



**INDOSPACE**

**SPACES THAT CAN  
MAKE ROOM FOR YOUR  
GROWTH STORIES**



**VALLAM II**





# HERE'S TO PARTNERSHIPS OF GROWTH

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Every business needs a space that can help realise their expansion plans. Every enterprise needs support that can help them execute their vision.

Enabling businesses is ingrained in the very fabric of IndoSpace. Within our 57+ million square feet extensive portfolio, each square foot becomes the opening chapter of a captivating growth narrative, while our strategically located 50+ parks act as catalysts, transforming potential into boundless possibilities. We share a decade-long legacy with over 125+ of the world's biggest companies spanning sectors and industries.

Partner with us to gain access to spaces with a knack for fulfilling ambitions. To inspire innovation that propels you into the lead. To usher in India's century of growth.

 **INDOSPACE**

**SPACES  THAT CAN**

# AN ALLIANCE THAT EMPOWERS

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## Everstone

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An India and South East Asia focused investment firm.

AUM of **USD 6 billion** dedicated to private equity and real estate, green infrastructure and venture capital.

Completed 45 private equity investments.

## REALTERM

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An independent global investment manager focused on the transportation industry.

Realterm currently manages over **USD 11 billion** in assets across five transportation logistics-oriented private equity fund series.

## A RECORD THAT **INSPIRES**

A total investment of

**\$3 billion**

57+ million sq ft portfolio across

**50+ parks**

**125+**

leading clients pan-India



# SPACES THAT CAN PROPEL YOU INTO THE LEAD



# INDOSPACE'S ACHIEVEMENTS TRANSCEND SECTORS



**ICONIC BRAND OF INDIA**  
at the The Economic Times Iconic  
Brands of India Conclave



**PIONEER IN LARGE SCALE ADOPTION OF  
GREEN LOGISTICS PARKS IN INDIA - 2021**



**FIRM OF THE YEAR, INDIA**  
2019 - 2022 by PERE Magazine



**BEST INDUSTRIAL/WAREHOUSE DEVELOPER**  
won 6 times since 2015



**#2 DEVELOPER OVERALL**  
2020 and 2022



**#2 DEVELOPER  
IN INNOVATION - 2022**

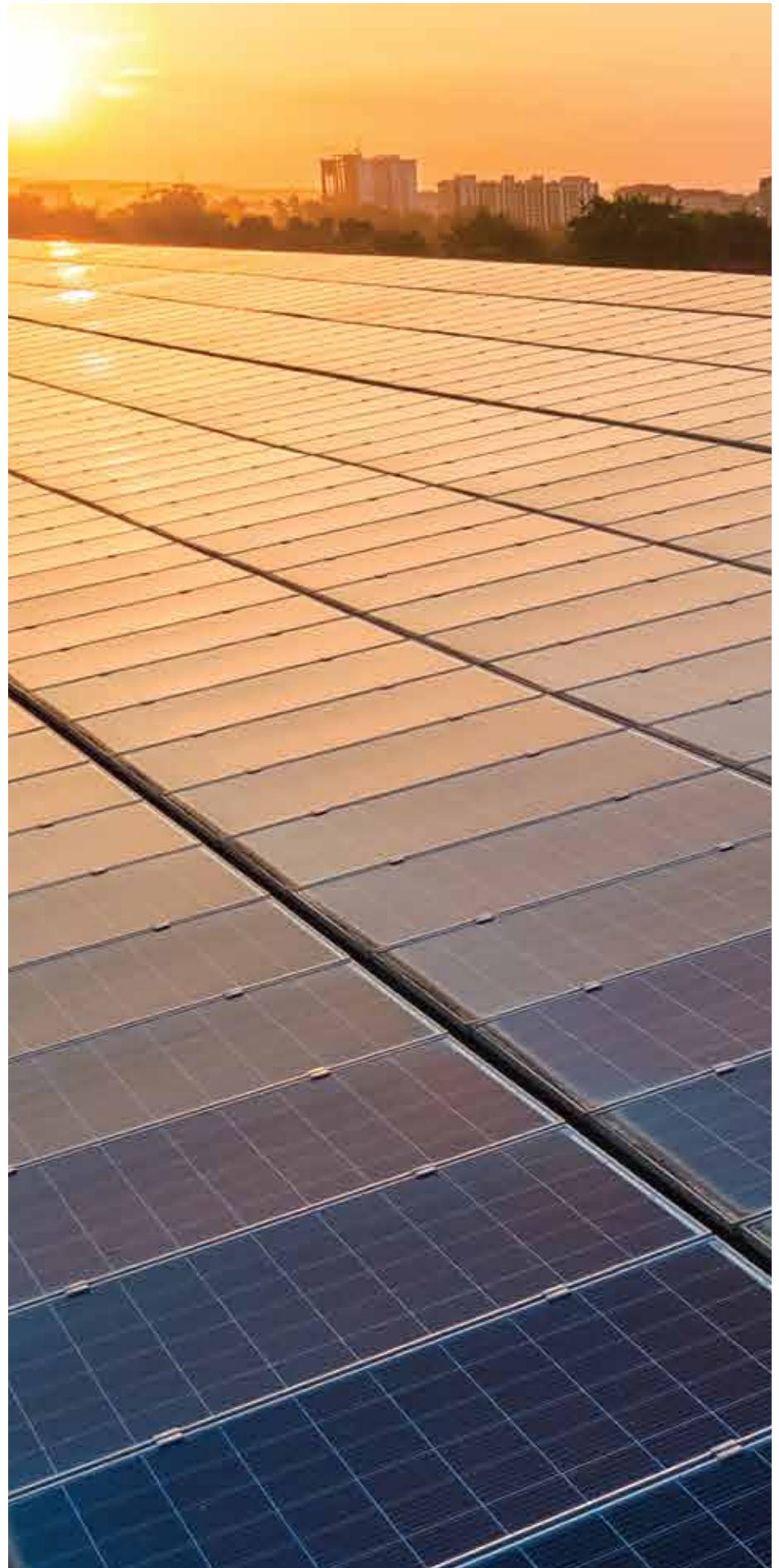


# SPACES THAT CAN BE GOOD TO THE PLANET

Sustainability drives our every effort  
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 4-star Green 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.



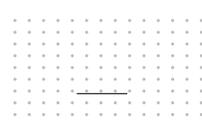
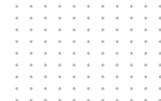
### RECYCLE. REUSE. REPURPOSE.

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.

