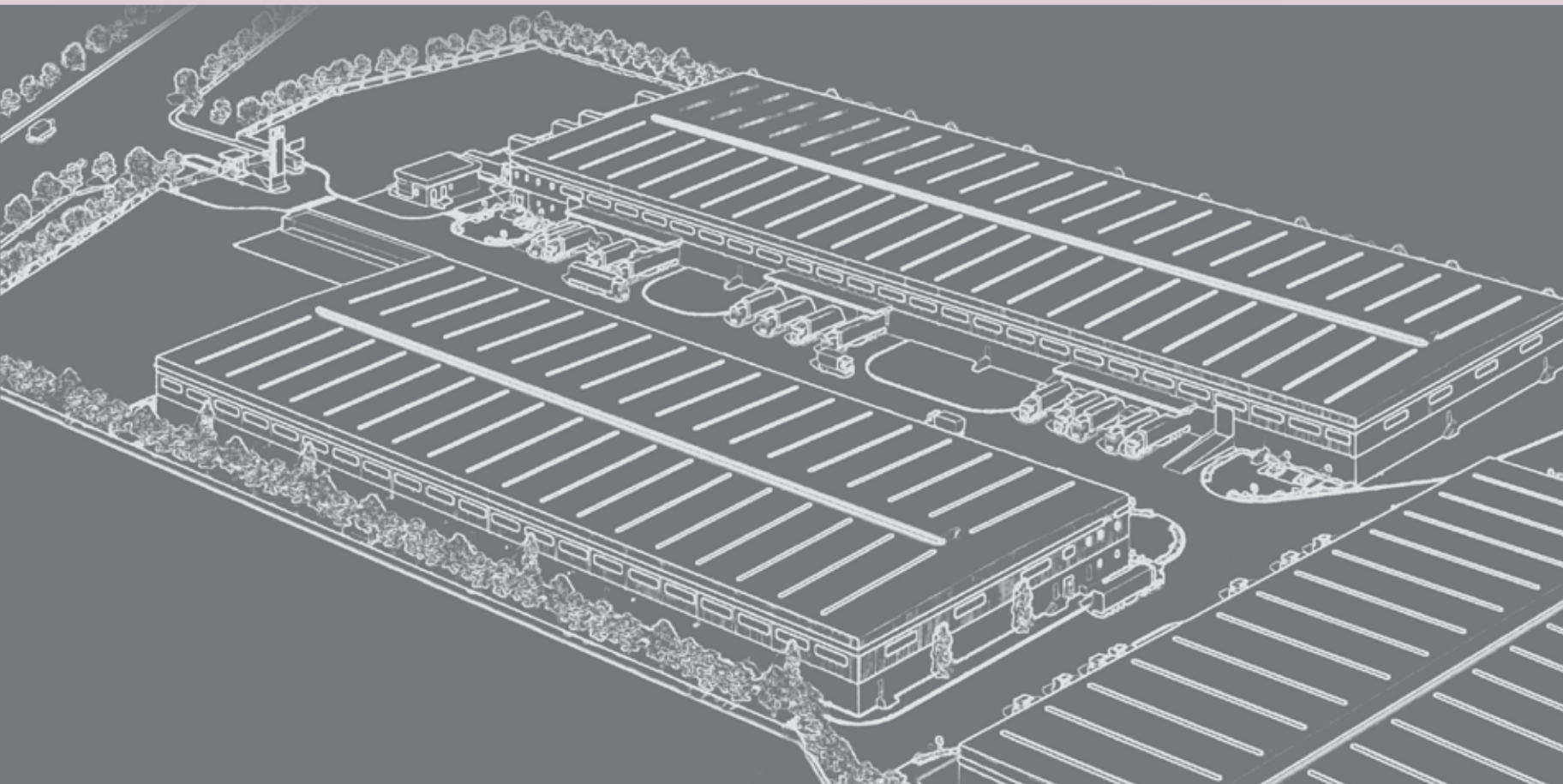


# INDOSPACE SKLL LOGISTICS PARK - COIMBATORE





## 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.

EVERSTONE  REALTERM

“

The IndoSpace platform had everything we needed, the right locations, the right expertise and the right attitude, all under one roof. They were the logical choice for us.

