INDOSPACE
a GLP joint venture

NCR ▪ PUNJAB ▪ GUJARAT ▪ MAHARASHTRA ▪ ANDHRA PRADESH ▪ KARNATAKA ▪ TAMIL NADU

For more information: **1800 267 4636** or **leasing@indospace.in**

CORPORATE OFFICE

IndoSpace Development Management Pvt. Ltd.
One Indiabulls Centre, 11th Floor, Tower 2A,
Prabhadevi, Senapati Bapat Marg,
Mumbai - 400 013
Landline: +91 22 6167 1001

SITE ADDRESS

Vishnuvakkam village,
Thiruvallur Taluk,
Thiruvallur District,
Tamil Nadu – 602 021

Karikalavakkam village,
Thiruvallur Taluk,
Thiruvallur District,
Tamil Nadu – 602 021

FOR LEASING ENQUIRIES CONTACT

Bhuvanya Palanisamy
M: +91 96000 87806
E: bhuvanya.palanisamy@indospace.in
www.indospace.in

The information and visuals contained herein are indicative. IndoSpace reserves the right to make amendments as and when it deems fit and proper, without any prior notice. No representation or warranty is made or intended as to the accuracy of information and no commitments are being given under this brochure. Visuals, drawings, plans or sketches shown are only an architect's impression and are subject to approvals from local authorities.

INDOSPACE
a GLP joint venture

VISHNUVAKKAM, CHENNAI

indospace.in

THE LEADERS THAT HELP YOU LEAD.

We are IndoSpace.
Leading investor, developer and manager of prime industrial & logistics real estate in India.

With our inception in 2007, we revolutionised the industrial & logistics real estate space and created a billion dollar modern warehousing industry, as it stands today.

With over 3 billion USD in investment, we are the **only developer & investor with state-of-the-art facilities at more key locations across India than any other** and are consistently growing.

From being an industry leader in India to having global strength, we are committed to our leadership position.
Our partnership with GLP, one of the world's largest developers of logistics real estate and a global investment manager, enables IndoSpace to provide global expertise and network, and the latest designs and technologies for efficient, custom-built facilities for our clients.

Our award-winning parks have consistently set the benchmark for the industry in terms of quality, services, sustainability, and governance.

Over the last decade, our dedication to best practices has won us recognition and awards from around the world.

Not surprisingly, **IndoSpace is the partner of choice for leading multinationals and progressive Indian companies looking to expand their footprint.**

Awarded **'Best Developer of Industrial/Warehouse Real Estate in India'** for five consecutive years between 2015-2019.

Goal to build a pipeline of **120 Mn. Sq. Ft.** of modern industrial and logistics infrastructure.

BACKED BY GLOBAL LEADERS

EVERSTONE GLP REALTERM LOGISTICS

Total Commitment of

USD 3 Billion

Across

35 Parks

Portfolio of

36 Mn. Sq. Ft.
(3.34 Mn. Sq. Mt.)

Clients in India

80+

AN ALLIANCE OF LEADERSHIP

IndoSpace has established a long-term partnership with GLP, a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies with USD 84 billion* assets under management and deep logistics sector expertise.

GLP has one of the largest real estate footprints in the world with a global portfolio of approximately 645 MN. SQ. FT. (60 MN. SQ. MT.) and uses its operational expertise, global scale and local presence to create valuable logistics ecosystems.

This partnership enables IndoSpace to leverage GLP's expertise in **fund management, development and operations,** as well as **access to their extensive global customer network,** to further strengthen IndoSpace's leadership position and create a unique technology-led logistics investment strategy in India.

A snapshot of GLP:

- **2000+ properties across 630+ parks**
- **645 MN. SQ. FT./60 MN. SQ. MT. global portfolio**
- **USD 84 billion* assets under management**
- **Presence across 11 countries**

*upon completion of a previously announced transaction

OUR PARKS ARE GOOD FOR YOUR BUSINESS

AND THE PLANET

INDOSPACE BUILDINGS ARE EDGE CERTIFIED

Excellence In Design For Greater Efficiencies

Indian Green Building Council FOUNDING MEMBER

As India's No. 1 in industrial and logistics parks, IndoSpace is committed towards sustainability. We pioneered the green warehousing sector in India.

Our parks have the esteemed EDGE rating, from GBCI (Green Business Certification Inc.). This rating means that our buildings possess several green achievements for **reduced carbon footprint: energy savings, water savings, selection of materials that embody less energy, dust-free environment during construction, among others**.