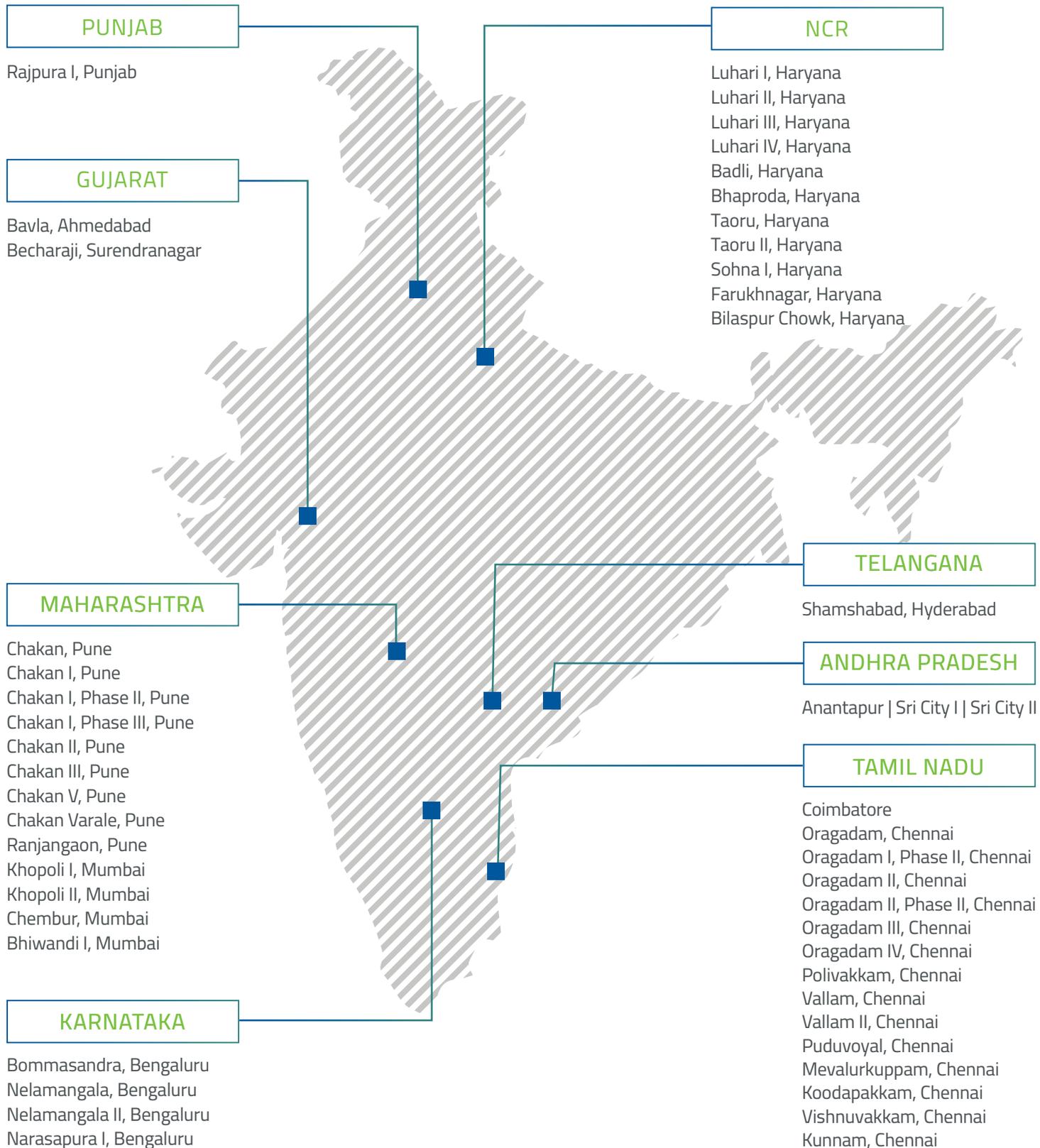


# SPACES THAT CAN GIVE LIFE TO EXPANSION PLANS

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Indospace provides India's largest network of Grade-A warehouses, strategically located around regional hubs



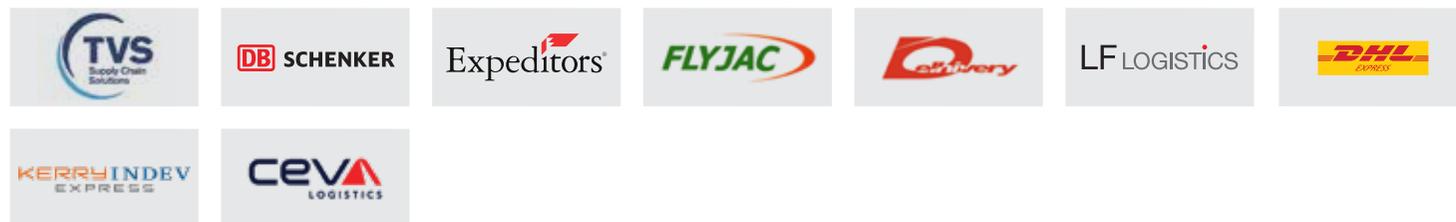


# TRUSTED BY SOME OF THE WORLD'S BIGGEST BRANDS

## AUTOMOTIVE



## THIRD-PARTY LOGISTICS



## RETAIL



## E-COMMERCE



## OTHERS





INDOSPACE VALLAM II, CHENNAI

“ IndoSpace team is highly professional and committed to meet user requirements ”

**Nagaraja Rao** (Director - Real Estate- Schneider Electric)

# INDOSPACE VALLAM II

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Here to boost growing businesses in Tamil Nadu





