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# The Growing Landscape of Warehousing Sector in India

**Expanding to the Emerging Tier II & III Markets**





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JLL Logistics and Industrial

JLL considers Hosur city, a large Tier 2 warehouse market, as part of Bengaluru city. Therefore, the numbers of Hosur city are accounted in the numbers of Tier 1 Top 8 Cities.



# JLL preface

The logistic and industrial sector in India has undergone a remarkable transformation in recent years, driven by rapid economic growth, evolving consumer behavior, and significant infrastructure developments. In 2024, we stand at the cusp of a transformation, where Tier 2 and 3 cities are reshaping the contours of India’s logistics map.

The top 12 Tier 2 and 3 cities now account for around 95 Mn Sq.ft. of warehousing stock, with Grade A constituting more than 30% of this inventory. This shift is driven by the consumption boom, with 60% of online purchases now coming from these cities. Government support, through initiatives such as the Urban Infrastructure Development Fund investing INR 10,000 Cr yearly to improve 459 Tier 2 and 580 Tier 3 cities, is further accelerating this trend. Simultaneously, institutional investors and developers have also started capitalizing on the lower land costs, increasing purchasing power, and growing aspirations of consumers in these cities by expanding their presence beyond Tier 1 cities.

The transformation of India’s warehousing sector is not just a matter of geographical expansion,

it represents a fundamental shift towards hub-and-spoke model in the country’s logistic landscape as envisioned during implementation of GST. This report delves into interplay of factors driving this change, from regulatory reforms such as implementation of GST to infrastructure initiatives such as the development of freight corridors. It explores how these changes are creating new opportunities for businesses to optimize their supply chains, reduce costs, and improve delivery times, ultimately reshaping the competitive dynamics of India’s logistics sector.

As we navigate through this changing landscape, it becomes evident that the future lies not only in the major Tier 1 cities but also in the dynamic, expanding Tier 2 and 3 cities across the country.

*This report delves into the key trends and opportunities in India’s top warehousing markets, focusing on the growing potential of Tier 2 and 3 cities. It analyzes the factors driving this expansion - be it the consumption boom, infrastructure developments, or changing consumer behaviors - and what it means for investors, developers, and occupiers alike.*

# LogiMAT India preface

India’s logistics and warehousing sector is undergoing rapid transformation. This growth is driven by major advancements in infrastructure, technological innovation, and supportive government policies, including the ambitious Vision 2047, which aims to position India as a \$30 trillion economy. This progress underscores the critical role of logistics in enabling seamless supply chains, enhancing regional connectivity, and fuelling sustained economic growth.

As one of the premier platforms for driving innovation and collaboration in the logistics and supply chain space, LogiMAT India is committed to uniting global industry leaders to collaborate, innovate, build partnerships and joint ventures that address challenges, unlock new opportunities, and drive the future growth of the logistics sector.

This whitepaper, **The Growing Landscape of Warehousing Sector in India**, offers a comprehensive overview of the warehousing landscape across India, providing valuable insights into:

- The dynamics of warehousing markets in Tier 1 cities
- The emergence of Tier 2 and Tier 3 cities as new warehousing hubs
- Key metrics like absorption rates, rents, and warehousing stock for 2024
- Developments in regional connectivity and infrastructure

With a focused examination of **Top 12 Tier 2-3 Cities across India**, this report delivers actionable insights that are crucial for stakeholders navigating the changing logistics landscape.

By launching this whitepaper at the second edition of LogiMAT India, we aim to spark meaningful discussions and strategic collaborations that will empower the logistics sector to flourish in the coming years. We hope it serves as a valuable resource for understanding the current landscape and planning for the future.