- Efficient water treatment systems
- Low-flow water fixtures
- Optimised orientation and height
- Sustainable and thermally efficient building envelope

ESG Compliance:

- Commitment to reduce GHG emissions
- EDGE certification for all future buildings
- Implementation of roof-top solar panels
- ESDD studies conducted for all new acquisitions as per IFC performance standards

As a founding member of the Indian Green Building Council, IndoSpace plays an active role in the advocacy of green buildings. The ultimate aim is both, greater profitability and a healthy environment for everyone.

TECHNOLOGY FOR THE ENVIRONMENT

Minimum impact on the environment through higher ecology standards by embracing new technology.

ENVIRONMENTALLY RESPONSIBLE BY DESIGN

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

INTELLIGENT HARVESTING OF RAINWATER

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

SMART VENTILATION IS 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.

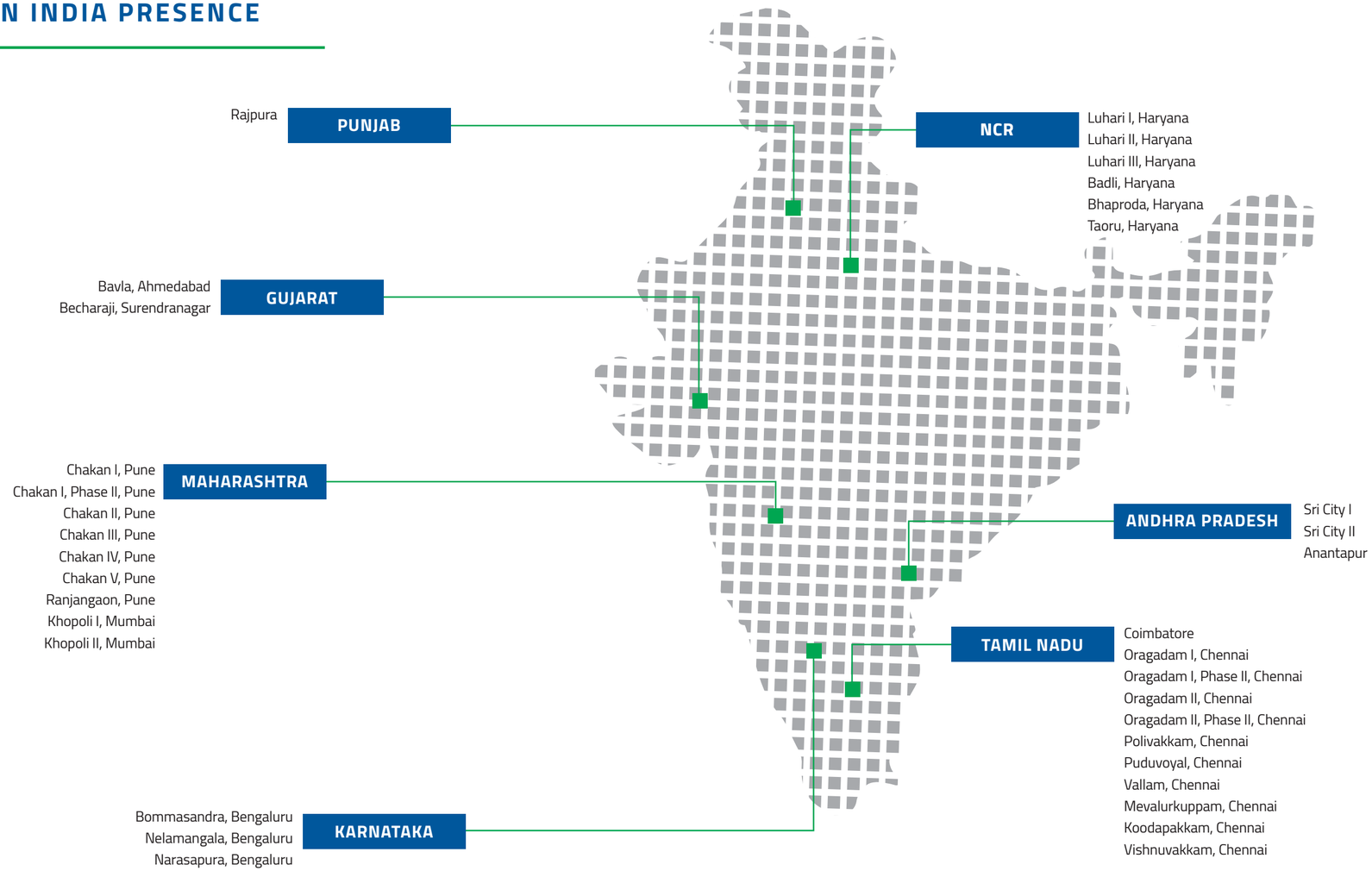
EFFICIENCY IN ENERGY THAT'S GOOD FOR THE PLANET

