INDOSPACE

a GLP joint venture

# ORAGADAM III, CHENNAI

indospace.in

# THE LEADERS THAT HELP YOU LEAD.

**We are IndoSpace - the largest investor, developer and manager of prime industrial and logistics real estate in India.**

Since IndoSpace's inception in 2007, we revolutionised the industrial and logistics real estate space and contributed to the establishment of a billion-dollar modern warehousing industry, as it stands today.

With over 3 billion USD in investment, we are the only developer and investor with state-of-the-art facilities at more key locations across India than any other, and we 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 past 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 Industrial/Warehouse Developer in India 2015-2020 (Won six years in a row)** by Euromoney Magazine

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

**3** Billion USD

Across

**44** Parks

Portfolio of

**49** mn. sq. ft.

(4.08 mn. sq. m)

Clients in India

**90+**

## 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 89 billion USD worth of assets under management and a deep logistics sector expertise.**

GLP has one of the largest real estate footprints in the world with a global portfolio of approximately 650 mn. sq. ft. (60.4 mn. sq. m), 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 their extensive global customer network,** which can further strengthen our leadership position and create a unique technology-led logistics investment strategy in India.

GLP

## A SNAPSHOT OF GLP:

- 2200+ properties across 700+ parks
- 650 mn. sq. ft./60.4 mn. sq. m global portfolio
- 89 billion USD worth of assets under management
- Presence in 16 countries

# OUR PARKS ARE GOOD FOR YOUR BUSINESS

# AND THE PLANET

## INDOSPACE BUILDINGS ARE CERTIFIED BY EDGE AND IGBC

Excellence In Design For Greater Efficiencies

IGBC

As India's leader in industrial and logistics parks, IndoSpace is committed towards sustainability. We pioneered green warehousing in India.

**As a founding member of the Indian Green Building Council (IGBC)**, IndoSpace plays an active role in the advocacy of green buildings. Our ultimate aim is both greater profitability and a healthier environment for everyone.

IndoSpace is also the **first organisation in India to be awarded the Platinum certification under the IGBC logistics parks and warehousing rating system.** This certification recognises IndoSpace's global leadership in green building parameters including Green Design, Construction and Operations, an unprecedented feat in Indian industrial and logistics real estate.

**IndoSpace has also won the esteemed EDGE Certification from Green Business Certification Inc. (GBCI).** Our assets and infrastructure are designed and constructed for reducing carbon footprint, resulting in **energy savings, water savings, selection of materials that embody less energy and 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 rooftop solar panels
- ESDD studies conducted for all new acquisitions as per the IFC Performance Standards

## TECHNOLOGY FOR THE ENVIRONMENT

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

## ENVIRONMENTALLY RESPONSIBLE BY DESIGN

Our facilities fulfil environmental responsibilities by incorporating open spaces and 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 FOR SMART POWER SAVING

