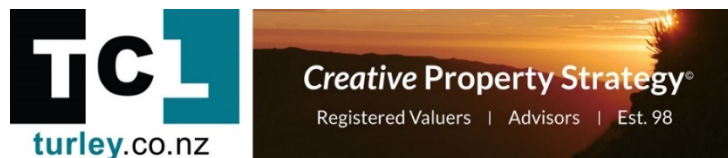


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Our People [www.turley.co.nz/tcl-people/our-people](http://www.turley.co.nz/tcl-people/our-people)



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