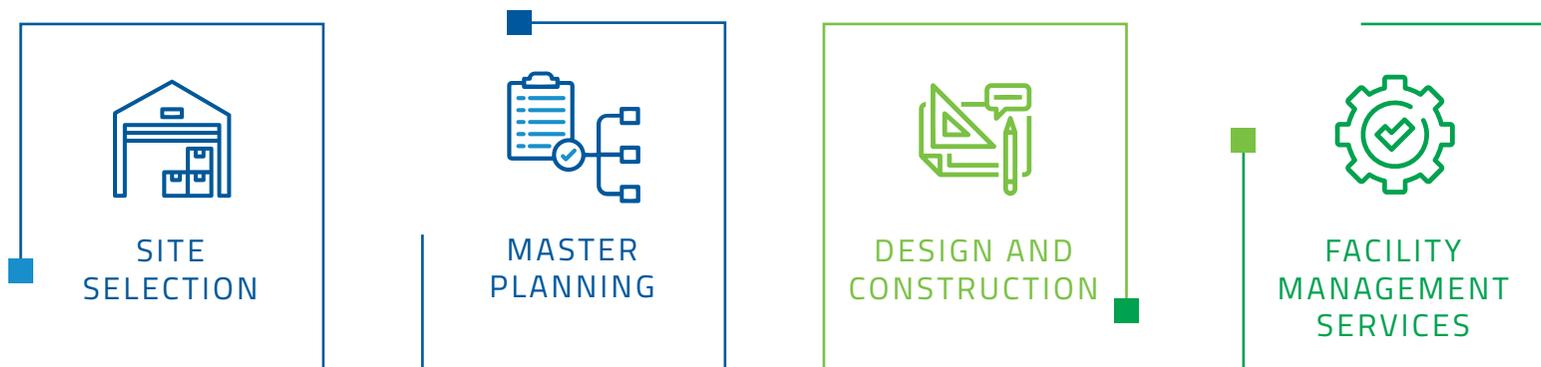
# READY-TO-MOVE-IN

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 VALLAM II:

Here to boost growing businesses in Tamil Nadu





TOTAL LAND PARCEL

50 Acres

TOTAL CHARGEABLE AREA

13,30,955 sq. ft.  
(1,23,650 sq. m)

TYPE OF LAND

Suitable for Industrial &  
Industrial Logistics



## ABOUT CHENNAI

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Ranked as the third largest Indian city based on per-capita GDP in 2015\*, Chennai stands tall amidst the thriving investment and development destinations of India. Its key

industrial hubs of Sriperumbudur and Oragadam host major MNCs and are easily accessible via multi-modal transport.

## ABOUT VALLAM II

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Vallam is an established industrial corridor in Chennai with proximity to Oragadam and Sriperumbudur micro-markets. Vallam has presence of large manufacturers like Yamaha, Royal Enfield, Valeo, TPI and its vendors as well as ancillaries.

To help our tenants benefit from the growth of this location, we operate two established industrial parks in Vallam, trusted by marquee clients who aspire to expand their business from Chennai.

## INDOSPACE AT VALLAM II

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Situated on SH-57, IndoSpace Vallam II is spread across a sprawling 50 acres and is located within the SIPCOT area. The fully compliant, strategically positioned Grade-A park allows businesses to cater to Chennai's western as well as southern belt via the Outer Ring Road. With smooth connectivity to Vallam, Oragadam, Irungattukottai and Sriperumbudur, tenants can enjoy proximity to OEMs like Yamaha, Royal Enfield, Nissan, Daimler and Foxconn.

What makes our park more suitable for business expansion is their closeness to the established industrial and automobile hub of Sriperumbudur and Oragadam micro-market along with superior connectivity to the city.

