

# Jerry Green



## Project Management Construction

**Project**  
Industrial

**Location**  
9 Jerry Green St  
Wiri, Auckland

**Client**  
Fernbrook Properties

**Value**  
\$34.5 Million

**Period**  
16 Months

**Consultants / Architect /**  
Woodhams Meikle Zhan  
Architects

**Structural /**  
MSC Consulting

**Civil /**  
EDC

On a vast scale, for optimal storage and logistics, these two Jerry Green Street warehouses feature sleek, clean lines, flowing around the site, with modern ancillary offices offering a contrast in contemporary panelled glass.

Haydn & Rollett were engaged on the back of an existing, long-term relationship to help maximise an undeveloped opportunity. The brief was to create two base-build specification warehouses tailored to suit the industrial sector, maximising footprint, storage and logistics movement. Located just minutes from the Manukau Southern Motorway interchange, Auckland International Airport and the Wiri Inland Port, the site covers a footprint of 3.8 hectares.

Works included the design and construction of two large warehouses with adjoining offices, canopy, breezeway, associated yard and car parking areas. The large clear span, high stud warehouses are 7,000m<sup>2</sup>

and 11,000m<sup>2</sup>, featuring multiple vehicle access points for maximised efficiency and continuity of deliveries and despatches. The attached yards comprise 5,543m<sup>2</sup> in total. The interiors have neutral colour palettes of balanced tones and sheens. The offices, with their aesthetically appealing exteriors, are streaming with natural light, and provide expansive views.

The project saw the inclusion of interesting elements and custom features. The civil and drainage works along the Southern boundary interfaced with an existing mechanically stabilised earth geo-grid wall, requiring a sensitive and methodical approach. The detailing in the envelope of the warehouses and offices are a cut above neighbouring industrial developments. The clear-span portal frames and post-tensioned warehouse slabs offer seamless use of the collective 18,000m<sup>2</sup> of warehouse space.

The design and build process achieved a Greenstar 5 rating and certification.