

PROPERTY & CONSTRUCTION

Airpark Drive

The Calibre of Airpark Drive



The Calibre Group in Auckland is a family-owned business focused primarily on property development around the city, operating under a strong philosophy of loyalty to clients and staff.

The Calibre Group evolved in 1986, with the company undertaking entire projects from land acquisition and conceptualisation through to development and marketing.

The group is driven by principal and managing director Neil Powell, who has a wealth of experience in the development and marketing of property both in New Zealand and Australia.

Neil's influence and energy have seen his companies complete about 500 homes and latterly, some major industrial projects.

The Calibre Group's emphasis during the past 10 years has been on the commercial and industrial markets, with significant projects being undertaken, particularly within the Auckland International Airport environs.

Calibre's effective formula for success is to carefully define and identify the market opportunities, and formulate a development to satisfy this demand while meticulously selecting the optimum site on which to complete the project.

Its projects are typically fully sold well before title availability, resulting from the strength of the Calibre name and its reputation in the market as a supplier of top quality and genuine value.

The group's developments within Auckland's Airport Oaks are aggressively sustaining a supply of small-to-medium warehouse/office units in an attempt to satisfy the accelerating demand, both by owner-occupiers aspiring to establish their base in this ideally located area, and investors seeking the twin benefits of top-class tenants and sustained high capital returns.

The Calibre Group's uncompromising attitude to location, site development, aesthetics, construction quality and after-care are

renowned in the area.

The group also provides project management skills to selected property owners seeking to develop or extend their own premises.

While the Calibre Group operates within the competitive development and construction industry, Neil Powell believes the reasons for its success is that it focuses on niche areas within the market.

"We don't take our eye off the ball and we're very strong on marketing. We consider marketing to be just as important as the construction or build or development phases," he says.

The Calibre Group employs a small tight-knit core of five people and is extremely loyal to its highly valued consultants and subcontractors.

The group makes use of, as consultants, experts in their respective fields of engineering, architectural experience, legal and accounting, as well as to complement its own dedicated

and skilled in-house team of professionals and tradespeople to undertake the developments. These are people who, like Neil himself, are unwilling to compromise on quality.

"We do things for our subcontractors that probably other companies don't do. This company is conscious of the detail. We're detail people and as a result we tend to look after our people," Neil says.

"We're extremely loyal to the people who do things correctly by us. We won't go past those people. To ensure maintenance of continuity and detail quality, we look after our subcontractors, which motivates them to produce top quality work for us.

"For example, our electrical contractor started with me 23 years ago. He's still my electrical contractor and has grown to have eight or 10 staff. Loyalty is a hallmark of how the company operates and is a major characteristic of our company operations."



17 Airpark Drive, Airport Oaks

All units in this complex are sold, but some Leasing opportunities are still available. Talk to us or your preferred Commercial Real Estate Agent.

Give us a call about this or any other of our developments, both in Auckland and in Queensland.

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Neil, Croyden & James MacWilliam (Site Manager) reviewing progress



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Airpark Drive



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Calibre Group's new development at 17 Airpark Drive is no ordinary industrial/commercial complex, but is designed as an up-market development which owners and occupiers will be proud to be associated with.



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Extra care has been taken to ensure versatility of design. All offices are designed with unrestricted views out, albeit through tinted glass windows.

A generous use of proprietary aluminium panelling will enhance the frontages of all units, creating a pleasing and attractive view to passing traffic.

To accommodate increasing market demand for volume as well as area, warehouse stud heights range from six metres to seven metres clear. Mezzanine offices maximise the use of space and provide a pleasant elevated airconditioned work space, complete with a 2.7 metre stud height. Ample natural roof lighting has been designed into the factory/warehouse areas, creating a safer working environment and minimised lighting costs.

The complex is constructed from precast slab walls, with visible exterior walls painted, finished at the tops.

A full height (4.8 metre) truck access door has been provided in each of factories four to nine, with a functional, attractive parapet canopy over each truck access door. Double access doors enhance units one to three, with functional 3.4 metre deep aesthetically attractive steel strut canopy over both.

A professional colour consultant has been contracted to provide modern sympathetic colour schemes. Office/showroom expansion has been allowed for by the provision to extend into the warehouse areas.

A full security fence along the road frontage,

complete with remotely operated security gates on both entrances, ensures the owners/lessees peace of mind at night and after hours.

Generous carparking has been provided, with allocated parks for each unit, while 40ft container parking is available outside each of the double doors of units one to three.

The complex will be landscaped with shrubs and ground covers, particularly along the Airpark Drive frontage, while being mindful of the appeal for minimum ongoing maintenance and upkeep.

Calibre Group managing director Neil Powell says the company is performing extremely well and is currently operating at a manageable size.

The past 12 months have seen Calibre Group establish an Australian arm to its business, based in the Brisbane area, and focused on developments within Queensland.

"We felt that to diversify a little bit from one economy to another in Brisbane was a good move so that all our eggs weren't in one basket," Neil says.

"The construction projects we're undertaking in Australia are similar to those we do here, but are designed and developed according to Australian idiosyncrasies."

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PROPERTY & CONSTRUCTION

Airpark Drive

Calibre Group is currently working on a large industrial development in Airpark Drive, Airport Oaks, of which managing director Neil Powell is justifiably proud.

The development at 17 Airpark Drive consists of nine industrial units ranging in size from 380sqm to 1314sqm.

Calibre's usual attention to both aesthetic appeal, detail and practical usage has been emphasised in this attractive development.

Because of its outstanding location of the development, the architect, Aqua Architects Limited, has been painstaking in its endeavours to provide every unit with excellent road appeal.

Airport Oaks is a rapidly expanding, large, modern industrial hub strategically located adjacent to the Auckland International Airport.

With the Environment Court approval of the second runway, Airpark Drive is even more strategically located to the action. The old adage of "location, location, location" certainly applies here.

Airpark Drive is the principal through road within Airport Oaks, with the project at number 17 enjoying superb road exposure and situated close to George Bolt Drive, the principal highway from Auckland City to the International Airport.

It also enjoys the benefit of adjacent high-profile, well-established companies in modern buildings. Neil Powell says the Airpark Drive development is a typical project for Calibre Group and is due for completion by the end of September.

"We're particularly pleased with this development. The practical design is going to work very well. We're getting a lot of kudos from the logistics of the practical application and the aesthetics," he says.

"To date we're delighted with the emerging result and proud of it. We buy the bare land and dream up a concept and then put it on there and hope that other people will like what we're doing. In this instance they obviously liked it because it's already fully sold, so we must be doing something right."

While the Airpark Drive project has not posed any particular construction challenges, Calibre Group operates a system of methodology which it has developed with experience.

"It means we don't have any surprises on the way through by virtue of the experience that we've got."

A generous use of proprietary aluminium panelling will enhance the frontages of all units, creating a pleasing and attractive view to passing traffic.



The Calibre Group bought the bare land in Airpark Drive and then put the successful concept together.



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