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

THE REWARDS OF LEADERSHIP

- **Quality Excellence In Safety And Environmental Sustainability 2020**
  Manufacturing Supply Chain Awards
- **Firm Of The Year - India 2019**
  PERE Magazine (Leading Publication For The World's Private Real Estate Market)
- **Industrial/Warehouse Developer In India - 2015, 2016, 2017, 2018 & 2019**
  Ranked No.1 by Euromoney Magazine
- **Indian Industrial & Logistics Real Estate Developer Company Of The Year 2019**
  At The Frost & Sullivan India Best Practices Awards
- **Best Industrial & Logistics Infrastructure Player - 2017, 2018 & 2019**
  At The CII Supply Chain & Logistics Excellence (SCALE) National Awards
- **Best Industrial & Logistics Parks In India - 2019**
  At The 13th Express Logistics & Supply Chain Conclave
- **Leading Warehouse & Industrial Parks - 2018 & 2019**
  At Warehouse Excellence Awards by Reedmanch
- **Best Warehousing Project Of The Year - IndoSpace Logistics Park Luhari - 2018**
  At National Awards for Marketing Excellence (For Excellence in Infrastructure and Construction) by Times Network
- **Developer Of The Year - Warehousing - 2018**
  At National Awards for Marketing Excellence (For Excellence in Infrastructure and Construction) by Times Network
- **Real Estate 2020 Footprint For The Future**
  By CII Realty 2017
- **Star Warehousing Company Of The Year - 2017**
  At The 11th Express Logistics & Supply Chain Conclave

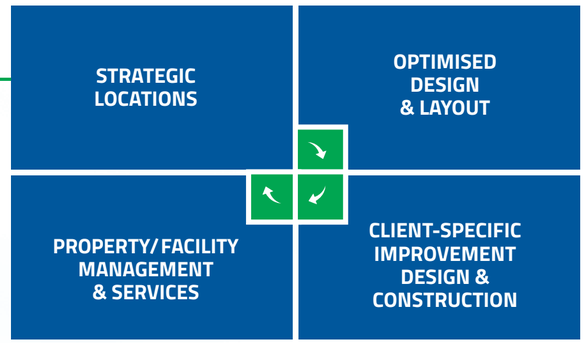
THE LEADERSHIP EDGE - PAN INDIA PRESENCE



VERSATILE SOLUTIONS

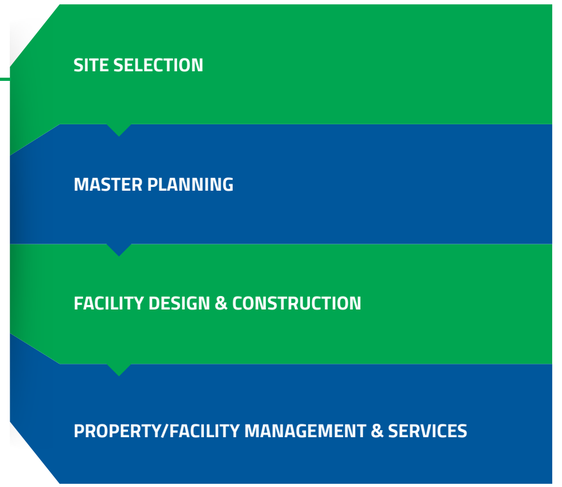
READY-TO-MOVE

Our general warehousing & logistics parks meet the needs of most clients in terms of size, grade and lease terms, allowing for cost-effective solutions.

