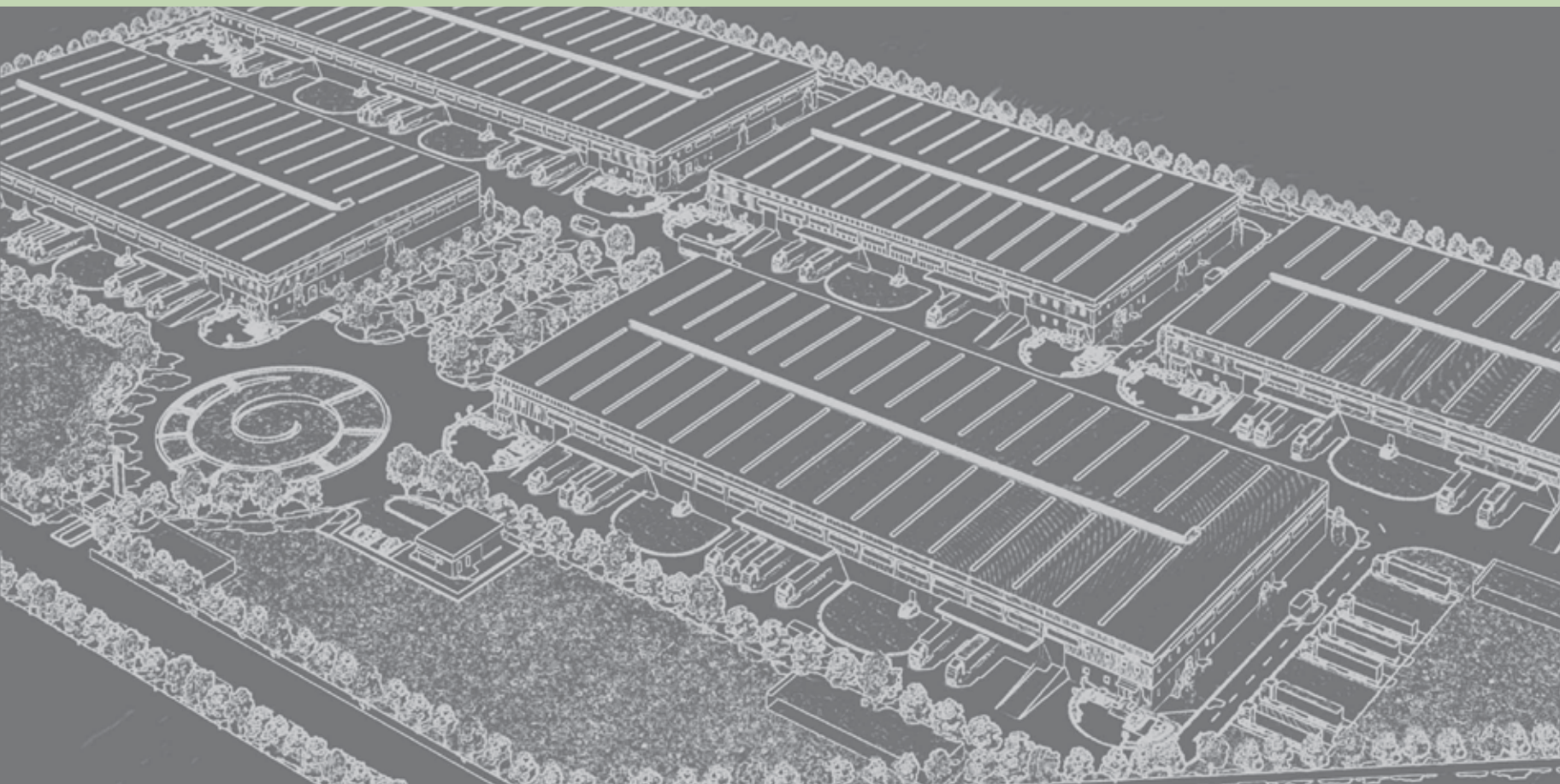




SRI CITY, ANDHRA PRADESH



INDOSPACE - TRANSFORMING SPACE INTO VALUE

We've **pioneered** modern industrial & logistics real estate in India with unmatched scale and new-age infrastructure. With the **largest industrial parks portfolio**, global expertise and experience, we don't just provide infrastructure, but help you build value.

