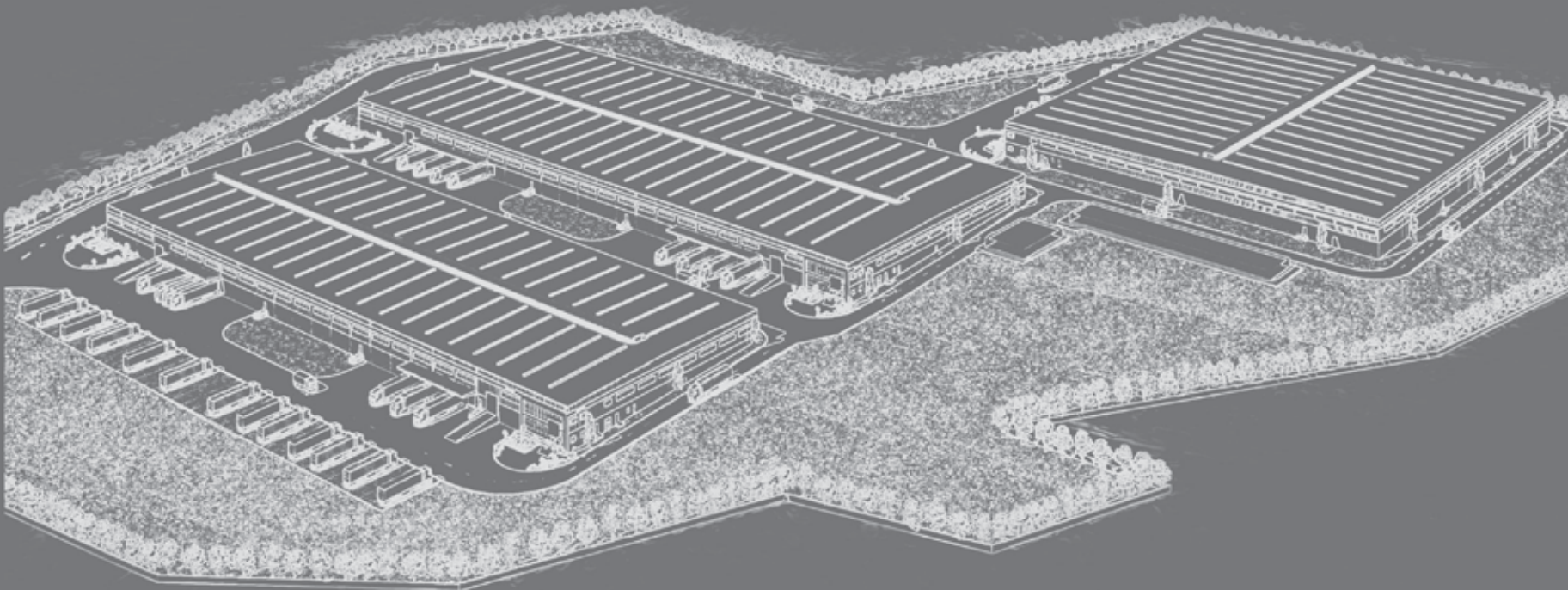


INDOSPACE

INDUSTRIAL & LOGISTICS PARKS

CHAKAN IV - PUNE



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

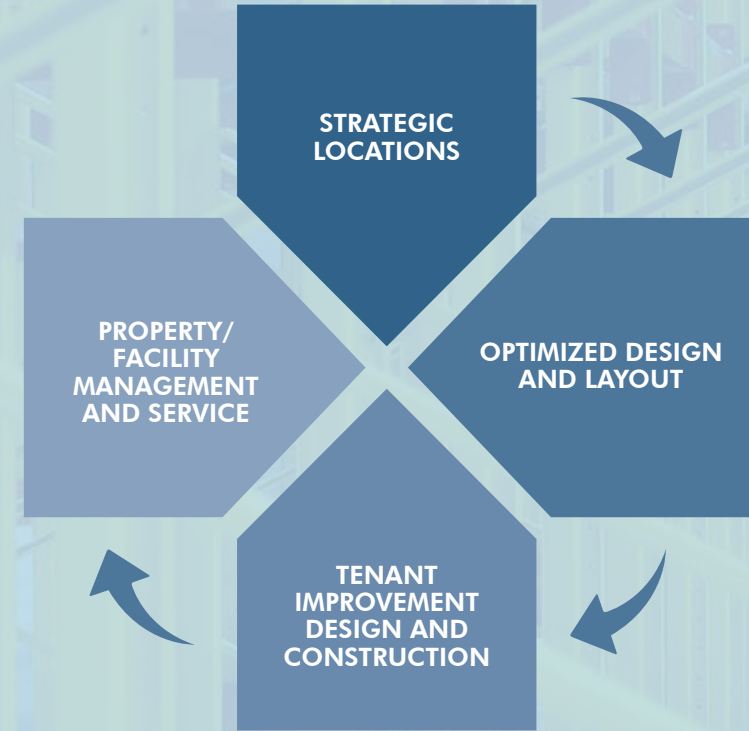
TAMIL NADU

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

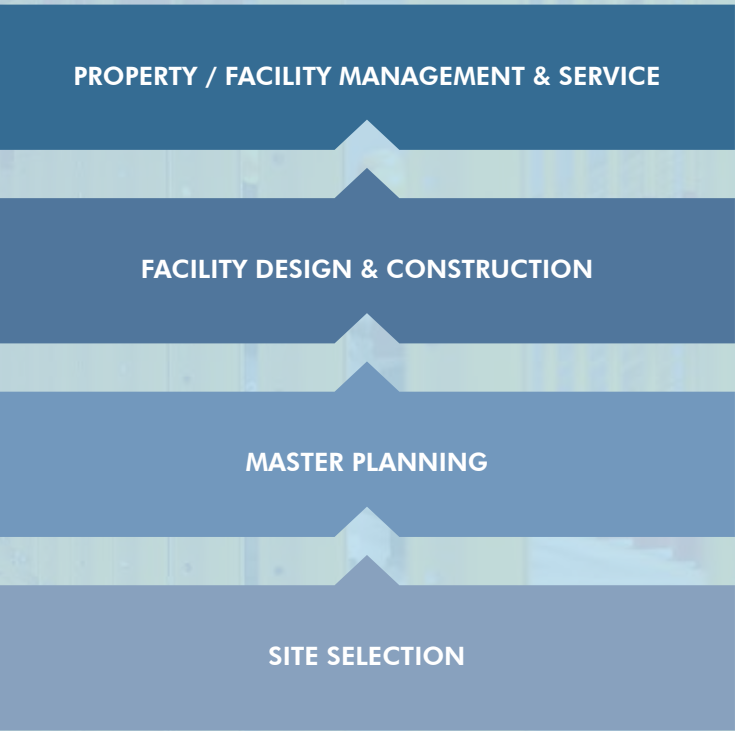
READY SPACE

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 PARK CHAKAN IV

TOTAL LAND PARCEL
37 ACRES

TOTAL CHARGEABLE AREA
7,19,125 SF
(66,808 SQ.M)

TYPE OF LAND
SUITABLE FOR
INDUSTRIAL DEVELOPMENT

ABOUT PUNE

Pune is Maharashtra's fastest growing city at a rate of 12%, contributes 11% to the State's GDP and ranks 2nd in Software exports from India. A world-class manufacturing hub, Pune has industrial clusters that host major automotive, durable and pharma companies.

ABOUT CHAKAN, PUNE

Located at a distance of about 30 kms from Pune, Chakan is a preferred automobile hub and one of the fast emerging investment centres, thanks to the planned development in its immediate neighbourhood. It falls on National Highway 60 that connects Pune to Nashik and is a strategic industrial destination.

With three large Industrial Parks, IndoSpace has a leading footprint in Chakan and it is byfar the leader in terms of coverage, access and world-class facilities.

INDOSPACE INDUSTRIAL PARK CHAKAN IV - PUNE

IndoSpace Chakan IV, is located in the Chakan industrial area, Pune's prime industrial area where the manufacturing facilities of large corporations including L'Oreal, Volkswagen, Bajaj, Mahindra & Mahindra, Mercedes Benz, Bridgestone, GE and Hyundai are based.

Spread over 37 acres, its strategic location off Talegoan-Chakan road connects it seamlessly to all the major highways making it the most sought after destination for companies looking to setup their industrial, manufacturing and logistics hub in Chakan.

CONVENIENT TRANSPORTATION NETWORK



LOCATION MAP



SENSIBLE LOCATIONS FOR SMART ADVANTAGES.



- Distance from Mumbai Pune Expressway 20 Km






- Easy connectivity with Pune-Mumbai Highway, Pune-Nashik Highway and Pune-Ahmednagar-Aurangabad Highway