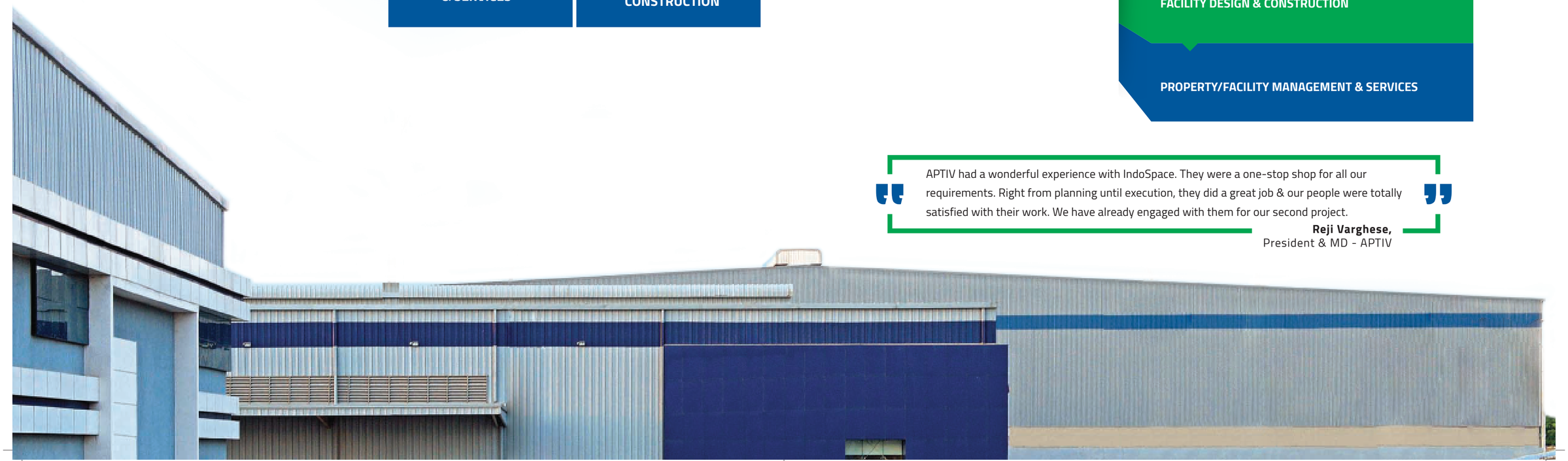


BUILT-TO-SUIT

We build close partnerships with clients to understand their needs and use our expertise in industry-specific state-of-the-art infrastructure & logistics facilities to deliver the most optimal solution.



> APTIV had a wonderful experience with IndoSpace. They were 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 - APTIV



ABOUT CHENNAI

The third largest Indian city on per-capita GDP in 2015*, Chennai is one of the hottest investment and development destinations. Its key industrial hubs of Sriperumbudur and Oragadam host major MNCs and are easily accessible through air, land and sea.

ABOUT VISHNUVAKKAM

Vishnuvakkam in Thiruvallur district, Tamil Nadu, is strategically located on the Redhills - Thiruvallur Highway (SH-114). It offers easy access to industrial areas of Periyapalayam (15 km) and Tiruvallur (27 km), as well as to major seaports like Ennore, Kattupalli and Chennai.

*Source: Wikipedia

INDOSPACE AT VISHNUVAKKAM

IndoSpace Industrial and Logistics Park Redhills is strategically located in the Vishnuvakkam village of Thiruvallur district on the state highway SH-114 (Redhills-Thiruvallur Highway). Its close proximity to the Redhills micro-market which has developed into a warehousing hub, makes IndoSpace Redhills an ideal location for companies looking to expand their operations in North Chennai.

Spread across 62 acres, the site enjoys superior connectivity via the state highway to the nearby industrial areas of Gummudipoondi, Sriperumbudur and Periyapalayam.