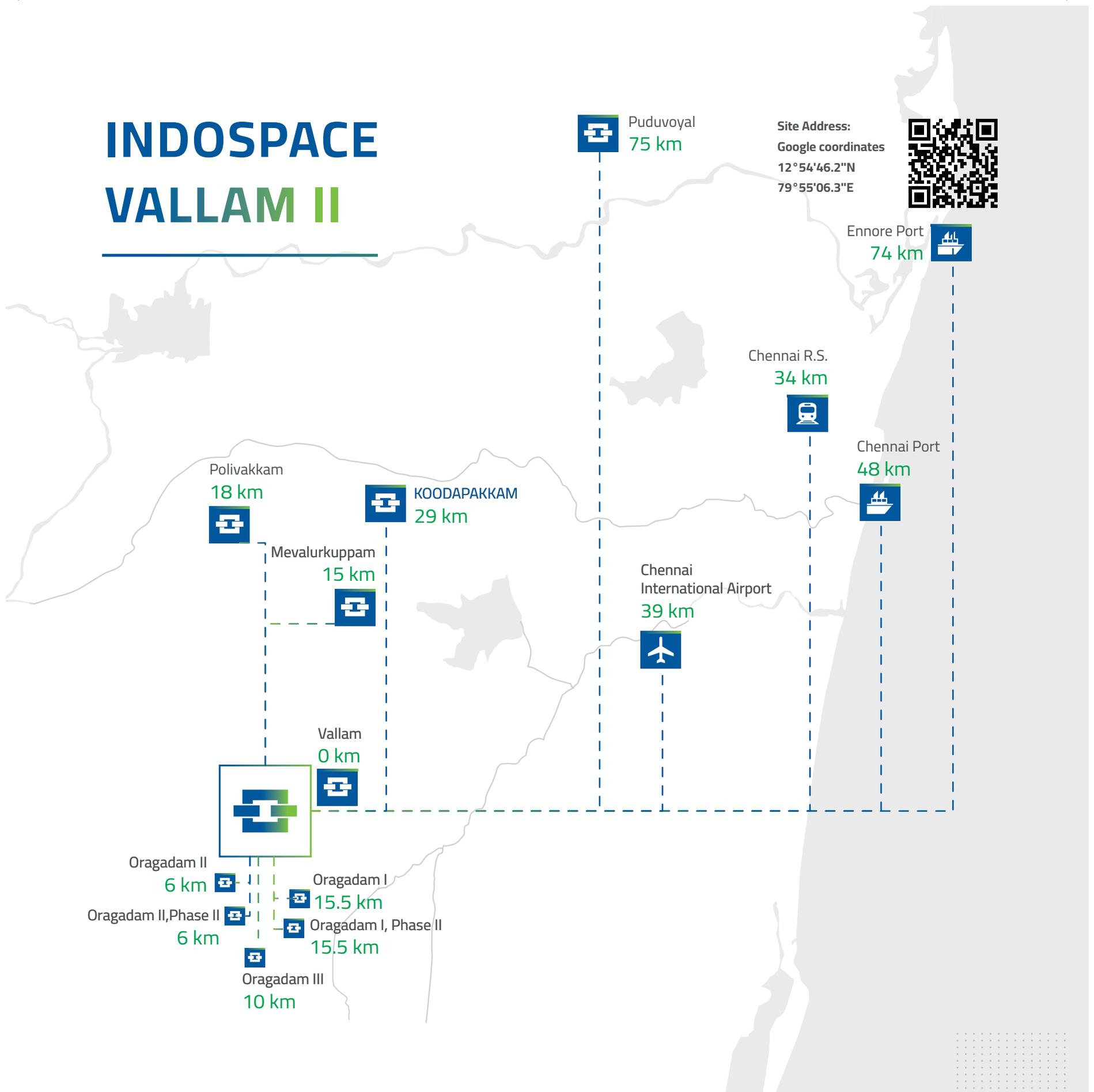
As first-movers in Grade-A facilities, we offer global standards of warehousing and set the industry benchmark in construction quality. With fully compliant spaces, IndoSpace is known to serve multinational corporations and Indian majors who demand the best offerings.