”

**Shuji Ueno,**  
Vice President, Nissan Motors

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

### MAHARASHTRA

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

### ANDHRA PRADESH

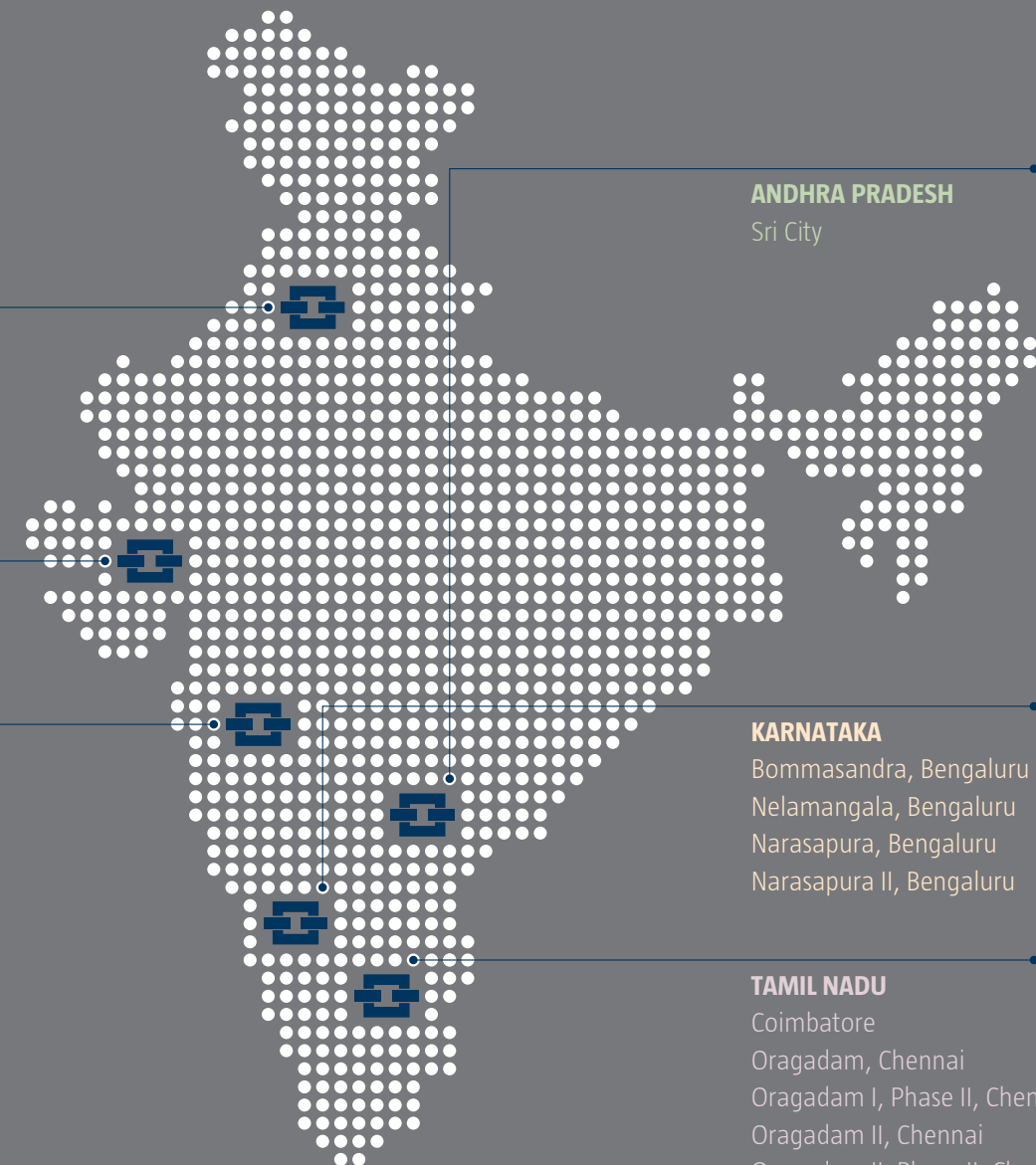
Sri City

### 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



## INDOSPACE SKLL LOGISTICS PARK - COIMBATORE



## A JOINT VENTURE BETWEEN INDOSPACE AND SKLL

### ABOUT SKLL

Sree Kailas Group came into existence with the inception of Cartopacks, a carton manufacturing plant, by late Sri. S. Sivathanupillai in the year 1983. Since then, it has grown multi-fold over the years to become one of the fastest growing corporate groups in the country. Today, the business conglomerate has diversified interests in Paper segment, Logistics Parks, Construction & Infrastructure and housing activities, to make sure it prospers in the modern competitive world.

