

ORAGADAM I, PHASE II, CHENNAI



# 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

350+

**CLIENTS IN INDIA** 

EVERSTONE REALTERM

## TESTAMENTS TO EXCELLENCE



#### WAREHOUSE **EXCELLENCE AWARDS 2018**

FOR LEADING WAREHOUSE & INDUSTRIAL PARKS



#### PIONEER OF MODERN **INDUSTRIAL AND LOGISTICS PARKS IN INDIA 2016**

BY HAMBURG MEDIA



#### INDUSTRIAL/WAREHOUSE **DEVELOPER IN INDIA 2017**

RANKED No.1 BY EUROMONEY MAGAZINE FOR THREE YEARS IN



#### WAREHOUSING COMPANY OF THE YEAR 2016

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



#### **STAR WAREHOUSING COMPANY OF THE YEAR 2017**

AS A PART OF ELSC LEADERSHIP AWARDS

#### WAREHOUSING EXCELLENCE **INNOVATION AWARD 2016**

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



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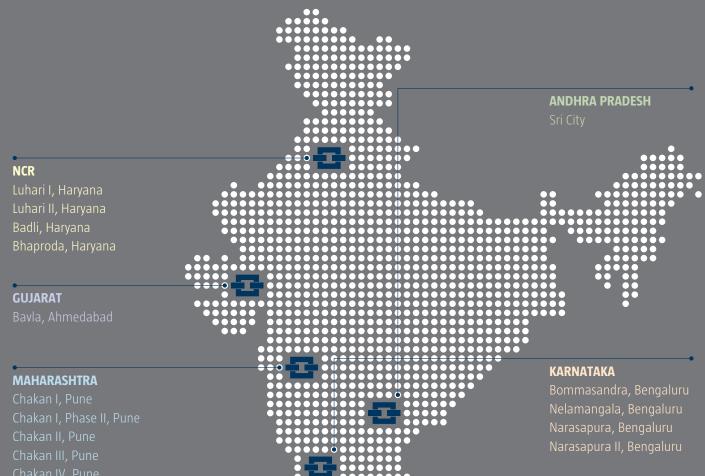
#### **BEST INDUSTRIAL &** LOGISTICS INFRASTRUCTURE **PLAYER 2017**

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



## CONNECT WITH GLOBAL CLASS **EXPERIENCES ANYWHERE**

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



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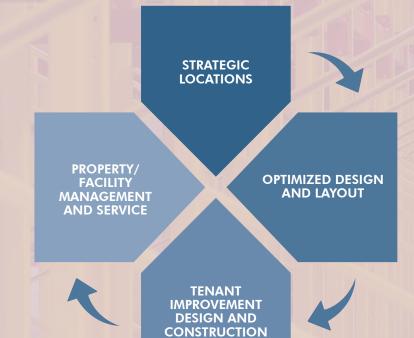


#### **TAMIL NADU**

# 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.

PROPERTY / FACILITY MANAGEMENT & SERVICE

FACILITY DESIGN & CONSTRUCTION

MASTER PLANNING

SITE SELECTION

#### 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.

#### 77

**Reji Varghese,** President & MD - Delphi India



INDOSPACE INDUSTRIAL PARK ORAGADAM I, PHASE II

TOTAL CHARGEABLE AREA 2,98,310 SF (27,713.67 SQ.M)

SUITABLE FOR INDUSTRIAL DEVELOPMENT

## **ABOUT CHENNAL**

Ranked as the third largest Indian city on per-capita GDP in 2015, Chennai stands tall amidst the hottest investment and development destinations. It's key industrial hubs of Sriperumbudur and Oragadam host major MNCs and are easily accessible through air, land and sea.

## **ABOUT ORAGADAM**

With over 22 Fortune-500 companies (of which six are global car manufacturers), the Sriperumbudur-Oragadam belt has seen tremendous industrial growth in less than 4 years, which makes it the most developed industrial area in Chennai.

IndoSpace has a leading footprint in this strategic location with two large industrial parks located in the heart of Oragadam Industrial Area. It has also carved a niche by providing modern logistics facilities to leading companies from FMCG, automobile, e-commerce and 3PL sectors.