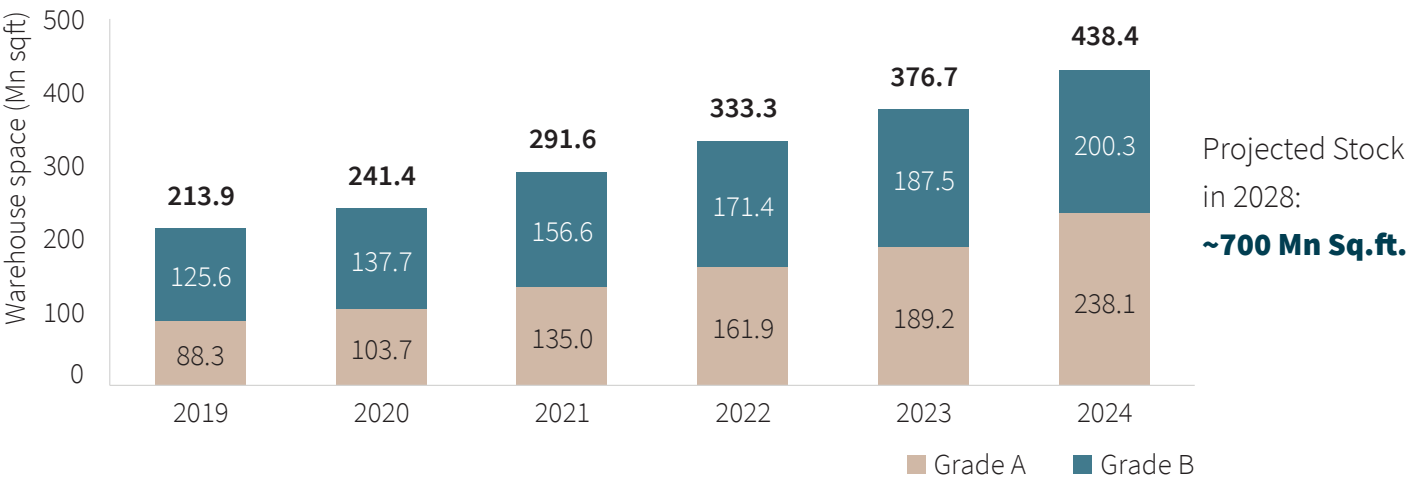




# Warehouse Market Dynamics in Top 8 Tier 1 Cities of India, 2024

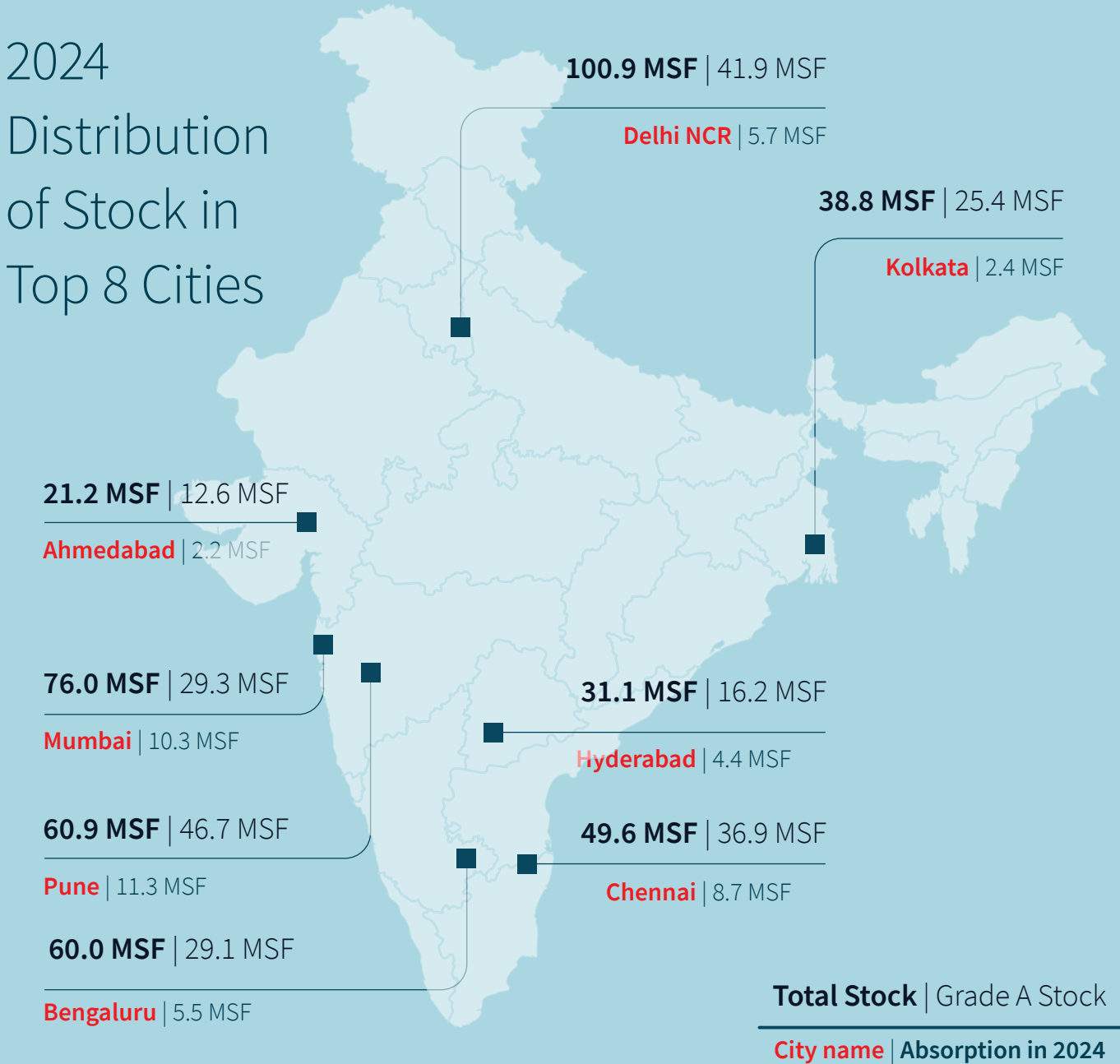
India witnessed a 16% y-o-y growth in Grade A and B warehousing stock across top eight cities. The overall warehousing space stands at 438.4 Mn Sq.ft. at the end of 2024. Interestingly, more than 50% of the stock is accounted by the Grade A space. The total stock is expected to cross 700 Mn Sq.ft. by 2028