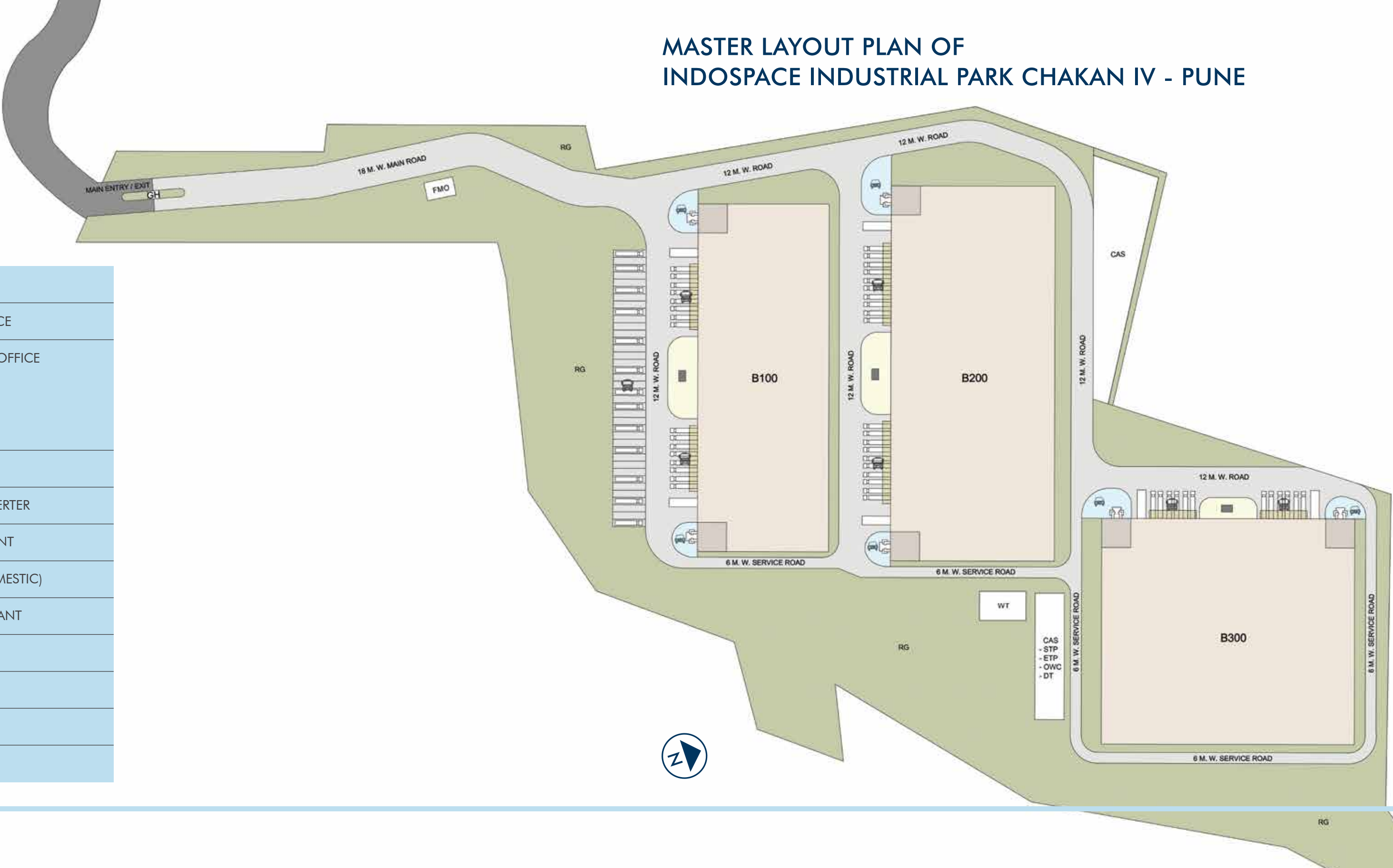


- Surrounded by MIDC Development

MASTER LAYOUT PLAN OF INDOSPACE INDUSTRIAL PARK CHAKAN IV - PUNE

LEGEND

RG	RECREATION GROUND
CAS	COMMON AMENITY SPACE
FMO	FACILITY MANAGEMENT OFFICE
	*FAR - FIRST AID ROOM
	*CR - CONTROL ROOM
DT	DRIVERS TOILET
OWC	ORGANIC WASTE CONVERTER
STP	SEWAGE TREATMENT PLANT
WT	WATER TANK (FIRE + DOMESTIC)
ETP	EFFLUENT TREATMENT PLANT
GH	GATE HOUSE
	2/4 WHEELER PARKING
	TRAILER PARKING
	UTILITY SPACE



TOP LAYOUT VIEW OF
INDOSPACE INDUSTRIAL PARK CHAKAN IV - PUNE



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

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 *

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

INDOSPACE INDUSTRIAL PARK CHAKAN IV



INDOSPACE INDUSTRIAL PARK CHAKAN IV



PARTNERING BLUE CHIP CLIENTS

						... and many more



CHAKAN IV - PUNE

NCR | **GUJARAT** | **MAHARASHTRA** | **ANDHRA PRADESH** | **KARNATAKA** | **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 Park Chakan IV
Gat No. 450, off 428, Behind L'oreal,
Village Mhalunge Ingale, Off. Chakan
Talegaon Road, Taluka - Khed,
Pune - 410501, India

For Leasing Enquiries Contact

Muktesh Sheth

M: +91 77380 21817

E: muktesh.sheth@indospace.in

www.indospace.in

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