

A woman in a black dress stands on a paved road, reaching up towards a glowing, multi-colored star-shaped light fixture. The background features a large industrial building with a blue stripe and a sunset sky with a bright sun low on the horizon. The overall scene conveys a sense of aspiration and growth.

INDOSPACE

NARASAPURA I, KARNATAKA

**WHERE AMBITION
TAKES FLIGHT AND
GROWTH IS BOUNDLESS**

LINKING THE LIMITLESS



PARTNERSHIPS FUELING PROGRESS WITH INDOSPACE

Every great vision needs a foundation, and every ambitious enterprise deserves the right support to achieve its dreams. At IndoSpace, enabling business success is at the heart of everything we do.

With an expansive portfolio of 60+ Mn Sq. Ft. and 50+ strategically located parks, we transform every square foot into a launchpad for limitless growth. In the last decade, we've partnered with 140+ global industry leaders, driving innovation and success across diverse sectors.

Join us to unlock spaces designed to amplify ambitions, foster innovation, and lead India's journey into a future of boundless possibilities.

Let's build a legacy together.



LINKING THE LIMITLESS

A RECORD THAT **INSPIRES**

A total investment of

\$3 Bn

60+ Mn Sq. Ft. portfolio across

50+ parks

Trusted by

140+ global leaders

LINKING THE LIMITLESS

DELIVERING EXCELLENCE AND RESULTS CONSISTENTLY



INDOSPACE'S ACHIEVEMENTS TRANSCEND SECTORS



Euromoney
Asia-Pacific's Best Industrial and
Logistics Developer 2024



Euromoney
India's Best Real Estate
Developer 2024



Pere Awards- Firm of the Year
4-time winner



Iconic Brand of India
at the The Economic Times
Iconic Brands of India Conclave



British Safety Council
Sword of Honour



British Safety Council
5 Star Rating

LINKING THE LIMITLESS

BUILDING A FUTURE WITH PURPOSE

Pioneering sustainability
in every step at IndoSpace

IndoSpace has led the sector with sustainable solutions since its inception, and continues to be the leader of green warehousing in India.

- Accorded a 5 Star and a Green Star rating in GRESB, the Global ESG Benchmark.
- Awarded the Platinum certification in the IGBC logistics parks and warehousing rating system.
- Awarded EDGE Certification from Green Business Certification Inc (GBCI).





ENVIRONMENTALLY RESPONSIBLE BY DESIGN

Our facilities fulfil environmental responsibilities by incorporating open spaces and tree plantations and maintaining existing soil conditions.



TECHNOLOGY FOR THE ENVIRONMENT

We ensure minimum impact on the environment through higher ecology standards and by embracing new technology.



INTELLIGENT HARVESTING OF RAINWATER

Water runoff is minimised and groundwater is recharged through rainwater harvesting systems.



SMART VENTILATION FOR SMART POWER SAVING

Passive ventilation building design eliminates dependency on mechanical ventilation, thereby saving power.



RECYCLE. REUSE. REPURPOSE.

Our building designs promote the use of non-hazardous and recyclable materials.



EFFICIENCY IN ENERGY THAT'S GOOD FOR THE PLANET

LED lights and skylights that use natural light help increase energy efficiency.

LINKING THE LIMITLESS

CONNECTING YOU TO ENDLESS OPPORTUNITIES

Empowering growth to bring your expansion plans to life

IndoSpace provides India's largest network of Grade-A parks, strategically located around regional hubs.



PUNJAB

Rajpura I, Punjab

GUJARAT

Bavla, Ahmedabad
Becharaji, Surendranagar

MAHARASHTRA

Chakan, Pune
Chakan I, Pune
Chakan I, Phase II, Pune
Chakan I, Phase III, Pune
Chakan II, Pune
Chakan III, Pune
Chakan V, Pune
Chakan Varale, Pune
Ranjangaon, Pune
Khopoli I, Mumbai
Khopoli II, Mumbai
Chembur, Mumbai
Bhiwandi I, Mumbai

KARNATAKA

Bommasandra, Bengaluru
Nelamangala, Bengaluru
Nelamangala II, Bengaluru
Narasapura I, Bengaluru
Narasapura II, Bengaluru

NCR

Luhari I, Haryana
Luhari II, Haryana
Luhari III, Haryana
Luhari IV, Haryana
Badli, Haryana
Bhaproda, Haryana
Taoru, Haryana
Taoru II, Haryana
Sohna I, Haryana
Farukhnagar, Haryana
Bilaspur, Haryana

TELANGANA

Shamshabad, Hyderabad

ANDHRA PRADESH

Anantapur

TAMIL NADU

Coimbatore
Oragadam, Chennai
Oragadam I, Phase II, Chennai
Oragadam II, Chennai
Oragadam II, Phase II, Chennai
Oragadam III, Chennai
Oragadam IV, Chennai
Polivakkam, Chennai
Vallam, Chennai
Vallam II, Chennai
Puduvoyal, Chennai
Mevalurkuppam, Chennai
Koodapakkam, Chennai
Vishnuvakkam, Chennai
Kunnam, Chennai

TRUSTED BY SOME OF THE WORLD'S BIGGEST BRANDS

AUTOMOTIVE



LEONI

YAZAKI



ROYAL
ENFIELD

Valeo



• A P T I V •

ognibene power

tesco

octillion

FORCE mtu

gogoro.