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

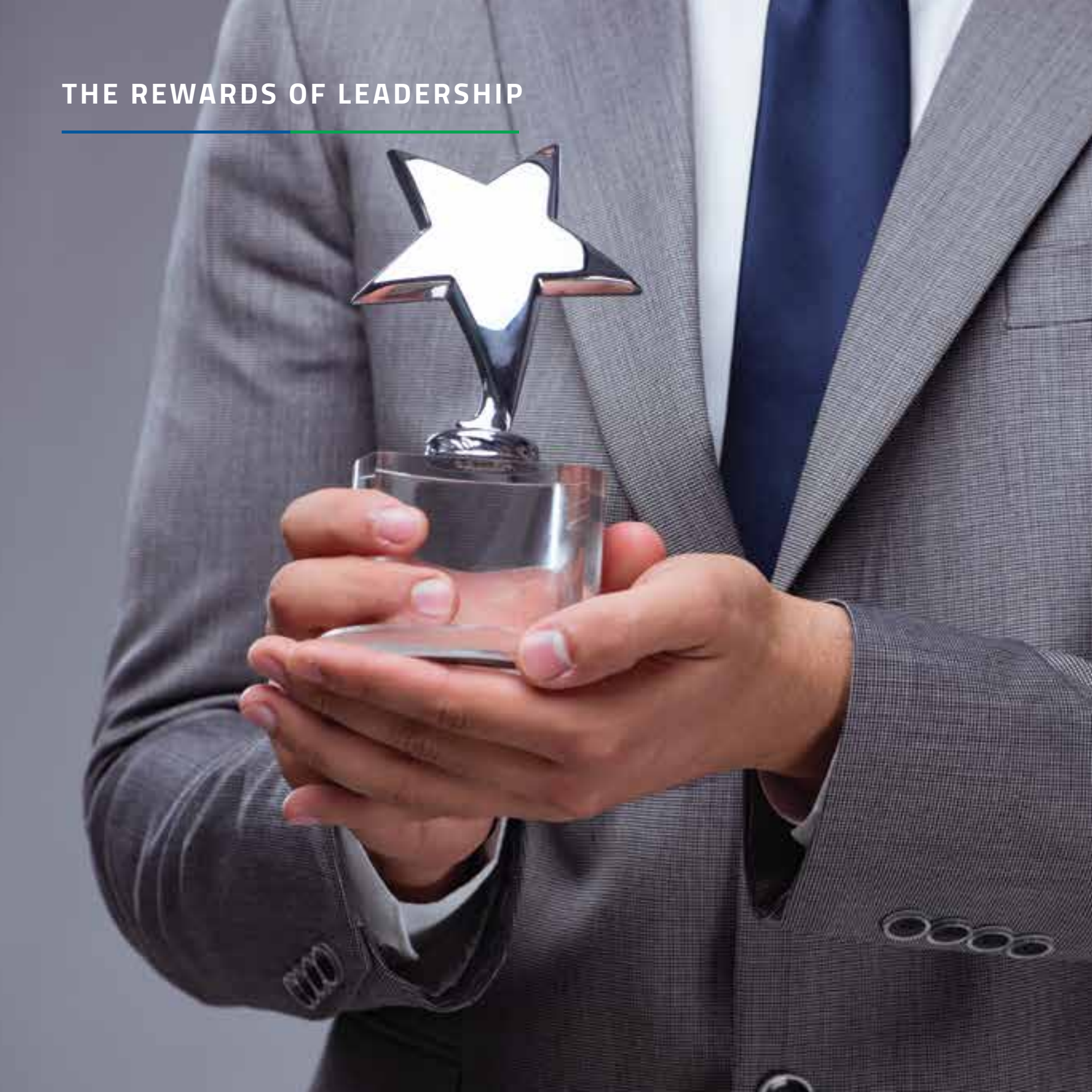
## EFFICIENCY IN ENERGY THAT'S GOOD FOR THE PLANET

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

## RECYCLE. REUSE. REPURPOSE.

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

# THE REWARDS OF LEADERSHIP



# THE REWARDS OF LEADERSHIP

**PIONEER IN LARGE SCALE ADOPTION OF GREEN LOGISTICS PARKS IN INDIA - 2021**
at the 8th IGBC Green Champion Awards

**FIRM OF THE YEAR, INDIA - 2019 AND 2020**
by PERE Magazine (Leading publication for the world's private real estate market)

**BEST INDUSTRIAL/WAREHOUSE DEVELOPER IN INDIA 2015 TO 2020**
by Euromoney Magazine (Won six years in a row)

**TOP 3 OVERALL DEVELOPERS IN INDIA - 2019 AND 2020**
ranked by Euromoney Magazine

**BEST INNOVATIVE GREEN DEVELOPER IN INDIA - 2020**
ranked No. 1 by Euromoney Magazine

**BEST INDUSTRIAL & LOGISTICS INFRASTRUCTURE PLAYER - 2017 TO 2020**
at the CII Supply Chain & Logistics Excellence (SCALE) National Awards