With **30 million square feet** of space, our national reach allows you to work with a single development partner for all your supply chain facility needs. We are continuously adding new land parcels near industrial clusters, consumption centers and major highways to provide well-located logistics hubs, facilitating your expansion across India.

We are **partners to leaders** in manufacturing, automobiles, e-commerce, FMCG and third party logistics among other industries; and have built lasting partnerships with over 100 of the world's leading firms operating in India.

IndoSpace is a joint venture between Everstone - a major Indian and Southeast Asian investor, and Realterm - a global industrial real estate leader.



“
IndoSpace offers on-site support for clients that leaves them with a positive experience. Their in-house team, facilities and management are commendable.
”

Kiran Kulkarni,
Project Manager, IKEA

INVESTMENT OF OVER
US \$1 BILLION

TOTAL AREA SF
30 MILLION
(2.78 MN SQ.M)

NUMBER OF PARKS
28

CLIENTS IN INDIA
350+



TESTAMENTS TO EXCELLENCE



INDUSTRIAL/WAREHOUSE DEVELOPER IN INDIA 2017

RANKED No.1 BY EUROMONEY MAGAZINE FOR THREE YEARS IN A ROW



PIONEER OF MODERN INDUSTRIAL AND LOGISTICS PARKS IN INDIA 2016

BY HAMBURG MEDIA



STAR WAREHOUSING COMPANY OF THE YEAR 2017

AS A PART OF ELSC LEADERSHIP AWARDS



WAREHOUSING COMPANY OF THE YEAR 2016

AT THE CII SUPPLY CHAIN & LOGISTICS EXCELLENCE (SCALE) AWARDS



BEST INDUSTRIAL & LOGISTICS INFRASTRUCTURE PLAYER 2017

AT THE CII SUPPLY CHAIN & LOGISTICS EXCELLENCE (SCALE) NATIONAL AWARDS



WAREHOUSING EXCELLENCE INNOVATION AWARD 2016

RECOGNITION RECEIVED AT THE 10TH EXPRESS LOGISTICS & SUPPLY CHAIN CONCLAVE

CONNECT WITH GLOBAL CLASS EXPERIENCES ANYWHERE

IndoSpace is the largest Investor,
Developer and Manager of Industrial and Logistics Parks in India.

NCR

Luhari I, Haryana
Luhari II, Haryana
Badli, Haryana
Bhaproda, Haryana

GUJARAT

Bavla, Ahmedabad

MAHARASHTRA

Chakan I, Pune
Chakan I, Phase II, Pune
Chakan II, Pune
Chakan III, Pune
Chakan IV, Pune
Chakan, Pune
Ranjangaon, Pune
Khopoli I, Mumbai
Khopoli II, Mumbai