## Yearly Growth of Warehousing Stock



Source: JLL Logistics and Industrial

## 2024 Distribution of Stock in Top 8 Cities



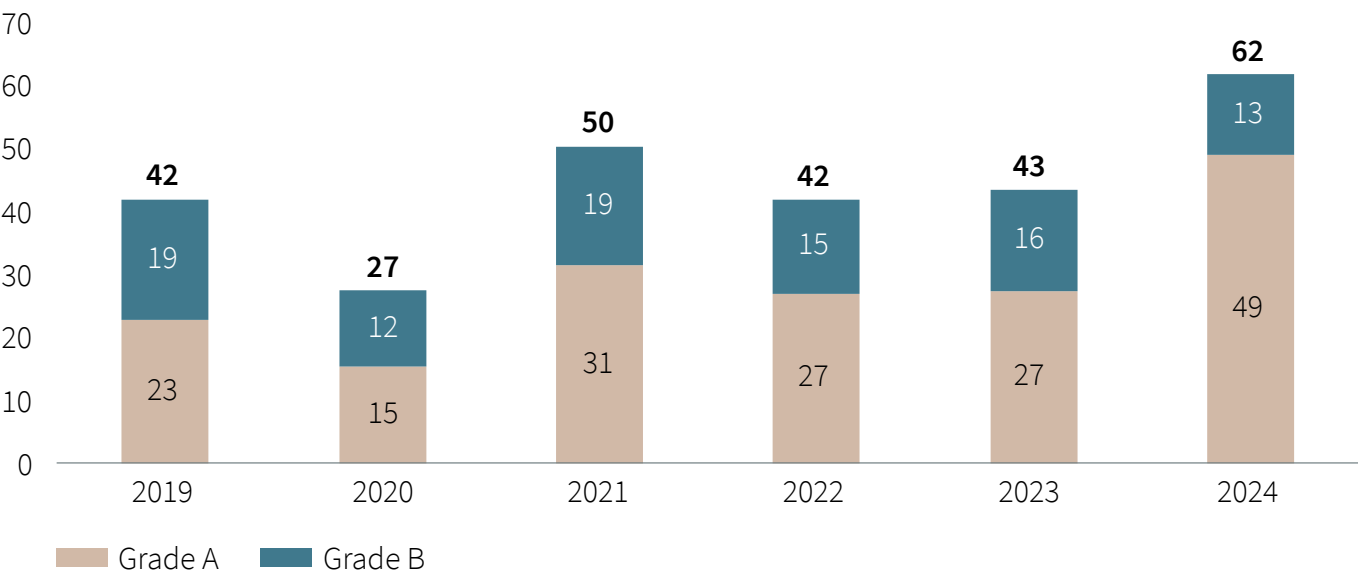
Source: JLL Logistics and Industrial

The Stock includes Grade A and B projects, and does not take into consideration Grade-C projects, the stock owned by government, ICD, FTWZ and captive warehousing stock by manufacturing companies that are within or beyond their premises. Grade A and Grade B are as per JLL definition