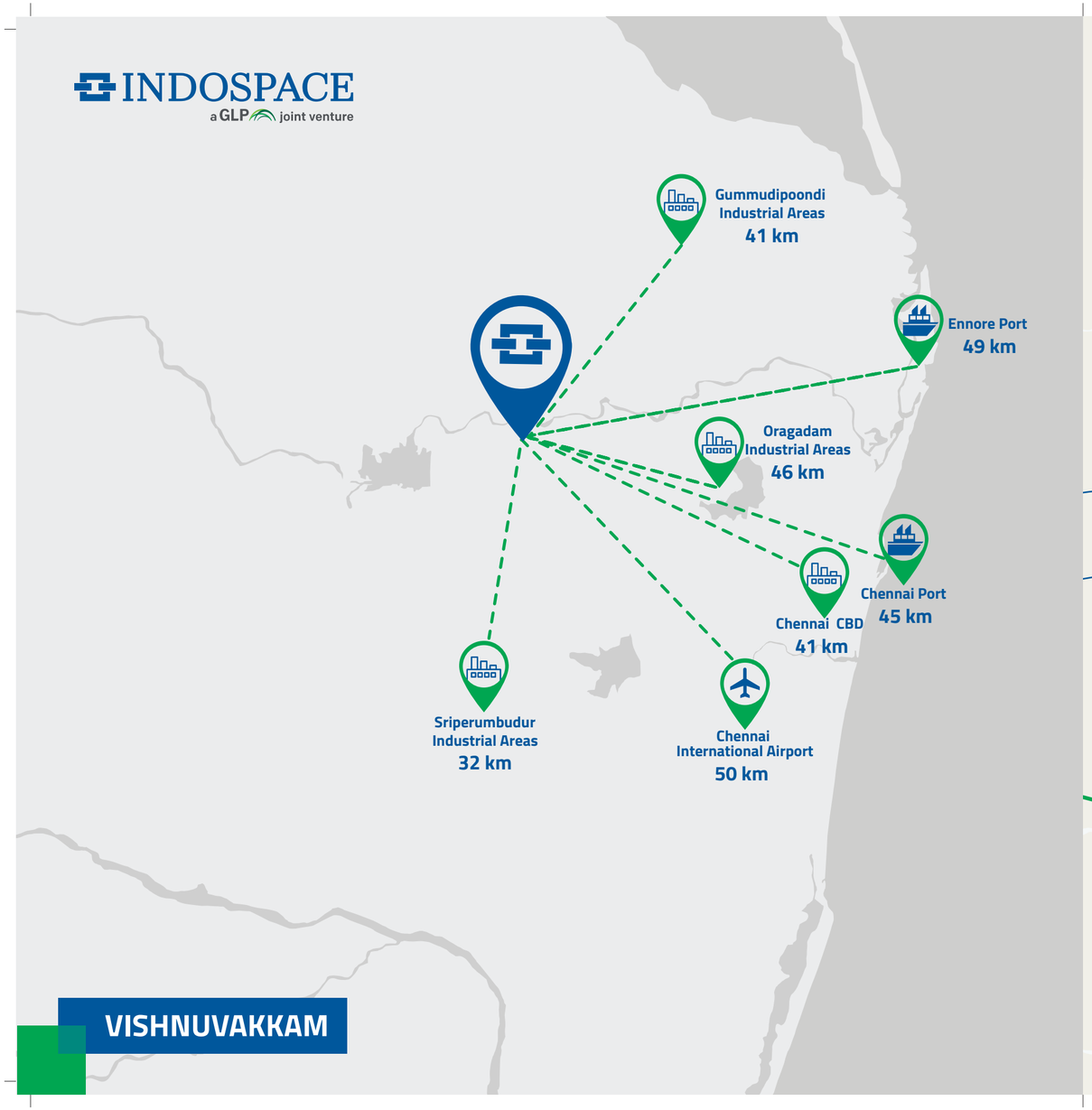
Location Advantage:

Easy Access to	**SH-114**
Chennai CBD	**41 km**
Airport	**50 km**
Chennai Port	**45 km**
Ennore Port	**49 km**
Kattupalli Port	**56 km**

OVERVIEW OF
INDOSPACE INDUSTRIAL & LOGISTICS PARK REDHILLS

TOTAL LAND PARCEL	TOTAL CHARGEABLE AREA	TYPE OF LAND
62 Acres	15,72,686 SQ. FT. (1,46,107 SQ. MT.)	Suitable For Industrial & Logistics Development