ANDHRA PRADESH

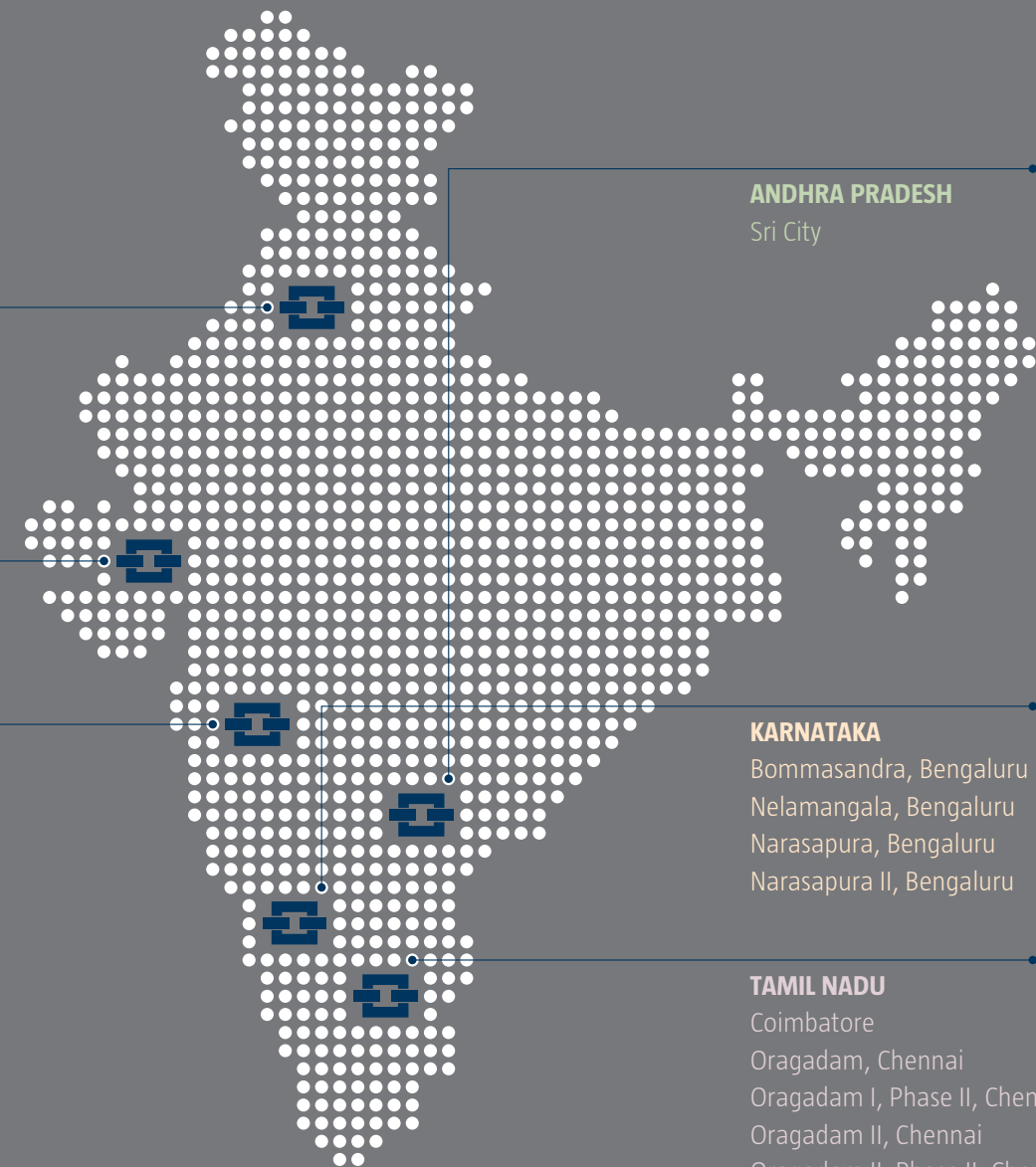
Sri City

KARNATAKA

Bommasandra, Bengaluru
Nelamangala, Bengaluru
Narasapura, Bengaluru
Narasapura II, Bengaluru

