

NARASAPURA, BENGALURU



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

US \$1 BILLION

TOTAL AREA SF

30 MILLION
(2.78 MN SQ.M)

NUMBER OF PARKS **28**

CLIENTS IN INDIA 350+

EVERSTONE REALTERM

TESTAMENTS TO EXCELLENCE



INDUSTRIAL/WAREHOUSE **DEVELOPER IN INDIA 2017**

RANKED No.1 BY EUROMONEY MAGAZINE FOR THREE YEARS IN



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



WAREHOUSING COMPANY OF THE YEAR 2016

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



suddente de la

BEST INDUSTRIAL & LOGISTICS INFRASTRUCTURE PLAYER 2017

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

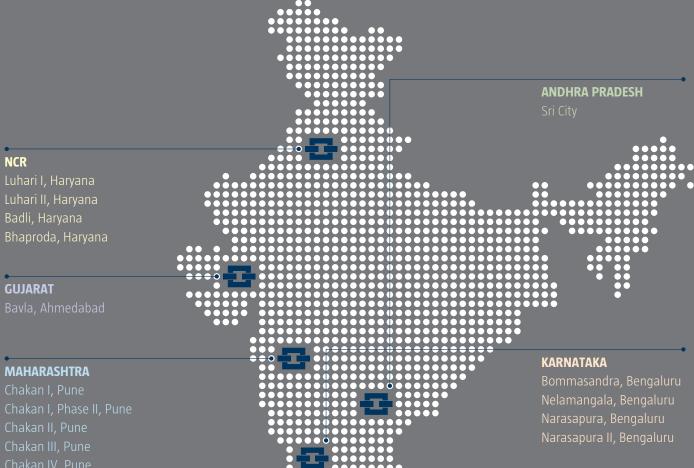


WAREHOUSING EXCELLENCE **INNOVATION AWARD 2016**

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.



MAHARASHTRA



•••••

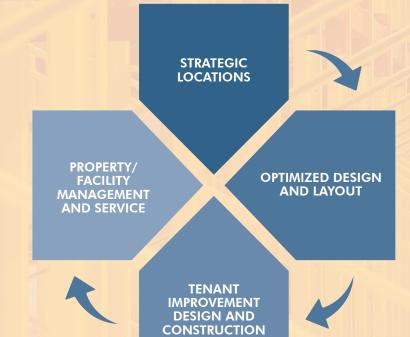
KARNATAKA

TAMIL NADU

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.



66

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

ABOUT BENGALURU

Hailed as the IT capital of India, the garden city of Bengaluru houses over 740 MNCs and 50% of SEI CMM Level 5 global IT Companies in India. With close to 5,50,000 IT Professionals, Bengaluru is the 4th largest technology cluster in the world. The city is also home to numerous industrial belts and serves as a strategic location for warehousing and logistics facilities.

ABOUT NARASAPURA

Situated close to Bengaluru, off old Madras road (Bengaluru-Tirupati-Highway NH75) the Narasapura industrial area is one of the prominent industrial regions in Karnataka. This Industrial Area is a major manufacturing hub and houses companies like Mahindra Aerospace, Honda Motorcycles, Volvo, Bando, Scania and Lumax among others.

INDOSPACE AT NARASAPURA

IndoSpace Narasapura is the only organized industrial and warehousing park at Bengaluru with world-class infrastructure and facilities. Its strategic location makes it a preferred destination for companies looking to establish or expand their presence in Bengaluru.

CONVENIENT TRANSPORTATION NETWORK



Located off the National Highway (NH75)