INDOSPACE
a GLP joint venture

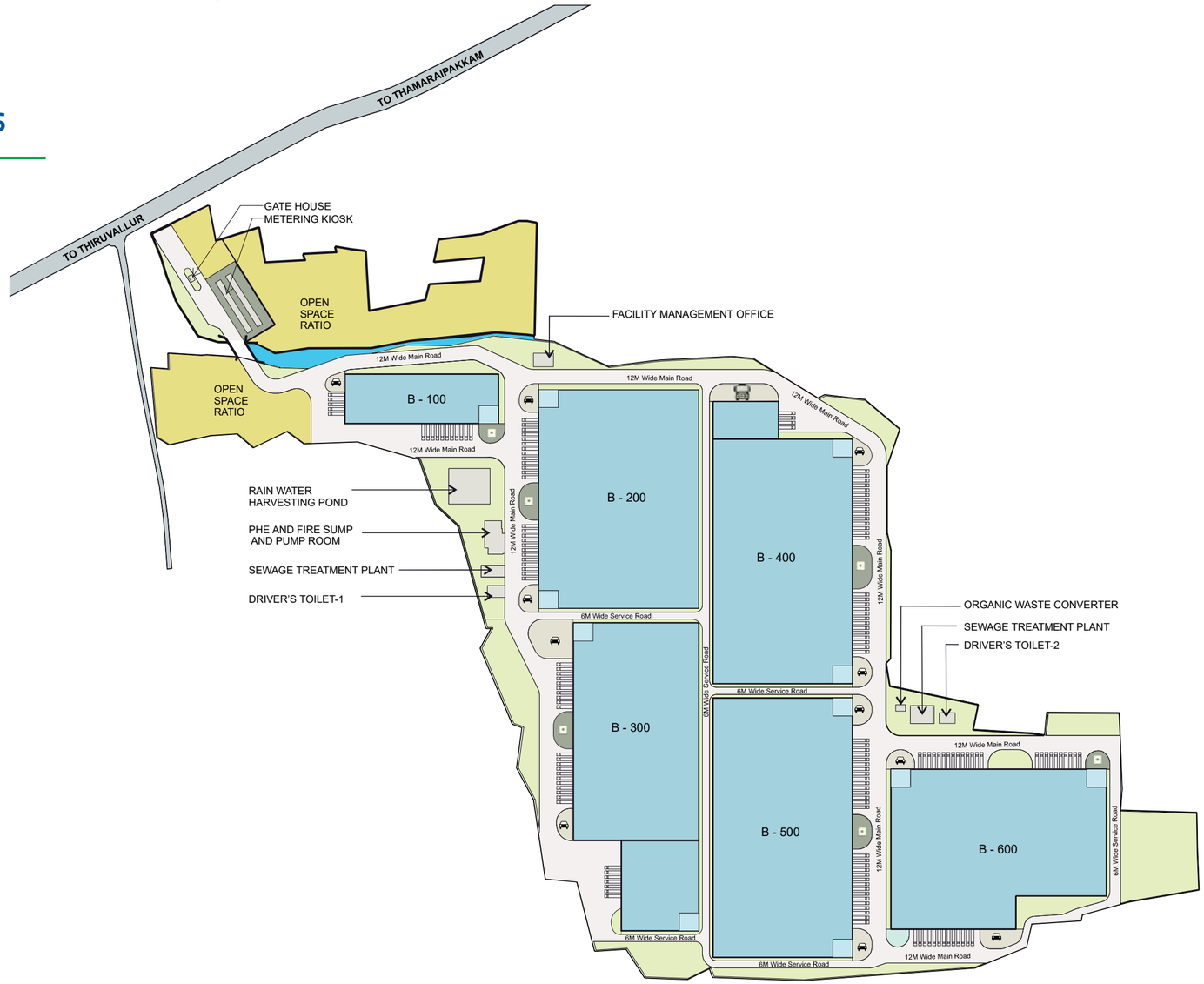


VISHNUVAKKAM

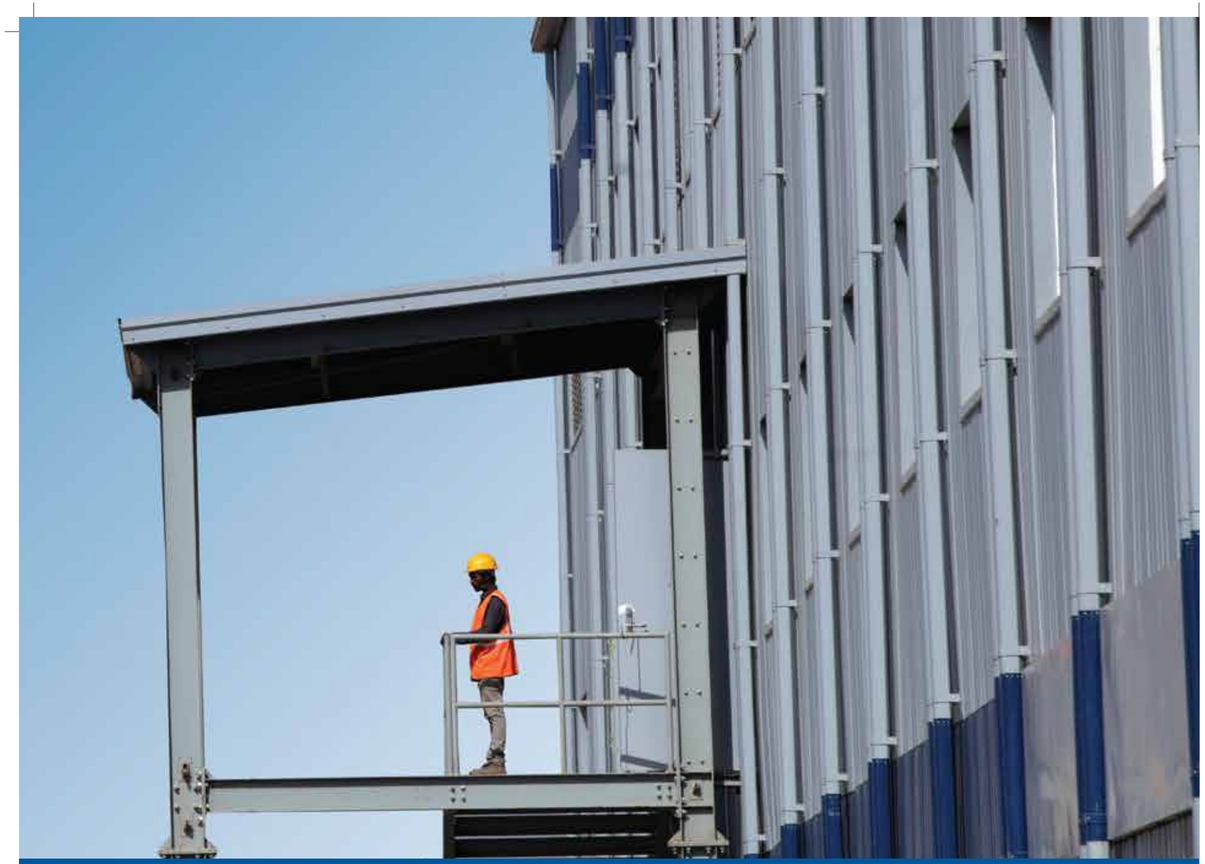
STRATEGIC LOCATION

Site Address:
Google coordinates
13°12'15.1"N
79°58'25.4"E

MASTER LAYOUT PLAN OF
INDOSPACE INDUSTRIAL & LOGISTICS PARK REDHILLS



TOP LAYOUT VIEW OF
INDOSPACE INDUSTRIAL & LOGISTICS PARK REDHILLS



ASSURED MAINTENANCE

To ensure our customers receive the best possible service, all our estates have in-house property service teams that attend to customers' operational needs, to check that 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 AND AMENITIES

- Pre-built state-of-the-art infrastructure to the last mile connectivity (plug & play)
- 24x7 manned security gate with CCTV & boom barrier at main park entrance
- Asphalt road for access and internal circulation of 40 feet containers
- Power - Availability at park to supply power 5.5 VA/SQ. FT.* & 1.25 VA/SQ. FT.**
- External lighting to common areas and roads
- First-Aid centre
- Organic Waste Converter - organic waste generated by client converted to manure
- Separate water supply for domestic & flushing needs
- Property management office
- Drivers' rest area and toilets
- Fire fighting ring main loop with fire hydrants, water storage tank & 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

*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 MT. and metal panels up to roof

TRUCK APRON

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

CLEAR HEIGHT

12 MT.

SKYLIGHT

Energy-efficient lighting and skylights

PARKING

For two and four-wheelers at office entrance

FLOOR

5T/MT². Flat / Super flat floors, FM2-compliant design to support high cube racking