TAMIL NADU

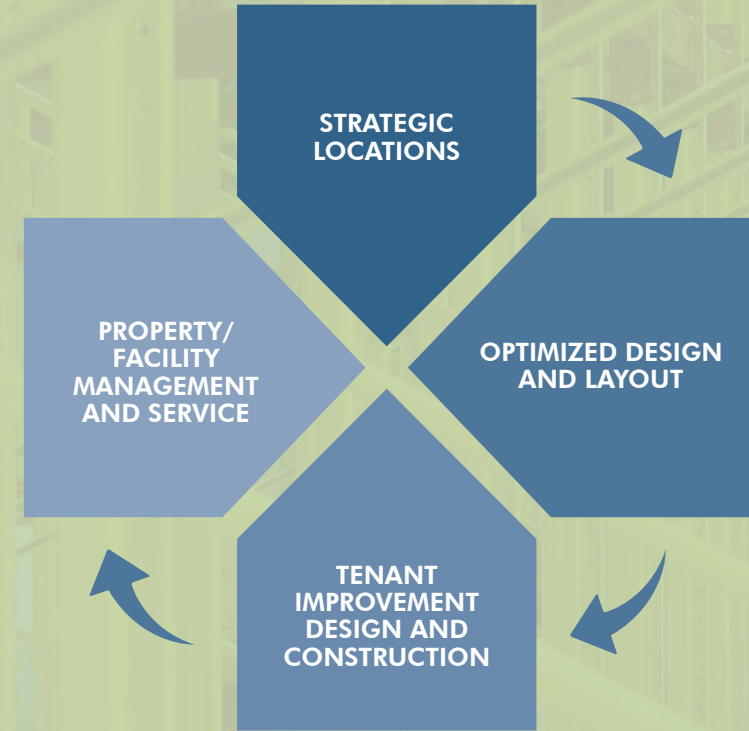
Coimbatore
Oragadam, Chennai
Oragadam I, Phase II, Chennai
Oragadam II, Chennai
Oragadam II, Phase II, Chennai
Polivakkam, Chennai
Puduvoyal, Chennai
Vallam, Chennai



SOLUTIONS THAT
CATER TO
YOUR NEEDS

READY SPACE

Our general warehousing and logistics parks meet the needs of most clients in terms of size, grade and lease terms, allowing for cost-effective solutions.



BUILD TO SUIT

We build close partnerships with clients to understand their needs and use our expertise in industry-specific state-of-the-art infrastructure and logistics facilities to deliver the most optimal solution.



“Delphi had a wonderful experience with IndoSpace. They are a one-stop shop for all our requirements. Right from planning until execution they did a great job & our people were totally satisfied with their work. We have already engaged with them for our second project.”

Reji Varghese,
President & MD - Delphi India



OVERVIEW OF INDOSPACE INDUSTRIAL & LOGISTICS PARK SRI CITY

TOTAL LAND PARCEL
29.8 ACRES

TOTAL CHARGEABLE AREA
5,72,145 SF
(53,154 SQ.M)

TYPE OF BUILDING
GRADE 'A' BUILDING

ABOUT ANDHRA PRADESH

Andhra Pradesh is one of India’s prominent states and a major agricultural region. The state’s GDP was estimated at US\$ 108.5 billion in 2016-17. With huge FDI inflows over the last couple of decades, this industrious state already has 20 operational SEZs across diversified sectors including IT, pharma, textiles & apparel, food processing, footwear, leather products etc.


ABOUT SRI CITY

Sri City is a Smart Integrated Business City in Andhra Pradesh, situated 50km north of the metropolis of Chennai. Spread over 7500 acres, it is located along the NH16 that seamlessly connects Chennai to Kolkata, with excellent access to air, sea and railway hubs. Sri City encompasses well-planned and dedicated zones for industry and business services along with full-fledged social support infrastructure. The larger integrated township includes zones for residences, retail, healthcare and education. Sri City is today a major hub of industrial activities with 150+ operational global corporations like Kellogg’s, Cadbury, Colgate Palmolive, Isuzu, Unicharm, Kobelco, Pepsico, Alstom etc.


INDOSPACE AT SRI CITY

Spread over 30 acres, IndoSpace Industrial and Logistics Park is located within the Domestic Tariff Zone (DTZ) area of Sri City. Its strategic location and ready access to infrastructure with roads, power and telecom makes IndoSpace Industrial and Logistics park an ideal destination for companies looking to establish or expand their presence in Sri City. IndoSpace offers its grade A buildings on a lease model to companies looking to operate in Sri City as per their space requirements, without having to incur capital expenditure in land and building development themselves.