Railway Station 22 KM



Distance from Whitefield 40 KM

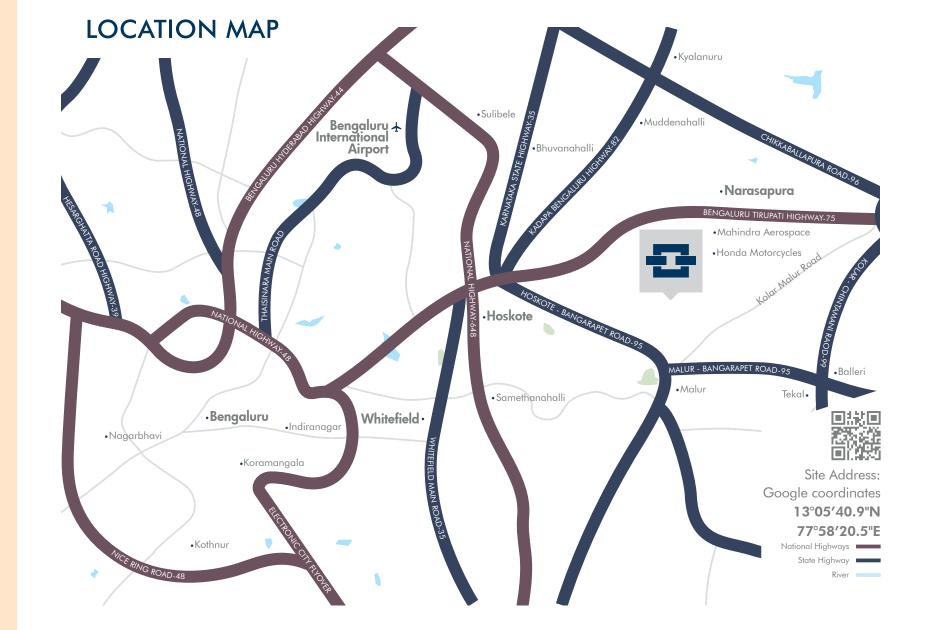


Bengaluru City Centre 54 KM



Bengaluru Airport 59 KM





SENSIBLE **LOCATIONS FOR** SMART ADVANTAGES.



- Located in Narasapura Industrial area
- Situated off Old Madras Road, National Highway 75, Bengaluru



• Upcoming Chennai Bengaluru Industrial Corridor, with connectivity to Chennai Port

MASTER LAYOUT PLAN OF INDOSPACE INDUSTRIAL & LOGISTICS PARK, NARASAPURA

LEGEND

RG	recreation ground
RS	receiving station
SS	SWITCHING STATION
STP	SEWAGE TREATMENT PLANT
FMO	FIRST AID ROOM
	CONTROL ROOM, OFFICE
OWC	ORGANIC WASTE CONVERTER
DT	DRIVERS TOILET
UGT	UNDER GROUND WATER TANK
MR & HT	METERING ROOM & HT PANEL ROOM
GH	GATE HOUSE
CAS	COMMON AMENITY SPACE
	2/4 WHEELER PARKING
	TRAILER PARKING
	UTILITY SPACE