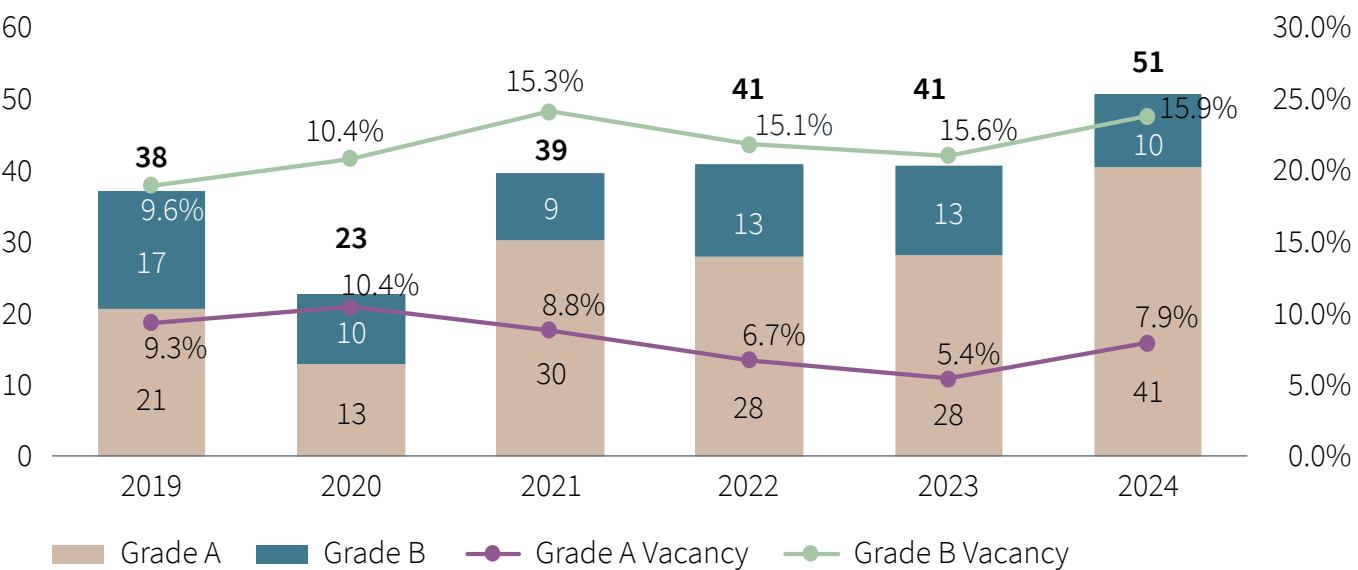


New Supply Addition in Top 8 Tier 1 Cities



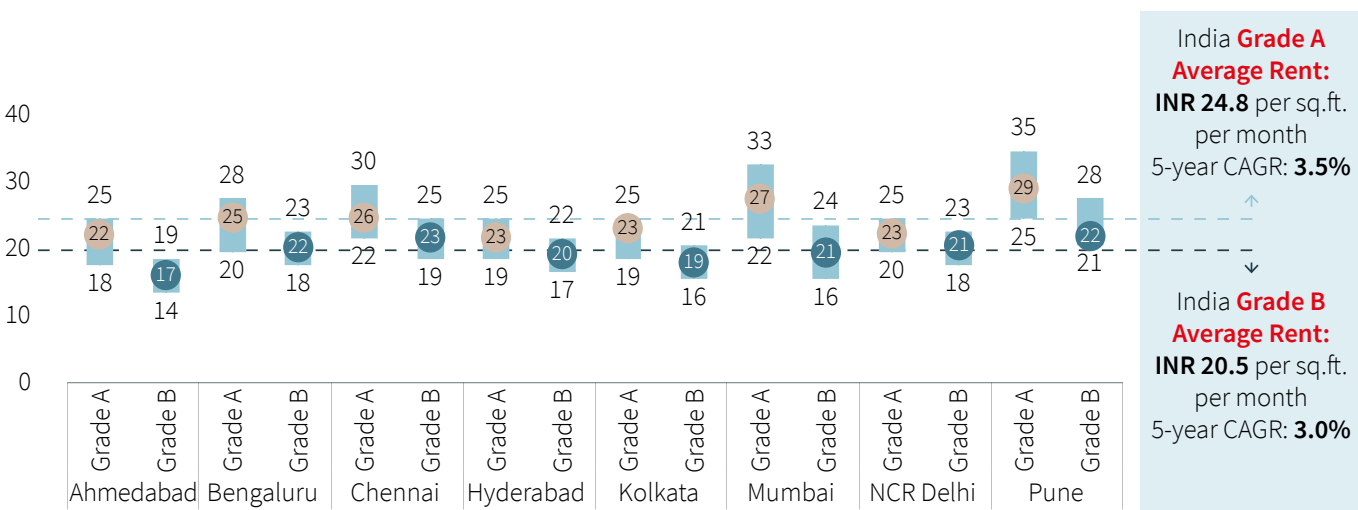
Annual warehousing supply in the top 8 tier I cities has doubled since 2019 from 41.9 Mn. Sq.ft to 61.7 Mn. Sqft in 2024. **Share of Grade A supply which was ~55% in 2019 is at all time high today at ~80%.**

Absorption & Vacancy in Top 8 Tier 1 Cities

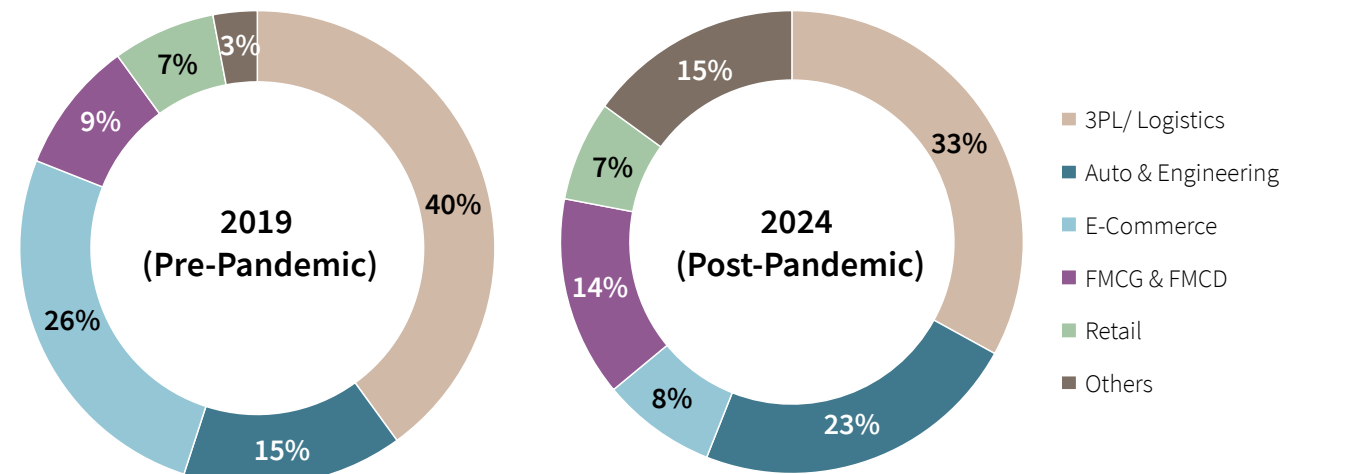


Warehousing sector has shown a robust recovery since the covid dip in 2020-21 with significant increase in demand. **As of 2024 the total net absorption has doubled since 2020 to 50.6 Mn. Sqft. where the share of grade A spaces in the occupied area is ~80%.** This is the testament to the preference of occupiers for high quality spaces.