BG BGAUSS



Autoliv

RETAIL

JOCKEY



pantaloon



L'ORÉAL

E-COMMERCE

amazon

Reliance

Flipkart

bigbasket

OTHERS

Schneider
Electric

BOSCH

asianpaints

vikramsolar

IRON MOUNTAIN

ELECTRONICS

JABIL



ERICSSON

Whirlpool

RIKUN

Haier

THIRD-PARTY LOGISTICS

MAERSK



NEX NIPPON
EXPRESS

JRGL

RHENUS
LOGISTICS

DHL
EXPRESS

DSV
Global Transport and Logistics

FLYJAC

DB SCHENKER



“IndoSpace exemplifies quality and innovation in infrastructure management. Their commitment to perfection and safety standards sets them apart in the industry.”

Alok Kumar [Senior Director, Operations (West India), DHL]

INDOSPACE NARASAPURA I

Driving business growth across Karnataka with expert solutions



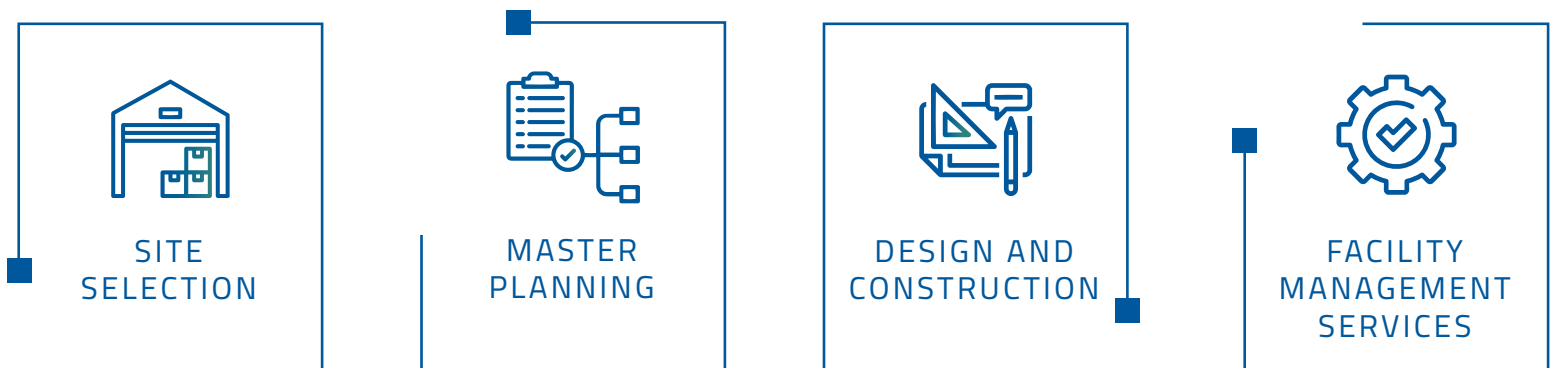
READY-TO-MOVE-IN

We always have space ready for our client's business expansion. IndoSpace has ready industrial and warehousing facilities to provide cost-effective solutions to suit client requirements in size, grade, and lease terms.



BUILT-TO-SUIT

Our expertise in industry-specific advanced infrastructure and logistics helps us deliver customised solutions. Our built-to-suit approach means our partners find what they are looking for, giving their operations a cost-effective advantage.





INDOSPACE NARASAPURA I

Empowering business growth in Karnataka



TOTAL LAND PARCEL

TOTAL CHARGEABLE AREA

TYPE OF LAND

64 Acres

15,94,754 Sq. Ft.
(1,48,157 Sq. M.)

Suitable for Industrial and
Logistics Development

ABOUT BENGALURU

In FY 2020, Bengaluru's warehousing market saw 4.30 MN Sq. Ft. (0.40 Mn Sq. M.) of leasing. Due to the market's consolidation over the years, developers are venturing into Bengaluru's prominent clusters with land acquisitions for greenfield developments. The Hoskote-Narasapura cluster in the east, along the National Highway, has emerged as a major warehouse cluster due to its proximity to Mumbai and Chennai, respectively. It is gradually becoming one of the occupiers' favourite destinations for Japanese, European and Korean companies in the electronics, FMCG and FMCD sectors.