**QUALITY EXCELLENCE IN SAFETY AND ENVIRONMENTAL SUSTAINABILITY - 2020**
at the Manufacturing Supply Chain Awards

**BEST INDUSTRIAL & LOGISTICS PARKS IN INDIA - 2019**
at the 13th Express Logistics & Supply Chain Conclave

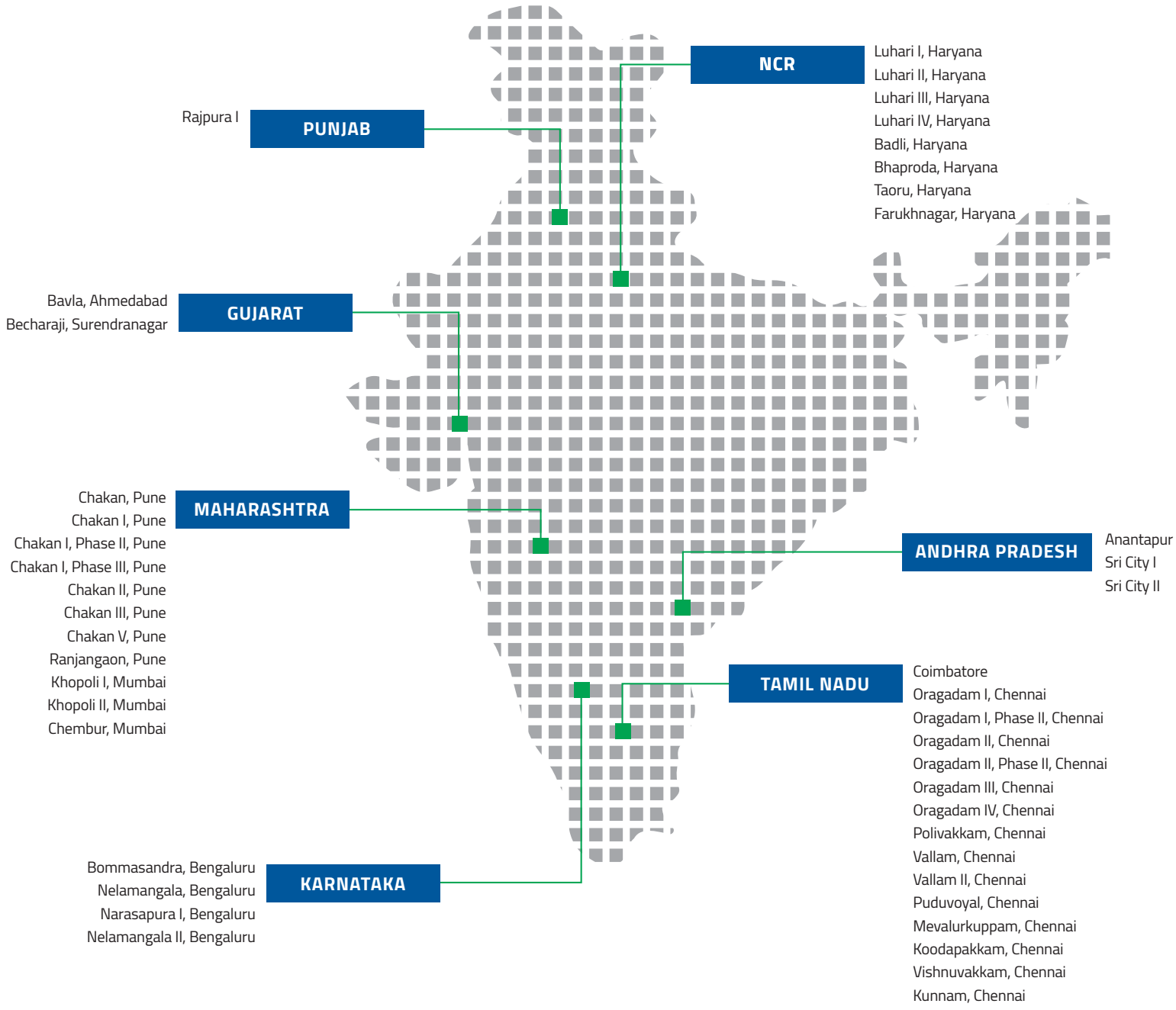
**LEADING WAREHOUSE & INDUSTRIAL PARKS - 2018 AND 2019**
at the Warehouse Excellence Awards by Reedmanch

**INDIAN INDUSTRIAL & LOGISTICS REAL ESTATE DEVELOPER COMPANY OF THE YEAR - 2019** at the Frost & Sullivan India Best Practices Awards

**BEST WAREHOUSING PROJECT OF THE YEAR - INDOSPACE LOGISTICS PARK LUHARI - 2018** at the National Awards for Marketing Excellence (For Excellence in Infrastructure and Construction) by Times Network

**DEVELOPER OF THE YEAR (WAREHOUSING) - 2018**
at the National Awards for Marketing Excellence (For Excellence in Infrastructure and Construction) by Times Network

# THE LEADERSHIP EDGE: PAN-INDIA PRESENCE



# VERSATILE SOLUTIONS

## READY-TO-MOVE-IN

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

## BUILT-TO-SUIT

We build close partnerships with our 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.