# INDOSPACE VALLAM II - TOP VIEW

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# INDOSPACE VALLAM II



 Puduvoyal  
75 km

Site Address:  
Google coordinates  
12°54'46.2"N  
79°55'06.3"E



Ennore Port  
74 km 

Chennai R.S.  
34 km 

Chennai Port  
48 km 

Chennai International Airport  
39 km 

 KOODAPAKKAM  
29 km

Polivakkam  
18 km 

Mevalurkuppam  
15 km 

Vallam  
0 km 

Oragadam II  
6 km 

Oragadam I  
15.5 km 

Oragadam II, Phase II  
6 km 

Oragadam I, Phase II  
15.5 km 

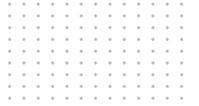
Oragadam III  
10 km 

# STRATEGIC LOCATION



# MASTER LAYOUT SPREAD

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<b>FMO</b>	Facility Management Office First-Aid Room and Control Room	<b>CAS</b>	Common Amenity Space
<b>SS</b>	Substation	<b>GH</b>	Gate House
<b>UGT</b>	Underground Water Tank	<b>RG</b>	Recreation Ground
<b>STP</b>	Sewage Treatment Plant		Common Parking Area
<b>OWC</b>	Organic Waste Converter		Trailer Parking
<b>MR</b>	Metering Room		Utility Space
<b>RWHP</b>	Rainwater Harvesting Pond		





# INDOSPACE VALLAM II:

To ensure that our clients receive the best possible service, all our parks have in-house Facility Management teams that tend to our clients' operational needs and check that maintenance as well as presentation standards are exceptional. Dedicated Building Managers provide on-site support for day-to-day operations while Facility and Leasing Managers are available to discuss any lease queries, invoicing issues or modifications to tenancies.



# ENHANCED PARK INFRASTRUCTURE AND AMENITIES



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



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



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



Availability at park to supply power 5.5 VA/sq. ft.\* and 1.25 VA/sq. ft.\*\*



External lighting to common areas and roads



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



Separate water supply for domestic and flushing needs



Facility management office



Drivers' rest area and toilets



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



Rainwater harvesting



Green belt with tree plantations and drip/sprinklers irrigation system



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

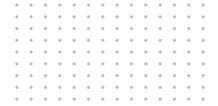


Food truck within park premises

\*Industrial

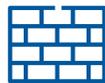
\*\*Warehousing

# SUPERIOR BUILDING STRUCTURE



## STRUCTURE

Pre-engineered building, optimised column spacing, and mezzanine level for office



## WALL

Pre-cast concrete walls up to 3.64 m and metal panels up to roof



## TRUCK APRON

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



## CLEAR HEIGHT

12 m



## SKYLIGHT

Energy-efficient lighting and skylights



## PARKING

For 2 and 4-wheelers at office entrance



## FLOOR

5T/MT<sup>2</sup>. Flat/super flat floors, FM2-compliant design to support high cube racking



## FIRE DETECTION

Global NFPA/FM/NBC standard fire-fighting and suppression systems



## OFFICE

Over 2 floors:  
Ground and Mezzanine



## VENTILATION

Passive ventilation to provide 3-6 air changes through louvred panels on external walls and roof monitor



## DOCK DOORS, DOCK LEVELLERS, AND DRIVE-IN DOORS

Manually operated rolling shutters and mechanically operated dock levellers



## ROOF

'Standing seam' premium roof system that provides 10-year leak-proof warranty and is capable of taking solar panel load



## FIRE FIGHTING

Ceiling sprinklers and K II 5 external and internal hydrants



## LIGHTING

LED fixtures to provide 150 Lux illumination



## DOCKING TYPE

Internal





**NCR ■ PUNJAB ■ GUJARAT ■ MAHARASHTRA ■ ANDHRA PRADESH ■ KARNATAKA ■ TAMIL NADU ■ TELANGANA**

For more information: ☎ 1800 267 4636 or ✉ [leasing@indospace.in](mailto:leasing@indospace.in)

#### **CORPORATE OFFICE**

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11th Floor, Tower 2A, Senapati Bapat Marg,  
Mumbai - 400 013, India.  
Landline: +91 22 6167 1001

#### **SITE ADDRESS**

IndoSpace Vallam II  
Plot G-123, SIPCOT Industrial Park Vallam Vadagal,  
Village Bhoodhanur, Sriperumbudur Taluk  
Kanchipuram District, Tamil Nadu 602105

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