The Group has already built 8,00,000 sq.ft. (74,322 sq.m) of 'A Grade' Logistics Park at Oragadam - the Autohub of Chennai.

The Park also has a commercial complex of around 14,000 sq.ft. (1,301 sq.m), where ready space is available to set up a Training Center, Office space, Dormitories, Restaurants, Commercial Showrooms etc.

Over the years, Sree Kailas Group has successfully partnered with reputed Multinational Companies like Vestas, Blue Dart, Renault Nissan, Toyota, Tsusho, TI Tsubamex, Tsubaki, Kone Elevators, Holisol Logistics, Mayekawa, Sujan Cooper and A2Mac to name a few and have always been known for their impeccable service and dedication.

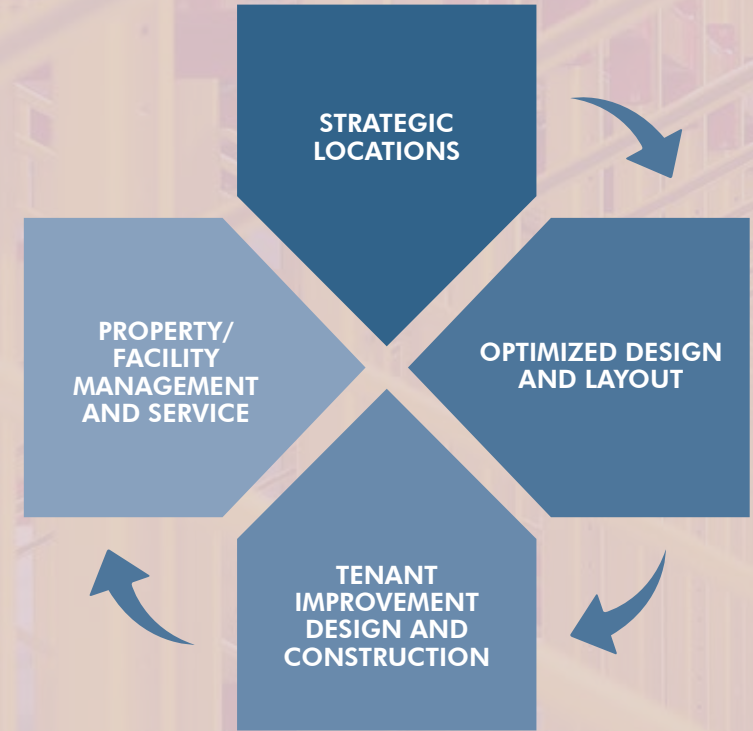
Quality, timely delivery and going the extra mile for customer satisfaction is something Sree Kailas Group is synonymous with.