CONVENIENT TRANSPORTATION NETWORK




Ennore Port **63 KM**
Chennai Port **68 KM**
Krishnapattanam Port **125 KM**




Chennai CBD
67 KM



Tirupati International Airport
82 KM

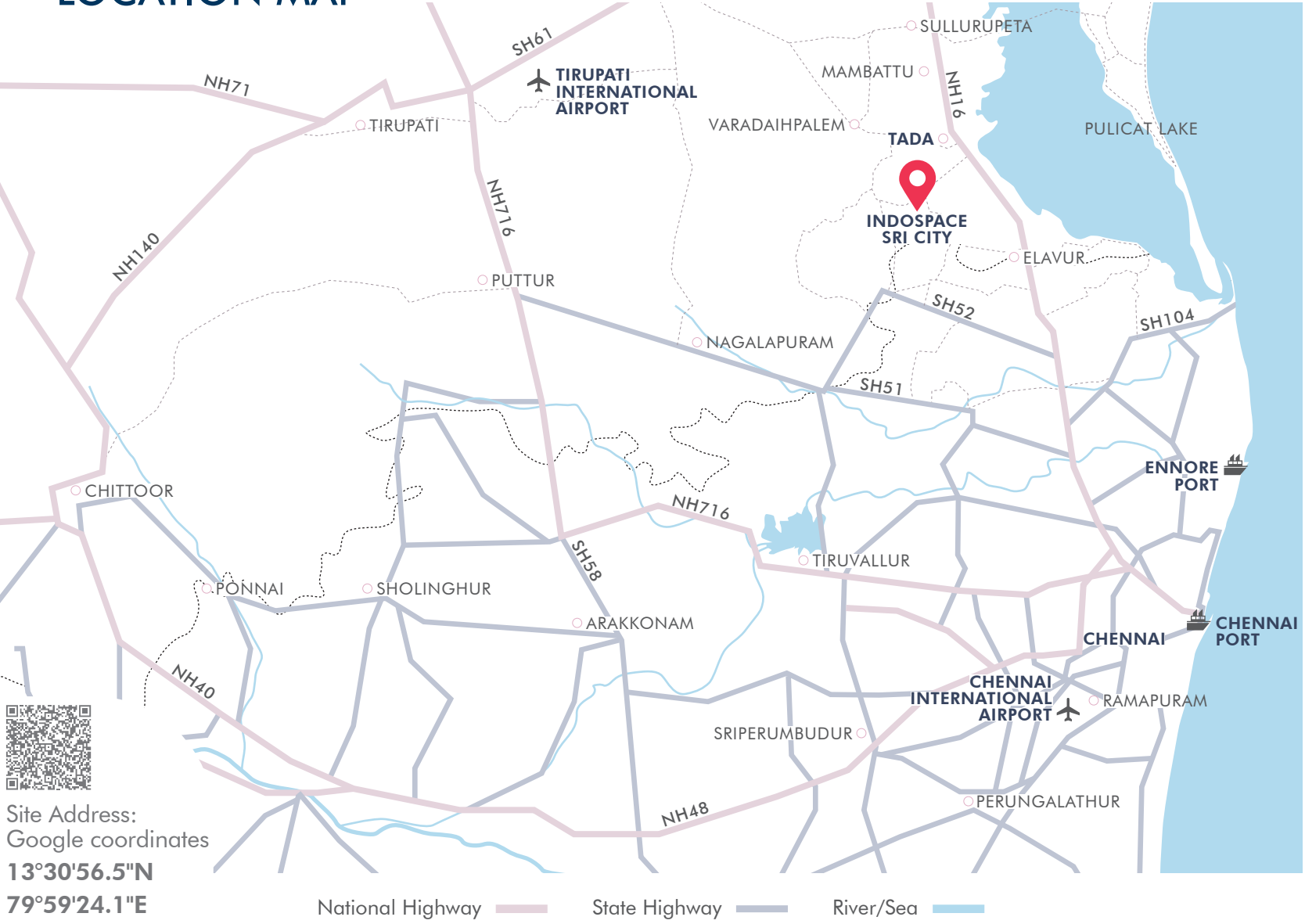


Chennai International Airport
85 KM



SIPCOT Gummudipoondi
23 KM

LOCATION MAP



SENSIBLE LOCATIONS FOR SMART ADVANTAGES



- Located off the National Highway (NH16) connecting Chennai to Kolkata



- A major destination for industrial units with over 120 companies operational

MASTER LAYOUT PLAN OF INDOSPACE INDUSTRIAL & LOGISTICS PARK SRI CITY

LEGEND

RG	RECREATION GROUND
CAS	COMMON AMENITY SPACE
FMO	FIRST AID ROOM
	CONTROL ROOM, OFFICE
DT	DRIVERS TOILET
OWC	ORGANIC WASTE CONVERTER
STP	SEWAGE TREATMENT PLANT
WT	WATER TANK (FIRE + DOMESTIC)
RS	RECEIVING STATION AND PANEL ROOM
GH	GATE HOUSE
	2/4 WHEELER PARKING
	TRAILER PARKING
	UTILITY SPACE




TOP LAYOUT VIEW OF
INDOSPACE INDUSTRIAL &
LOGISTICS PARK SRI CITY




ENHANCED PARK INFRASTRUCTURE & AMENITIES


ASSURED MAINTENANCE




Pre built state of the art infrastructure to the last mile connectivity (plug & play)




Security fence around the site boundary and round the clock vigilance




Security gate and boom barrier at main park entrance




Asphalt road for access and internal circulation for 40 feet containers




Onsite electrical HT power line and water connection




External lighting to common areas and roads




Fire fighting ring main loop with fire hydrants, water storage tank & pump room




Connection of sewage lines from toilets to onsite STP




Directional signages




Property management office




Drivers rest area and toilets



First Aid center



Rainwater harvesting



Green belt with tree plantations

To ensure our customers receive the best possible service, all our estates have in-house property services teams that attend to customers’ operational needs and ensure maintenance and presentation standards are exceptional.