Rents in India, 2024



Shift in Sectoral Share



- 3PL/ Logistics has remained the largest segment based on warehousing space demand over the last 5 years.
- E-Commerce space demand surged during COVID-19 due to a shift to online shopping. Post-pandemic, demand cooled but regained momentum in 2024, driven by quick commerce players acquiring mid-mile warehousing to support operations.
- Manufacturing-driven warehousing demand has increased from below 20% pre-pandemic to over 25% currently. This growth is attributed to enhanced government focus on manufacturing and rising market demand.
- Demand from other consumption-based sectors such as Retail, FMCG and FMCD have increased in 2024 with the growing consumption base and purchasing power.

The rents are as per the Chargeable area excluding CAM and Tenant Improvement Charges.



# Emerging Tier 2-3 Warehousing Markets in India

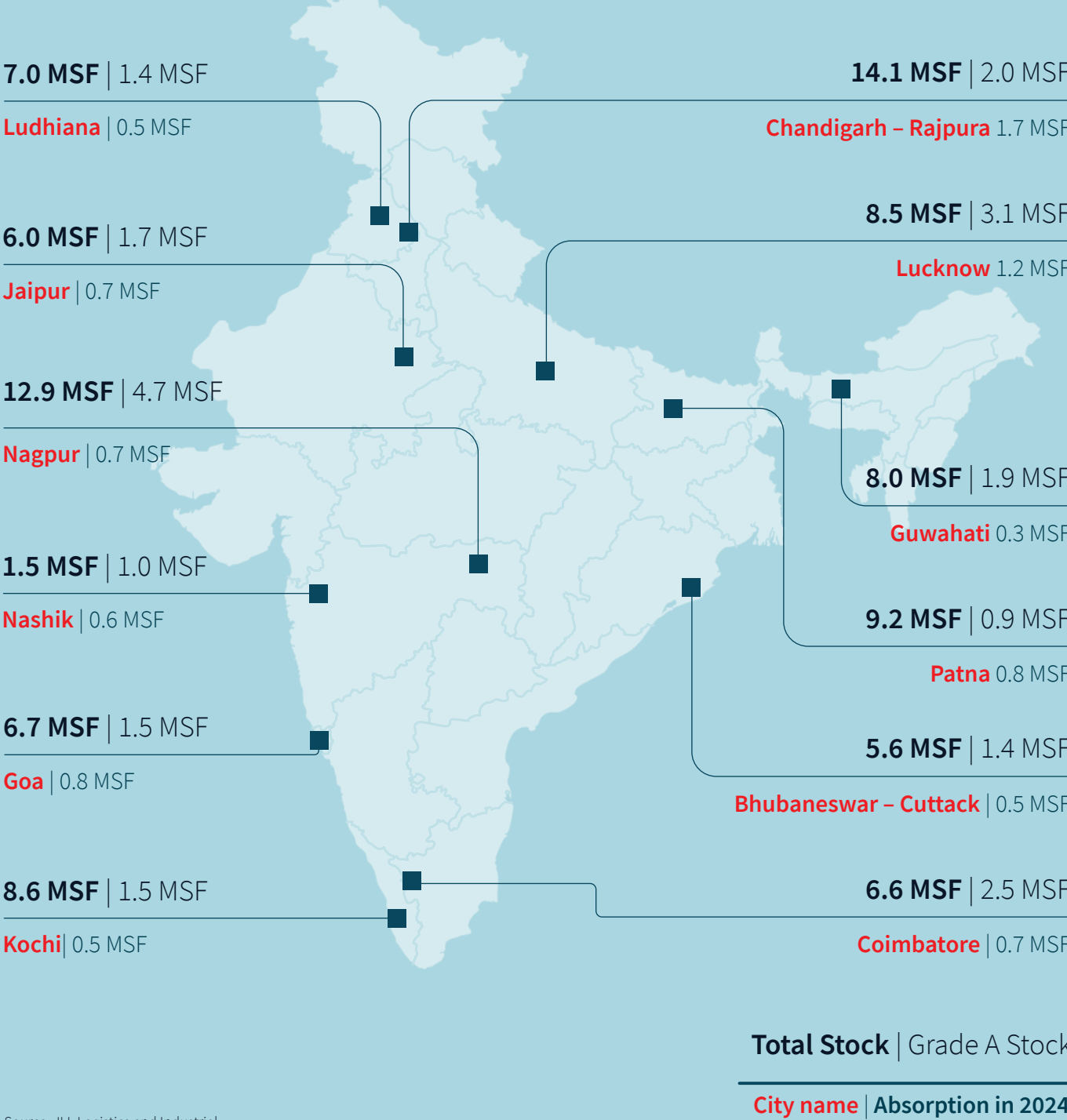
India’s logistics and industrial landscape is undergoing a significant transformation, with Tier 2-3 cities emerging as pivotal centers for warehousing and light manufacturing. The **top 12 Tier 2-3 cities** account for around 95 Mn Sq.ft. of warehousing stock, with Grade A constituting ~30% of this inventory. This trend reflects a growing preference for high-quality, compliant spaces among occupiers.