> We appreciate the efforts taken by IndoSpace team during the ongoing and unprecedented COVID-19 situation. Your team has been very proactive in reaching out to us to enquire and extend support whenever required. The measures and precautions taken at the entry gate of IndoSpace Complex is excellent.

**N. AYYAPPAN**
COO - Dhoot

# ABOUT CHENNAI

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 ORAGADAM

Oragadam is one of the largest and most developed industrial regions in Chennai. Many Fortune 500 companies have set up their manufacturing unit in the Oragadam-Sriperumbudur region. Few prominent names include Renault Nissan, Daimler and Hyundai.

IndoSpace has the largest footprint in this strategic location with five large industrial parks located in the heart of the Oragadam industrial area. It has also carved a niche by providing modern infrastructure and facilities to leading companies from the auto ancillaries, electronics, renewable energy and 3PL sectors.

# INDOSPACE AT ORAGADAM

Spread across 68 acres, IndoSpace Park Oragadam III is located off SH-48. It offers superior connectivity to the city through the Outer Ring Road.

Our park is also close to the established industrial and automobile hub of Oragadam and Sriperumbudur micro-market and offers proximity to esteemed OEMs like Royal Enfield, Nissan as well as its vendors. Other companies like Daimler, Hyundai and Foxconn are amongst the major occupiers present in this region.

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.