## INDOSPACE AT ORAGADAM

Located in the heart of the Oragadam Industrial Area, IndoSpace provides well-equipped infrastructure within its two firmly established industrial parks: Oragadam I (59 acres) and Oragadam II (33 acres), which are home to numerous A-List companies like Nissan, BMW, Bosch, Hutchinson, Ionbond, Kone, Nippon etc. to name a few.

Spread across 14.2 acres, we are now extending and expanding our world class facility with Oragadam I, Phase II which will provide a platform for businesses looking to establish or grow their presence in Oragadam.

## CONVENIENT TRANSPORTATION NETWORK



Chennai Port 56 KM Ennore Port 83 KM



Chennai -Trichy Highway **22 KM** 



Chennai -Bengaluru Highway 17 KM



Chennai International Airport 35 KM



Chennai Railway Station **58 KM** 

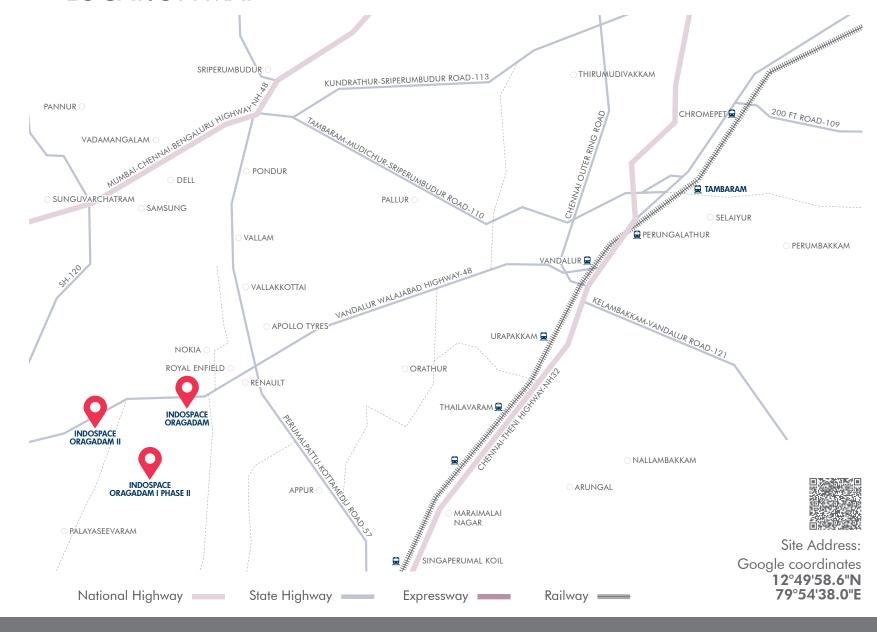
SENSIBLE LOCATIONS FOR SMART ADVANTAGES



#### LOCATION

- Well connected to SIPCOT Sriperumbudur Industrial Park
- Located on SH 48, adjacent to the 4500 acre SIPCOT Oragadam Industrial Area