The demand for Grade A spaces is primarily fueled by 3PL/ Logistic companies, manufacturing sectors and consumer-oriented sectors such as FMCG, FMCD, Retail, etc. Notably, **institutional developers/ investors** have already contributed **6.6 Mn Sq.ft. of Grade A** space to these emerging hubs, with plans to **add ~6 Mn Sq.ft. of Grade A** space over the next 4-5 years. They are capitalizing on the lower land costs, increasing purchasing power, and the growing aspirations of consumers in these cities.



# 2024 Distribution of Stock in Emerging Markets (Top 12 Tier 2-3 Cities)



Source: JLL Logistics and Industrial

The Stock includes Grade A and B projects, and does not take into consideration Grade-C projects, the stock owned by government, ICD, FTWZ and captive warehousing stock by manufacturing companies that are within or beyond their premises. Grade A and Grade B are as per JLL definition



# Bhubaneswar Cuttack

Bhubaneswar – Cuttack region, positioned between two major cities of Kolkata and Vishakhapatnam, boasts a robust industrial ecosystem supported by significant clusters in Khurda, Mancheswar, and other areas. This twin-city region serves as a consumer-driven market and a crucial hub for smaller surrounding markets, attracting a concentration of FMCG, Retail, E-Commerce, and 3PL/ Logistics sectors in the region. The region's importance is further enhanced by its location along the Golden Quadrilateral highway and has strong linkage to Paradip Port offering EXIM potential.

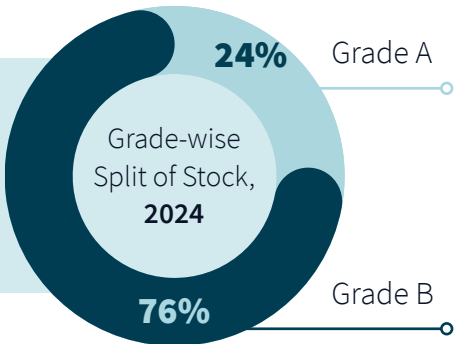
Consumption Base, 2024  
Population:

1.3 Mn

Warehousing Stock, 2024

5.6 Mn Sq.ft.

5X increase since 2017



## Presence of major sectors

Sectors	Key Occupiers
E-Commerce	Big Basket, Major E-Commerce
FMCG	ITC, Britannia, Parle, Hindustan Coca-Cola Beverages, Dabur
3PL/ Logistics	TVS Logistics, Safexpress, Ecom Express, TCI, Delhivery, Bluedart



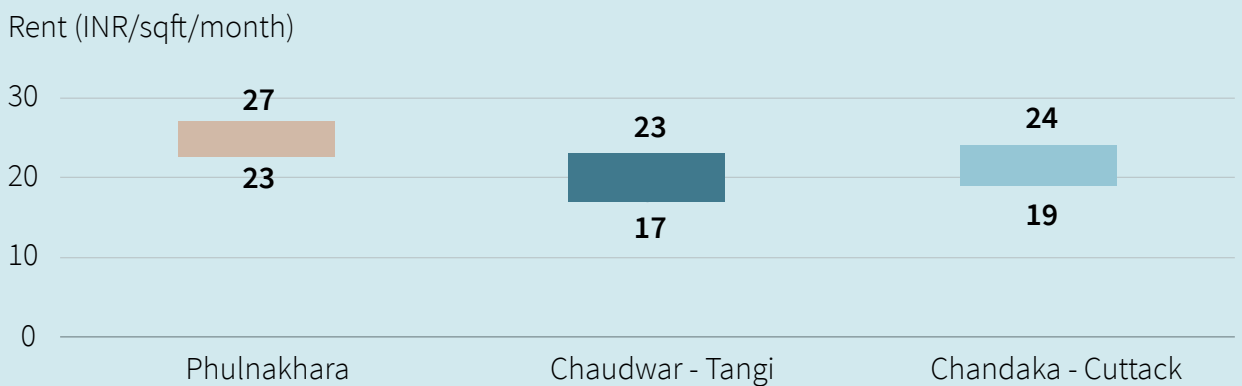
Absorption, 2024

0.5 Mn Sq.ft.

## Major Industrial and Logistics Projects

Sr. No.	Project Name	PE Investor/ Developer	Land Area (acres)	Status
1	ESR Cuttack	ESR	56	Partially Completed
2	TVS Industrial and Logistics Park	-	11	Completed
3	Welspun One Industrial Park	Welspun One	50	under construction

## Rents, 2024



The Stock includes Grade A and B projects, and does not take into consideration Grade-C projects, the stock owned by government, ICD, FTWZ and captive warehousing stock by manufacturing companies that are within or beyond their premises. Grade A and Grade B are as per JLL definition



Regional Connectivity and Infrastructure



Roadways

Golden Quadrilateral passes through the region  
NH-16 (Chennai – Bhubaneswar – Kolkata)  
NH-55 (Sambalpur – Bhubaneswar – Balikuda)  
Khurda – Chandaka – Cuttack Road provides smooth connectivity bypassing city’s traffic



Railways

Bhubaneswar Railway Station (Headquarter of East Coast Railway)  
Cuttack Junction (25 KM)



Airport

Biju Patnaik International Airport



Seaport

Paradip Port (110 KM)



Infrastructure Projects

Proposed infrastructure projects including East – Coast Dedicated Freight Corridor, East – Coast Industrial Corridor, and Odisha Economic Corridor (Node 1: Gopalpur – Bhubaneswar – Kalinganagar) will impact the logistics activities in the region.