FIRE DETECTION

Global NFPA/FM/NBC standard fire fighting & supression sytems

OFFICE

Over 2 floors: Ground & Mezzanine

VENTILATION

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

ROOF

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

LIGHTING

LED fixtures to provide 150 Lux illumination

DOCK DOORS, DOCK LEVELLERS AND DRIVE IN DOORS

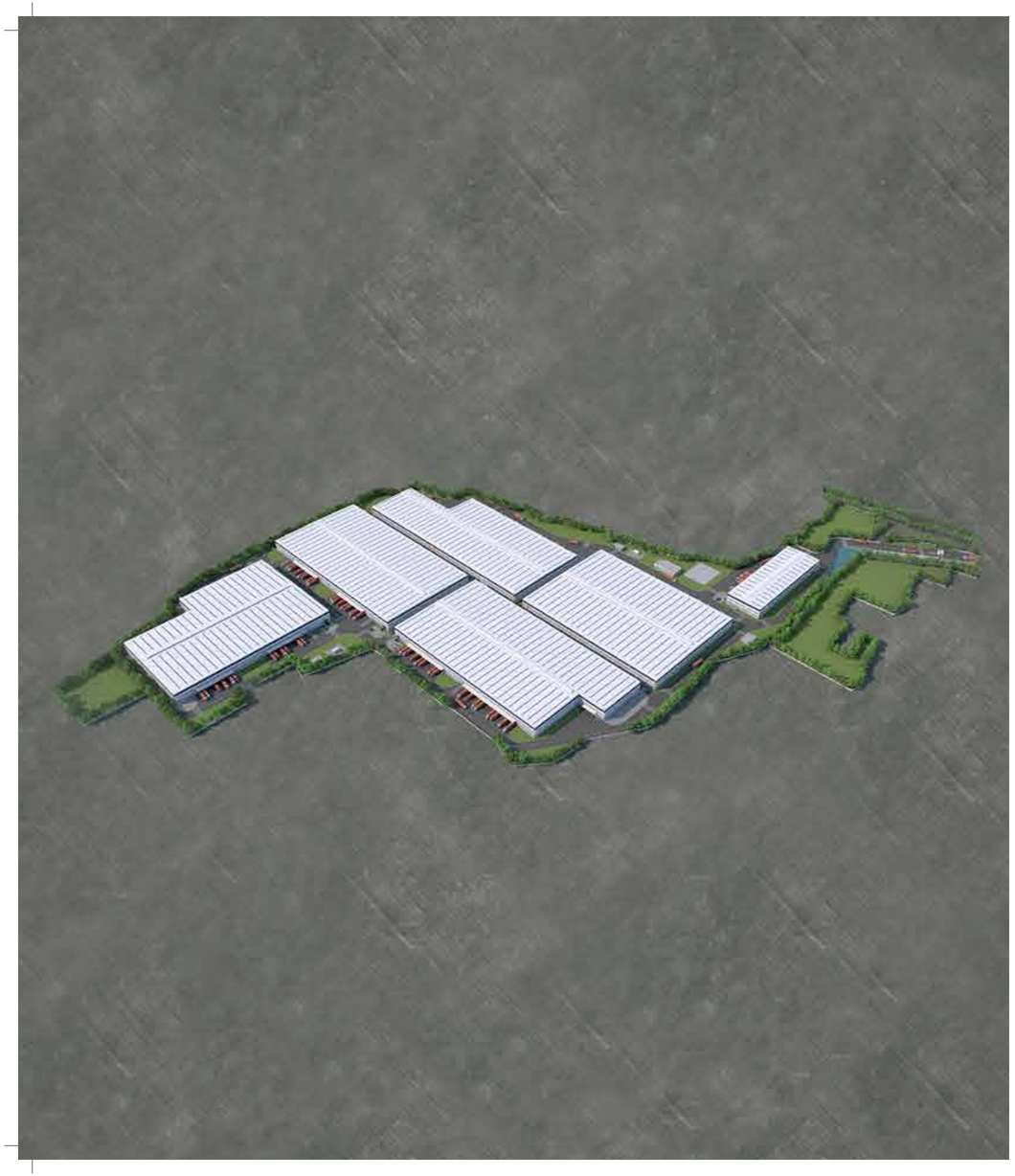
Manually operated rolling shutters and mechanically operated dock levellers

FIRE FIGHTING

Ceiling sprinklers, K II 5 external and internal hydrants

DOCKING TYPE

Internal



INDOSPACE INDUSTRIAL & LOGISTICS PARK VISHNUVAKKAM, CHENNAI

TRUSTED BY SOME OF THE WORLD'S BIGGEST BRANDS

amazon · APM TERMINALS · asianpaints · BONDIOLI & PAVESI · BOSCH · brembo · CEVA

DELFINGEN · DHL · ERICSSON · Haier · Reliance Industries Limited · HUTCHINSON · IKEA

ionbond · JOCKEY · KONE · KUEHNE+NAGEL · LEONI · MAYEKAWA MYCOM · MINI SOU

NASL · 日本通運 NIPPON EXPRESS · NISSAN · ROYAL ENFIELD · samvardhana motherson · Schneider Electric · SKF

Steelcase · ThermoFisher SCIENTIFIC · TSUBAKI · UGC · Valeo · VITEC · JABIL

80+ Unique Clients

INDOSPACE INDUSTRIAL & LOGISTICS PARK REDHILLS