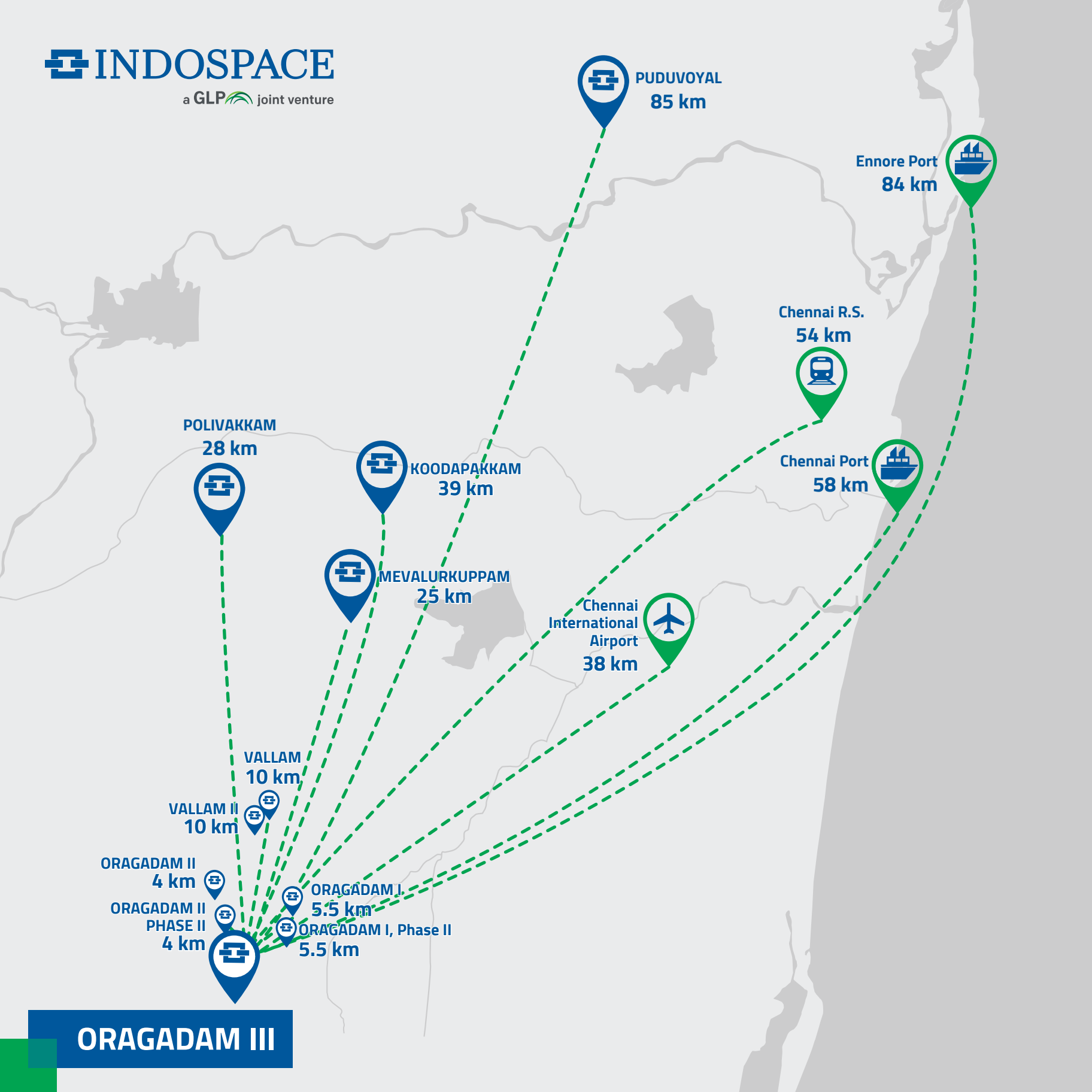
**LOCATION ADVANTAGE:**

| | |
|---|---|
| **Oragadam Industrial Area** | **4 km** |
| **IndoSpace Oragadam I** | **5.5 km** |