Industrial and Logistics Sub-Markets

Phulnakhara

- Oldest industrial sub-market and traditionally developed as manufacturing hub.
- Golden Quadrilateral, Odisha Economic Corridor and ECDFC will connect sub-market to peripheral areas.

Chaudwar – Tangi

- Presence of Chaudwar Industrial Estate and other industrial and warehousing clusters.
- Convergence of NH-16 and NH-55 in the sub-market, with presence of Truck Terminal. Development of IT park and residential development along Cuttack highway.

Chandaka – Cuttack

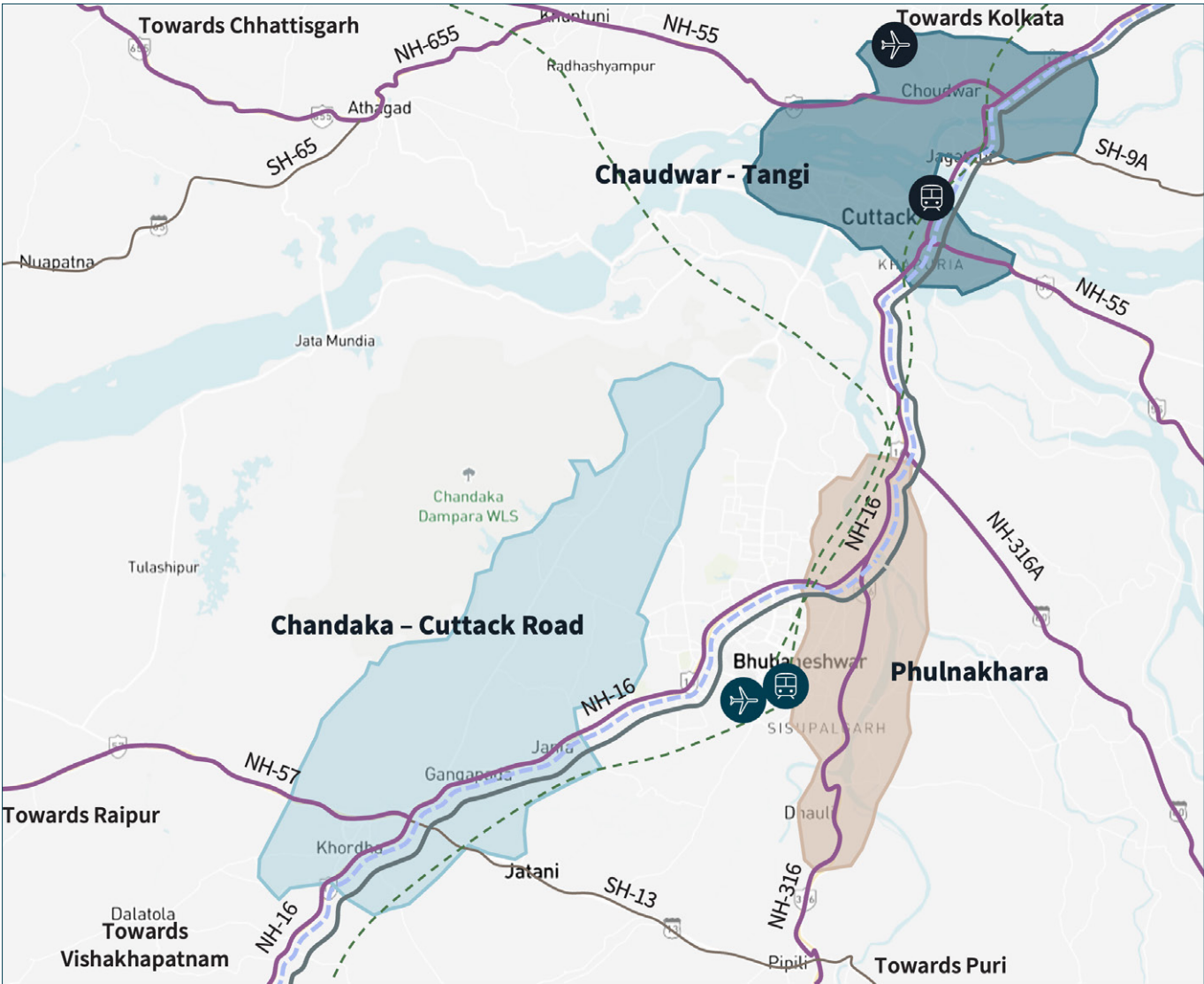
- Khurda Industrial Estate and EMC park with high presence of manufacturing industries.
- Good connectivity, lower land prices and availability of land provides impetus for the warehousing market. However, there is an eco-sensitive zone within the sub-market.