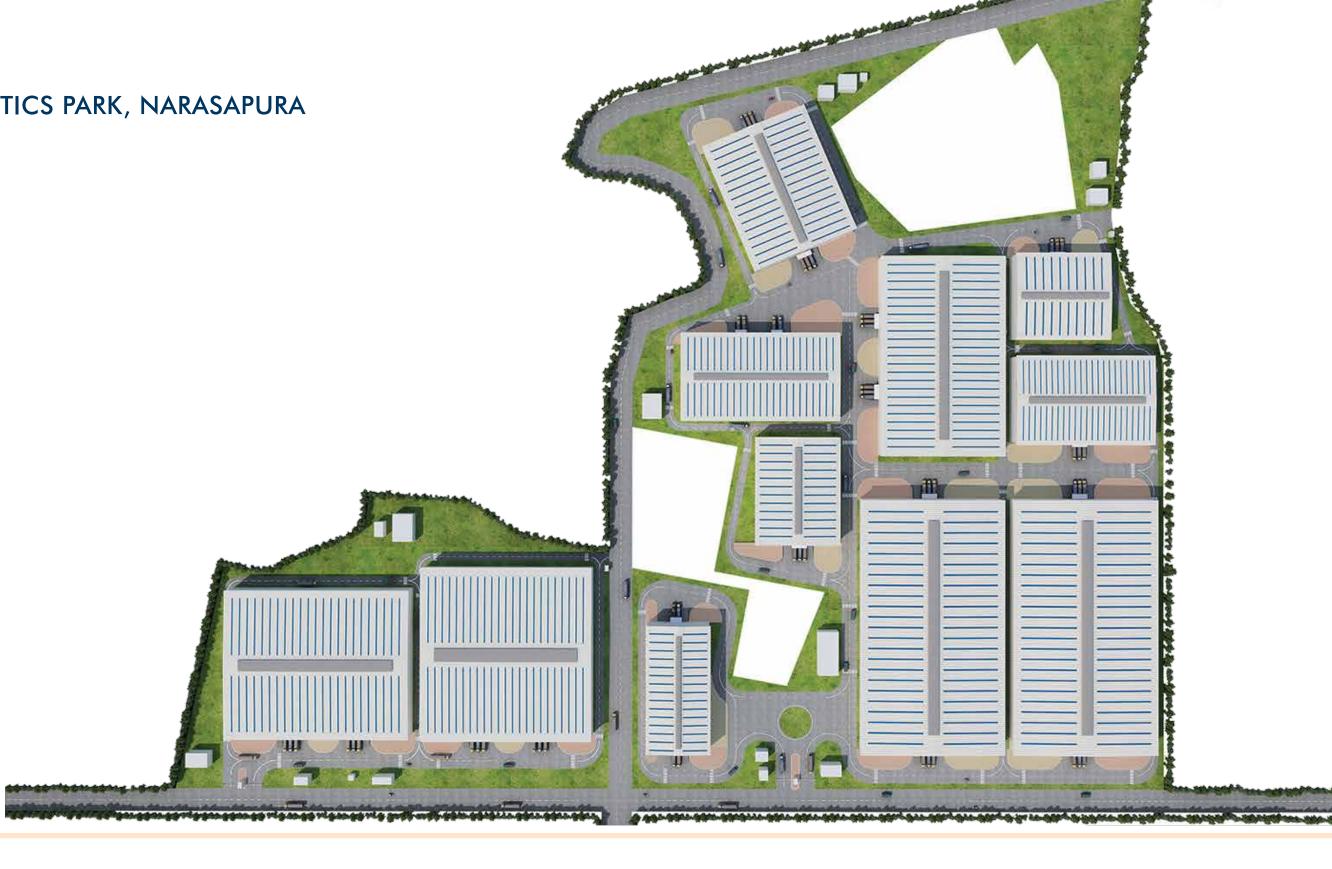


TOP LAYOUT VIEW OF INDOSPACE INDUSTRIAL & LOGISTICS PARK, NARASAPURA

TOTAL LAND PARCEL 65 ACRES

TOTAL CHARGEABLE AREA 16,47,045 SF (1,53,014.21 SQ.M)

TYPE OF LAND
SUITABLE FOR INDUSTRIAL,
WAREHOUSING AND
LOGISTICS DEVELOPMENT



ENHANCED PARK INFRASTRUCTURE & AMENITIES



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

ASSURED MAINTENANCE

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

8m - 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 desinged 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 fire fighting & supression 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 1.25watt/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 wheeler at office entrance

INDOSPACE INDUSTRIAL & LOGISTICS PARK, NARASAPURA



PARTNERING BLUE CHIP CLIENTS





































































































NCR I GUJARAT I MAHARASHTRA I ANDHRA PRADESH I KARNATAKA I TAMIL NADU

Corporate Office

IndoSpace Development Management One India Bulls Center, 11th Floor, Tower 2A, Elphinstone Road, Senapati Bapat Marg, Mumbai - 400 013.

Landline: +91 22 6167 1001

Site Address

IndoSpace Industrial & Logistics Park, Narasapura Plot No 1A & 3, Jakasandra Industrial Area, Village –Jakasandra, Kasaba Hobli, Malur Taluka, Kolar District.

For Leasing Enquiries Contact

Ranjit Kumar

M: +91 96 11 111 495 E: ranjit.kumar@indospace.in www.indospace.in

The information and visuals contained herein are indicative. IndoSpace reserves rights to make amendments as and when it deems fit and proper, without any prior notice. No representation or warranty is made or intended as to the accuracy of information and no commitments are being given under this brochure. Visuals, drawings, plans or sketches shown are only an architect's impression and are subject to approvals from local authorities.