| **Chennai Airport** | **38 km** |
| **Chennai Seaport** | **58 km** |

*Source: Wikipedia

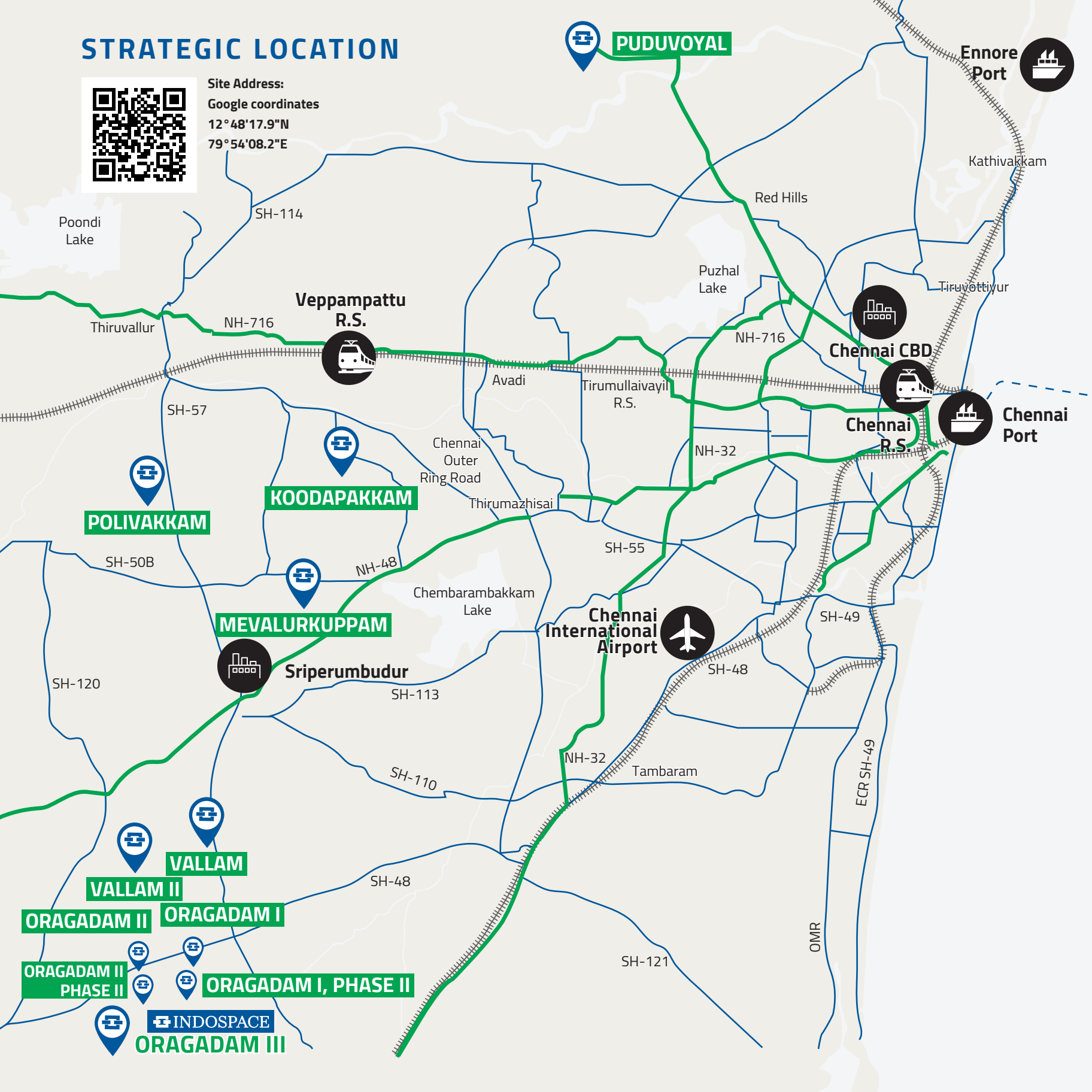
# OVERVIEW OF INDOSPACE PARK ORAGADAM III