## LOCATION MAP





MAIN ACCESS ROAD

• Oragadam - Walajabad road



#### PROXIMITY TO SERVICES & WORKFORCE

• Sriperumbudur town is at a close proximity of 15 kms

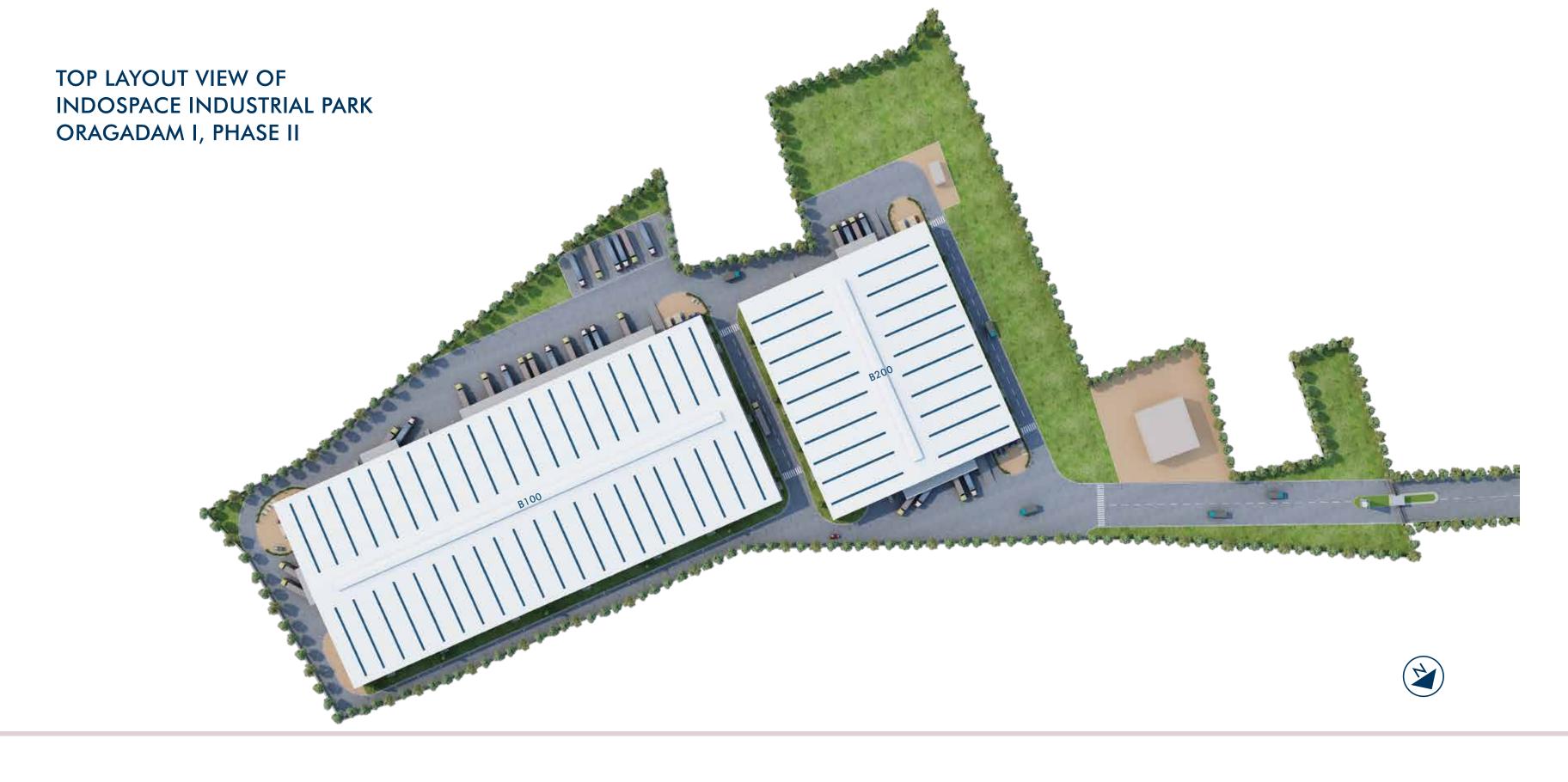
## MASTER LAYOUT PLAN OF INDOSPACE INDUSTRIAL PARK ORAGADAM I, PHASE II

## **LEGEND**

RG	RECREATION GROUND
CAS	COMMON AMENITY SPACE
OWC	ORGANIC WASTE CONVERTER
WT	WATER TANK (FIRE + DOMESTIC)
DT	DRIVER'S TOILET
STP	SEWAGE TREATMENT PLANT
RS	receiving station and panel room
	2/4 WHEELER PARKING
	TRAILER PARKING
	UTILITY SPACE







## **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 skylights

#### 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.\*

#### LIGHTING

LED/T5 fixtures to provide 150 lux illumination

## TRUCK APRON

Concrete, 16.5 m (from face of dock wall to edge of pavement)

#### OFFICE

Over 2 floors: Ground & Mezzanine

#### PARKING

For two and four wheelers at office entrance



## INDOSPACE INDUSTRIAL PARK ORAGADAM I, PHASE II



## 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 Park Oragadam I, Phase II Survey No. 2/1A, Panaiyur Village, Sriperumbudur Taluk, Kanchipuram District 603 204

#### For Leasing Enquiries Contact:

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