



HORIZON
INDUSTRIAL PARKS

A BLACKSTONE
LOGISTICS PLATFORM



HORIZON CATALYSES

BENTLER'S SUCCESS WITH BTS FACILITY

OVERVIEW

Benteler Automotive India was originally operating out of a standalone manufacturing unit with a limited production capacity. To augment its production of rear axles, and adopt more sustainable manufacturing, assembly, and warehousing practices, Benteler Automotive India decided to move their operations to a new built-to-suit (BTS) facility at Horizon Industrial Park in Chakan, Pune.

In this new facility, Benteler Automotive India sought to upgrade the infrastructure, amenities, safety, and security to those available in a grade-A facility with all necessary approvals and amenities.

SECTOR:

Automotive Components

COMPANY OVERVIEW:

With a global presence in 92 locations in 27 countries, Benteler International AG is a Tier I auto component manufacturer and the world's leading company in the fields of automotive technology, steel and tube production and engineering.

A CLOSER LOOK AT BENTELER'S NEW BTS FACILITY



Situated in prime location in Chakan MIDC area near Pune



Bespoke facility spanning 150,000 sq.ft.



State-of-the-art built-to-suit manufacturing facility



Energy efficient & sustainable construction materials



Clean energy with rooftop solar panels



Project completed in record 10 months



To meet their new business needs, Benteler Automotive India approached Horizon Industrial Parks with the following requirements:

- A bespoke facility spanning an area of approximately 1,50,000 sq. ft.
- Amenities and design to support manufacturing, assembly, and warehousing operations for rear axles.
- A particular focus on harnessing solar energy, using sustainable materials for construction, and energy and water efficient systems

HIGHLIGHTS OF THE SOLUTION OFFERED BY HORIZON INDUSTRIAL PARKS

Having understood the requirements put forward by Benteler Automotive India, Horizon proceeded to deliver a tailored BTS space, with design and technical expertise. The key highlights of this built-to-suit facility are outlined below.

Timely delivery of the facility

The project was completed in a record time of around 10 months, and the new BTS manufacturing and warehousing facility was handed over to Benteler. This was made possible because Horizon continually and consistently coordinated with the local authorities and the vendors to ensure a quick turnaround.

Adequate space and floor area

Benteler Automotive India planned to utilize the new facility for both manufacturing and assembly of its products, in addition to serving as a warehouse. Keeping this primary requirement at the forefront, Horizon delivered a BTS facility spread across 1,50,000 sq. ft.

The facility also includes an open area perfectly suited for pallet stacking, parking, and other utilities. Furthermore, the unit also offers a customized office space designed to accommodate around 300 employees of Benteler Automotive India.

Prime location for the BTS facility

The new facility designed for Benteler Automotive India is situated in a prime location at Chakan's MIDC area, near Pune. This region is home to major automotive Original Equipment Manufacturers (OEMs) and Tier I and Tier II suppliers, making it an excellent option for the automotive manufacturer to further expand their business and operations successfully.

Advanced infrastructural facilities

The built-to-suit industrial facility is also equipped with top-of-the-line facilities to ensure efficient and effective operations. The foundations, supporting columns and girders have all been constructed to facilitate the installation of overhead cranes, making the movement and storage of heavy automotive parts easier. The facility has louvres for natural temperature control. Additionally, the roof and the walls in the new BTS facility have been well-insulated to maintain the desired temperature and minimize energy consumption.

Visionary measures to support future growth

Horizon Industrial Parks also went the extra mile and took Benteler Automotive India's plans for the future into consideration while designing the facility and obtaining the necessary approvals for allowing the 'Red' category industrial operations.

ESG Compliance

The BTS facility constructed by Horizon Industrial Parks remains ESG-compliant. This is on account of the following sustainable and environmentally friendly features:

- The use of sustainable construction materials in developing the manufacturing and warehousing facility. For example, the use of fly-ash bricks has helped in reducing the carbon footprint, and pre-coated galvalume roofing sheets aid in reducing the heat island effect
- The integration of energy-efficient and water-efficient systems
- Solar rooftop installations with a total installed capacity of 750 kWp, for mitigating 23,062 tonnes of carbon dioxide emissions during the course of their operations
- Block lighting requirements powered by the solar energy generated



ON A FINAL NOTE

Horizon Industrial Parks demonstrated values of agility and excellence by providing Benteler Automotive India with state-of-the-art facilities in a record time, catering to their specific manufacturing needs while also promoting sustainability.

Horizon struck a perfect balance between facilitating Benteler's manufacturing, warehousing operations and supporting their ESG goals. By moving to this new BTS facility, Benteler Automotive India is poised to emerge as one of the foremost rear axle manufacturers in the country.

This milestone underscores Horizon Industrial Parks' commitment to delivering excellence and fostering innovation in the industrial real estate sector.

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