| TOTAL LAND PARCEL | TOTAL CHARGEABLE AREA | TYPE OF LAND |
|---|---|---|
| 68 Acres | 16,78,495 sq. ft.<br>( 1,55,937 sq. m) | Suitable for Industrial and Logistics Development |

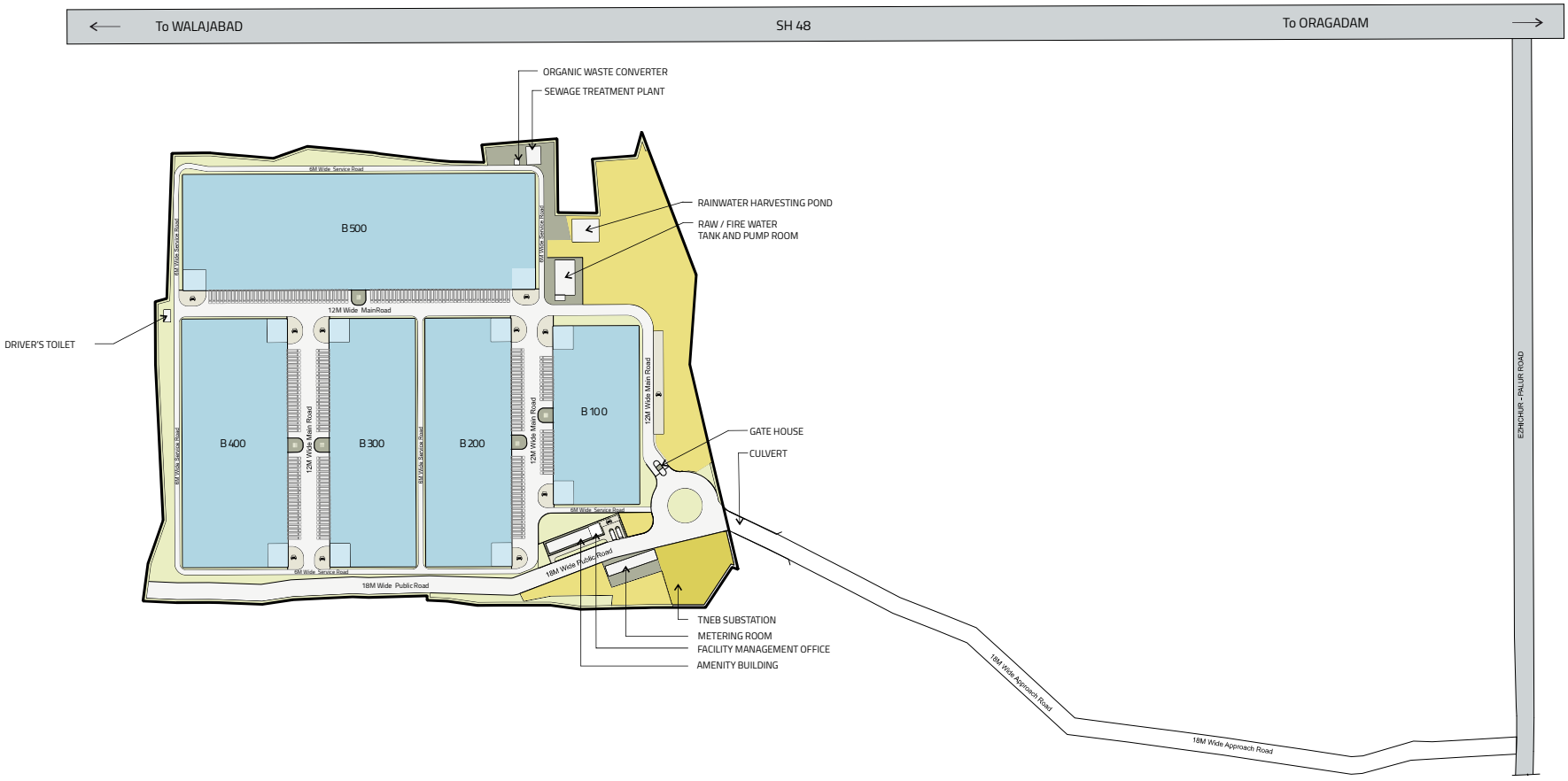

INDOSPACE
a GLP joint venture
PUDUVOYAL
85 km
Ennore Port
84 km
Chennai R.S.
54 km
POLIVAKKAM
28 km
KOODAPAKKAM
39 km
Chennai Port
58 km
MEVALURKUPPAM
25 km
Chennai
International
Airport
38 km
VALLAM
10 km
VALLAM II
10 km
ORAGADAM II
4 km
ORAGADAM I
5.5 km
ORAGADAM II
PHASE II
4 km
ORAGADAM I, Phase II
5.5 km
ORAGADAM III

# STRATEGIC LOCATION

**Site Address:**
**Google coordinates**
**12°48'17.9"N**
**79°54'08.2"E**



# MASTER LAYOUT PLAN OF INDOSPACE PARK ORAGADAM III



# TOP LAYOUT VIEW OF INDOSPACE PARK ORAGADAM III

# 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/MT². Flat/super flat floors, FM2-compliant design to support high cube racking

## FIRE DETECTION

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

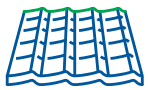
## OFFICE

Over 2 floors: Ground and Mezzanine

# SUPERIOR BUILDING STRUCTURE

## 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-year leak-proof warranty and is 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 and K II 5 external and internal hydrants

## DOCKING TYPE

Internal

# HELPING BUSINESSES LEAD IN THE NEW NORMAL

Your safety and well-being remain our top priority. We began taking pre-emptive steps before the COVID-19 outbreak came to India, following international best practices in safety. Our early response ensured continuity for all our clients during the lockdown phase.

As we embark on a new normal for business growth, we are ready to help you transition to your full potential seamlessly.

## We are continuously upgrading our Standard Operating Procedures to help you scale up seamlessly

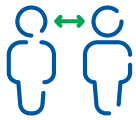
Self-declaration of health and travel history for all visitors

Mandatory use of masks by everyone in the parks

Use of PPEs by IndoSpace employees

Security cabins equipped with temperature guns for daily screening

Discontinuation of biometric systems for attendance



Social distancing protocols at entry and inside elevators, canteens and washrooms

No-contact arrangement for pushing elevator buttons

Foot-operated handwash set-up

Regular disinfection and sanitisation of common areas

Isolation centre for each facility

24x7 ambulance and paramedic services

Tie-ups with local hospitals for medical emergencies

IndoSpace GoLive Tenant Communication App, a business continuity initiative

Regular training on COVID-19 safety measures

# TRUSTED BY SOME OF THE WORLD'S BIGGEST BRANDS

## MANUFACTURING

BOSCH | SKF | NISSAN | ZF | H | Haier | HUTCHINSON | ERICSSON

vikramsolar | APTIV | Autoliv | brembo | JABIL | DELFINGEN

Mubea light.efficient.global. | LEONI | MSL | Kubota | Steelcase | ThermoFisher SCIENTIFIC | Valeo

## WAREHOUSING

amazon | bigbasket | DB SCHENKER | DHL EXPRESS | JOCKEY | asianpaints | IKEA

Schneider Electric | firstcry.com A FirstCry - Mahindra Venture | FCA FIAT CHRYSLER AUTOMOBILES | MINISO メイソウ | 日本通運 NIPPON EXPRESS | APM TERMINALS Lifting Global Trade | 90+ Unique Clients

INDOSPACE PARK ORAGADAM III, CHENNAI

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

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Landline: +91 22 6167 1001

### SITE ADDRESS

IndoSpace Park Oragadam III
State Highway -48, Village Ullavur & Ezhichur,
Sriperumbudur & Kundrathur Taluk respectively
Kanchipuram District, Tamil Nadu 631606

### CONTACT FOR LEASING ENQUIRIES

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