SOLUTIONS THAT  
CATER TO  
YOUR NEEDS

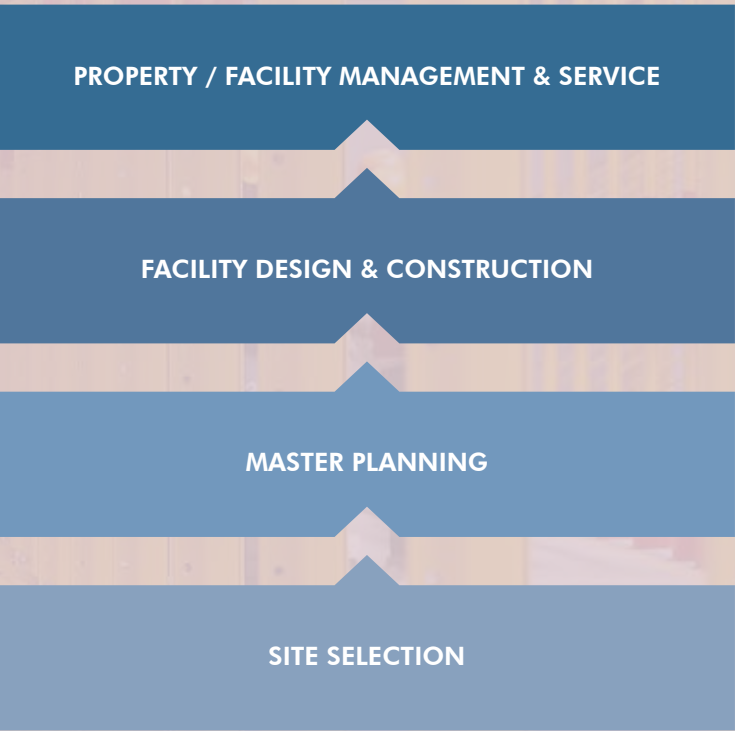
READY SPACE

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 SKLL LOGISTICS PARK - COIMBATORE

TOTAL LAND PARCEL  
23.6 ACRES

TOTAL CHARGEABLE AREA  
5,86,205 SF  
(54,460.23 SQ.M)

TYPE OF LAND  
SUITABLE FOR  
LOGISTICS DEVELOPMENT



# ABOUT TAMIL NADU

\*Tamil Nadu is the third largest economy in India with major contributors to it being services (45%) followed by manufacturing (34%) and agriculture (21%). The state has a well-developed infrastructure with excellent road and rail network, three major ports, 23 minor ports and seven airports across the state providing seamless connectivity.

# ABOUT COIMBATORE


Coimbatore is a major textile, industrial, commercial, healthcare and manufacturing hub of Tamil Nadu. This highly industrialized city is also one of the major manufacturers of automotive components in India and the second largest software producer in Tamil Nadu.

# INDOSPACE SKLL LOGISTICS PARK - COIMBATORE


Located on the Palladam - Cochin Frontier Road (SH163) in Pappampatti village, IndoSpace at Coimbatore has the strategic advantage of being well-connected to the states of Tamil Nadu, Kerala, Karnataka and Andhra Pradesh by road, rail and air. It is the only organized provider of Logistics Park in Coimbatore. In addition, key National Highways connect the district to all the states giving the site seamless access.