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Leasing Managers are available to discuss any lease queries, invoicing issues or modifications to tenancies.





SUPERIOR BUILDING STRUCTURE

STRUCTURE Pre-engineered building, Optimized column spacing, Mezzanine level for office	CLEAR HEIGHT 9.2m	ROOF ‘Standing Seam’, premium roof system that provides 10 years leak proof warranty	WALL Precast concrete walls upto 3.6m and metal panels upto roof
FLOOR 5T / m2. Flat / Super flat floors, FM2 compliant designed to support high cube racking	SKYLIGHT Energy efficient lighting and sky lights	VENTILATION Passive ventilation to provide 3-6 air changes through louvered panels on external walls and roof monitor	FIRE DETECTION Global NFPA / FM / NBC standard firefighting & suppression systems
DOCKING TYPE Internal	DOCK DOORS, DOCK LEVELLERS AND DRIVE IN DOORS Manually operated rolling shutters, and mechanically operated dock levellers	POWER LOAD Single / three phase power connection from local substation - 5.5 watt/sq.ft * and 1.25 watt/sq.ft **	LIGHTING LED / T5 fixtures to provide 150 lux illumination
TRUCK APRON Concrete, 16.5m (from face of dock wall to edge of pavement)	OFFICE Over 2 floors: Ground & Mezzanine	PARKING For two and four wheelers at office entrance	

* for industrial ** for warehousing

INDOSPACE INDUSTRIAL & LOGISTICS PARK SRI CITY



INDOSPACE INDUSTRIAL & LOGISTICS PARK SRI CITY



PARTNERING BLUE CHIP CLIENTS

						... and many more



— SRI CITY, ANDHRA PRADESH —

NCR | **GUJARAT** | **MAHARASHTRA** | **ANDHRA PRADESH** | **KARNATAKA** | **TAMIL NADU**

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Chittoor District - 517646,
Andhra Pradesh

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