ABOUT NARASAPURA I

Situated off Old Madras Road/NH75 (Bengaluru Tirupati-Highway), near Bengaluru, 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, Wistron Corporation (Apple), Amazon, Aditya Birla Fashions (Pantaloons), Bastian (Toyota), Maersk (LF) among others.

INDOSPACE AT NARASAPURA I

IndoSpace Narasapura is one of the leading industrial and warehousing parks in Bengaluru with world-class infrastructure and facilities. It offers excellent connectivity to Chennai, Tirupati and Vemgal.

INDOSPACE NARASAPURA I

TOP VIEW



SEAMLESS CONNECTIONS THAT SHAPE THE FUTURE



INDOSPACE NARASAPURA I

Site Address:
Google coordinates
13°05'40.9"N
77°58'20.5"E



STRATEGIC LOCATION



LEGEND

GH	Gate House
STP	Sewage Treatment Plant
DT	Driver's Toilet
OWC	Organic Waste Converter
UB	Utility Block
	Common Parking Area
	Trailer Parking
FMO	Facility Management Office
SS	Switching Station



INDOSPACE NARASAPURA I

We ensure top-notch service with in-house Facility Management teams handling operations and maintaining high standards. Dedicated Building Managers offer on-site support, while Facility and Leasing Managers assist with lease queries, invoicing, and tenancy changes.



ENHANCED PARK INFRASTRUCTURE AND AMENITIES



Pre-built state-of-the-art infrastructure to the last mile connectivity (plug and play)



Separate water supply for domestic and flushing needs



24X7 manned security gate with CCTV and boom barrier at main park entrance



Facility management office



Asphalt road for access and internal circulation of 40-ft-long containers



Drivers' rest area and toilets



Availability at the park to supply power 5.5 VA/Sq. Ft. and 1.25 VA/Sq. Ft.



Fire-fighting ring main loop with fire hydrants, water storage tank, and pump room inline with FM/NFPA/NBC standard



External lighting to common areas and roads



Rainwater harvesting



First-aid centre



Organic waste generated by client converted to manure



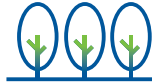
E-bikes for greener commutes within park premises



E-facility app for digital monitoring and keeping track of operations



Sports arena and jogger's park



Green belt with tree plantations and drip/sprinklers irrigation system



Sewage treatment plant - MBBR-based advanced technology to treat sewage



Food truck within park premises



ATM available

INNOVATIVE DESIGN AND LAYOUT



STRUCTURE

The pre-engineered building features optimised column spacing and a mezzanine level.



WALL

Precast concrete wall along the periphery of the building.



TRUCK APRON

The truck apron, made of high-quality concrete, is 16.5 meters deep, making it suitable for heavy loads and large trucks.



CLEAR HEIGHT

A 12-meter clear height allows for high rack systems and large equipment, enhancing warehouse flexibility and handling of oversized goods.



SKYLIGHT

Energy-efficient skylights enhance natural daylight, reducing reliance on artificial lighting and supporting sustainability goals with improved visibility.



PARKING

Designated parking zones to accommodate 2-wheelers near the entrance and separate areas for 4-wheelers.



OFFICE

The two-floor office space includes a ground floor and a mezzanine level, optimising vertical space for administrative and operational efficiency.



FIRE DETECTION

Advanced fire detection systems meet NFPA, FM and NBC standards, providing comprehensive coverage and rapid response to fire hazards.



FLOOR

The flooring, rated at 5T/m² and FM2-compliant, features flat surfaces to support high cube racking systems and ensure stability for storage operations.



VENTILATION

Passive ventilation systems, including louvered panels and roof monitors, ensure 3-6 air changes per hour.



ROOF

Featuring a premium "standing seam" roof with a 10-year leak-proof warranty and capability to withstand solar roof top.



LIGHTING

LED fixtures to provide 150 Lux illumination.



DOCK DOORS

Manually operated rolling shutters and mechanical dock levellers secure and streamline loading bays, enhancing operation efficiency and safety.



FIRE FIGHTING

Ceiling sprinklers and fire hydrants provide comprehensive internal and external fire suppression and reliable access to water for firefighting.



DOCKING TYPE

The docking system allows trucks to load and unload within the facility.



LINKING THE LIMITLESS

NCR | PUNJAB | GUJARAT | MAHARASHTRA | ANDHRA PRADESH | KARNATAKA | TAMIL NADU | TELANGANA

CORPORATE OFFICE

IndoSpace Development Management Pvt. Ltd.
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SITE ADDRESS

IndoSpace Industrial & Logistics Park
Narasapura, Plot No IA & 3, Jakasandra
Industrial Area, Village —Jakasandra,
Kasaba Hobli, Malur Taluka, Kolar
District, Karnataka

FOR LEASING ENQUIRIES

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