\*by the Economic Freedom Rankings for the States of India


# CONVENIENT TRANSPORTATION NETWORK




NH47  
10 KM



NH209  
17 KM



Coimbatore International Airport  
21 KM



Coimbatore Railway Station  
21 KM




Coimbatore CBD  
25 KM

# SENSIBLE LOCATIONS FOR SMART ADVANTAGES

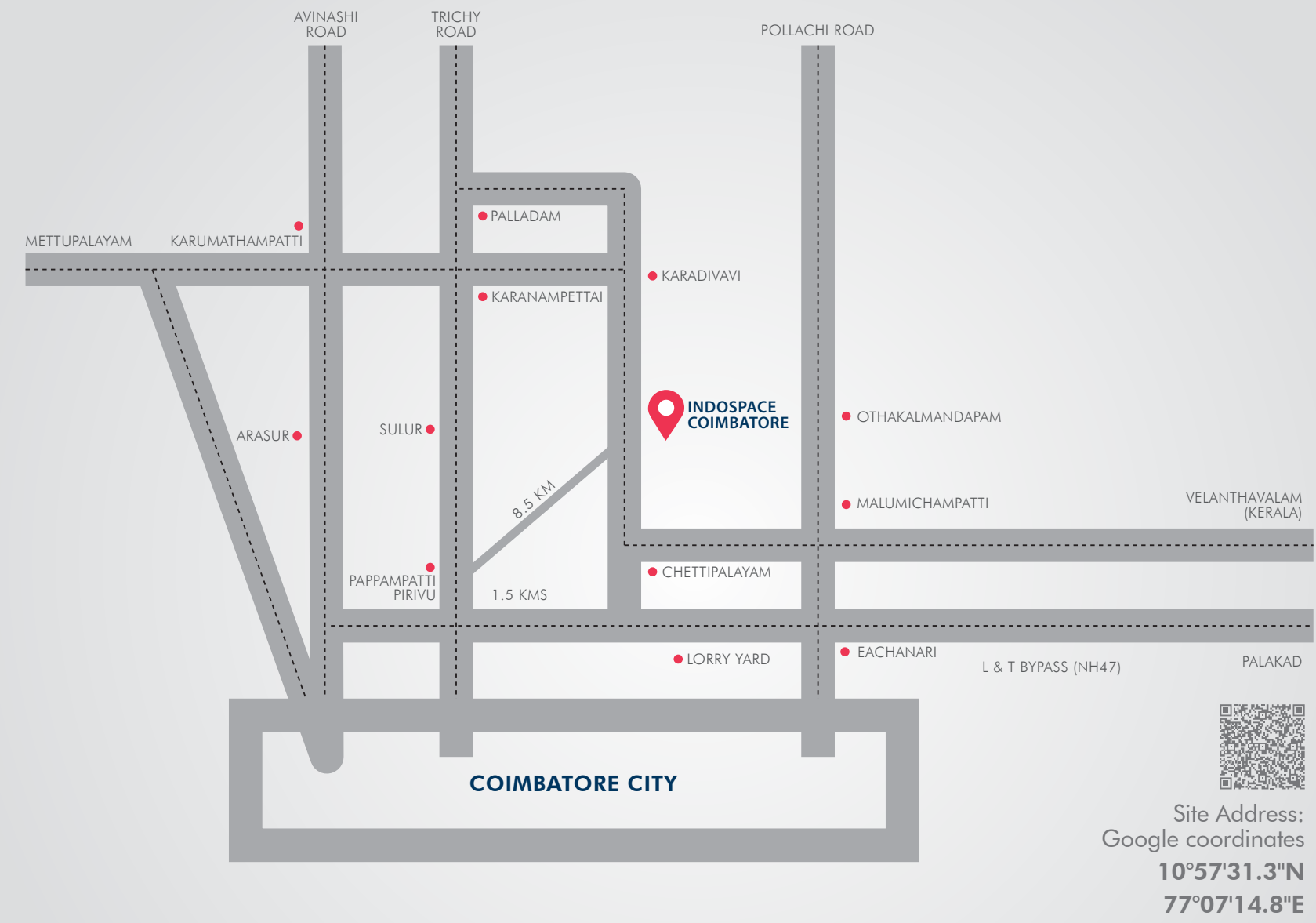


- Located on Palladam - Cochin Frontier Road - SH163






- Connectivity to major highways:  
NH544 to Kerala and Salem | NH83 to Nagapattinam | NH81 to Karur | NH948 to Bengaluru

# LOCATION MAP



# MASTER LAYOUT PLAN OF INDOSPACE SKLL LOGISTICS PARK - COIMBATORE

## 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            |
| GH  | GATE HOUSE                   |
|  | 2/4 WHEELER PARKING          |
|  | TRAILER PARKING              |
|  | UTILITY SPACE                |





TOP LAYOUT VIEW OF  
INDOSPACE SKLL LOGISTICS PARK - COIMBATORE



















# 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.

# 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







# SUPERIOR BUILDING STRUCTURE

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

\*\* for warehousing



INDOSPACE SKLL LOGISTICS PARK - COIMBATORE



PARTNERING BLUE CHIP CLIENTS

|   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|
|    |    |    |    |    |    |    |
|    |    |    |    |    |    |    |
|    |    |    |    |    |    |    |
|  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |

... and many more



## A JV BETWEEN



**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 SKLL Logistics Park - Coimbatore  
Off Palladam Cochin Frontier Road  
(SH-163), Appanayakanpatti village,  
Sulur Taluk, Coimbatore District.  
Tamil Nadu - 641016

### SKLL

No.10/23,  
Gokulam Apartments,  
Vihaylakshmi Street,  
Mahalingapuram,  
Chennai 600034

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