Major companies

ITC, Delhivery, Samsung, Big Basket, Asian Paints

Delhivery, Major E-Commerce, Reliance

Parle, Britannia, Reliance, Safexpress, Ecom Express, Major E-Commerce



Legend

- National Highway
- State Highway
- - - Railway line
- - - Odisha Economic Corridor (Kolkata to Vishakhapatnam)
- Golden Quadrilateral
- Bhubaneswar Railway Station
- Biju Patnaik International Airport
- Cuttack Railway Station
- Cuttack Domestic Airport

Index map





# Guwahati



Guwahati, the largest urban center in northeastern India, serves as a pivotal economic center with its manufacturing sector acting as the primary driver of the local economy. The city also stands out as a significant consumption market in the region, further enhancing its economic importance. As a result of its strategic position and economic significance, Guwahati has emerged as the preeminent warehousing market in the northeastern region. Its excellent accessibility to neighboring states has solidified this status, making it a crucial logistics hub. Given its central location among the seven sister states of Northeast India, Guwahati possesses substantial potential for expanded logistics activities and as a key facilitator for regional trade and distribution.

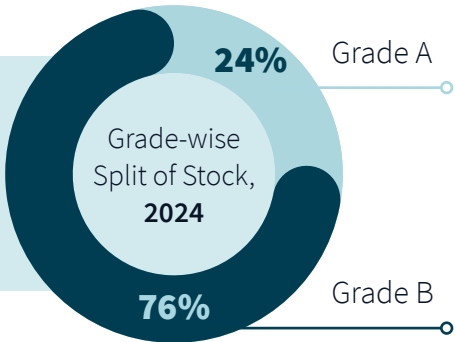
Consumption Base, 2024  
Population:

1.2 Mn

Warehousing Stock, 2024

8.02 Mn Sq.ft.

6X increase since 2017



## Presence of major sectors

Sectors	Key Occupiers
3PL/ Logistics	Maersk, DHL, TVS Logistics, Stellar Value Chain, Delhivery
E-Commerce	Nykaa, FirstCry, Major E-Commerce, Big Basket
FMCG	Milton, HUL, Adani Wilmar, Coca Cola



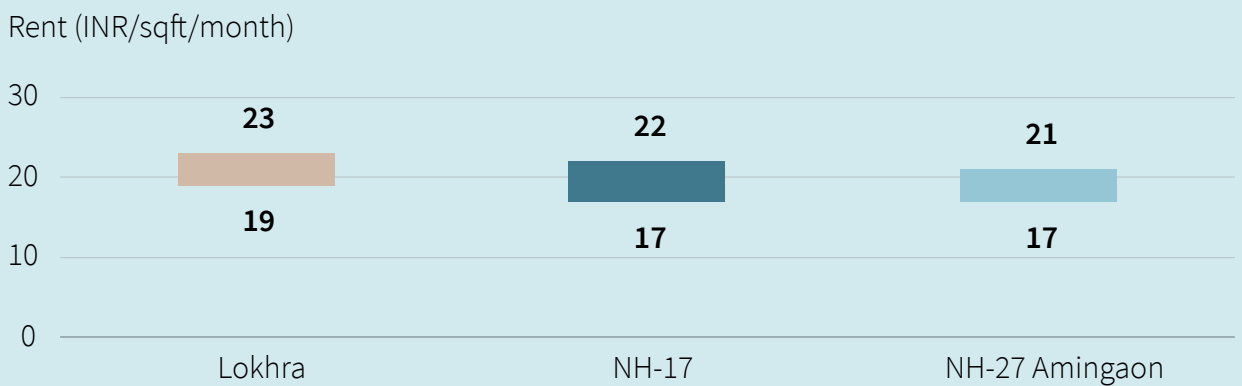
Absorption, 2024

0.27 Mn Sq.ft.

## Major Industrial and Logistics Projects

Sr. No.	Project Name	PE Investor/ Developer	Land Area (acres)	Status
1	Brahmaputra Industrial Park	-	7	Completed
2	Sharma Warehousing Complex	-	9	Completed
3	Ayush Jain	-	14	Completed


## Rents, 2024



The Stock includes Grade A and B projects, and does not take into consideration Grade-C projects, the stock owned by government, ICD, FTWZ and captive warehousing stock by manufacturing companies that are within or beyond their premises. Grade A and Grade B are as per JLL definition




Regional Connectivity and Infrastructure




**Roadways**

NH-27, NH-427 and NH-17 provide connectivity to other cities of Assam and neighboring states




**Railways**

Guwahati Railway Station  
(Northern Frontier Railway Zone)




**Airport**

Guwahati International Airport



**Seaport**

Pandu Port (River Port – 10 KM)  
Haldia Port (1,100 KM)



**Infrastructure Projects**

Industrial corridor, covering an area of 180 sq.km., runs from Guwahati to Tihu and has massive potential for attracting investors by removing the hassles of converting agricultural land into industrial land

Industrial and Logistics Sub-Markets

**Lokhra**

- Lokhra is part of southern Guwahati and is located near to the city center. Therefore, high rents and land prices are observed in the sub-market.
- It is an established warehousing market with consistent logistic activities.

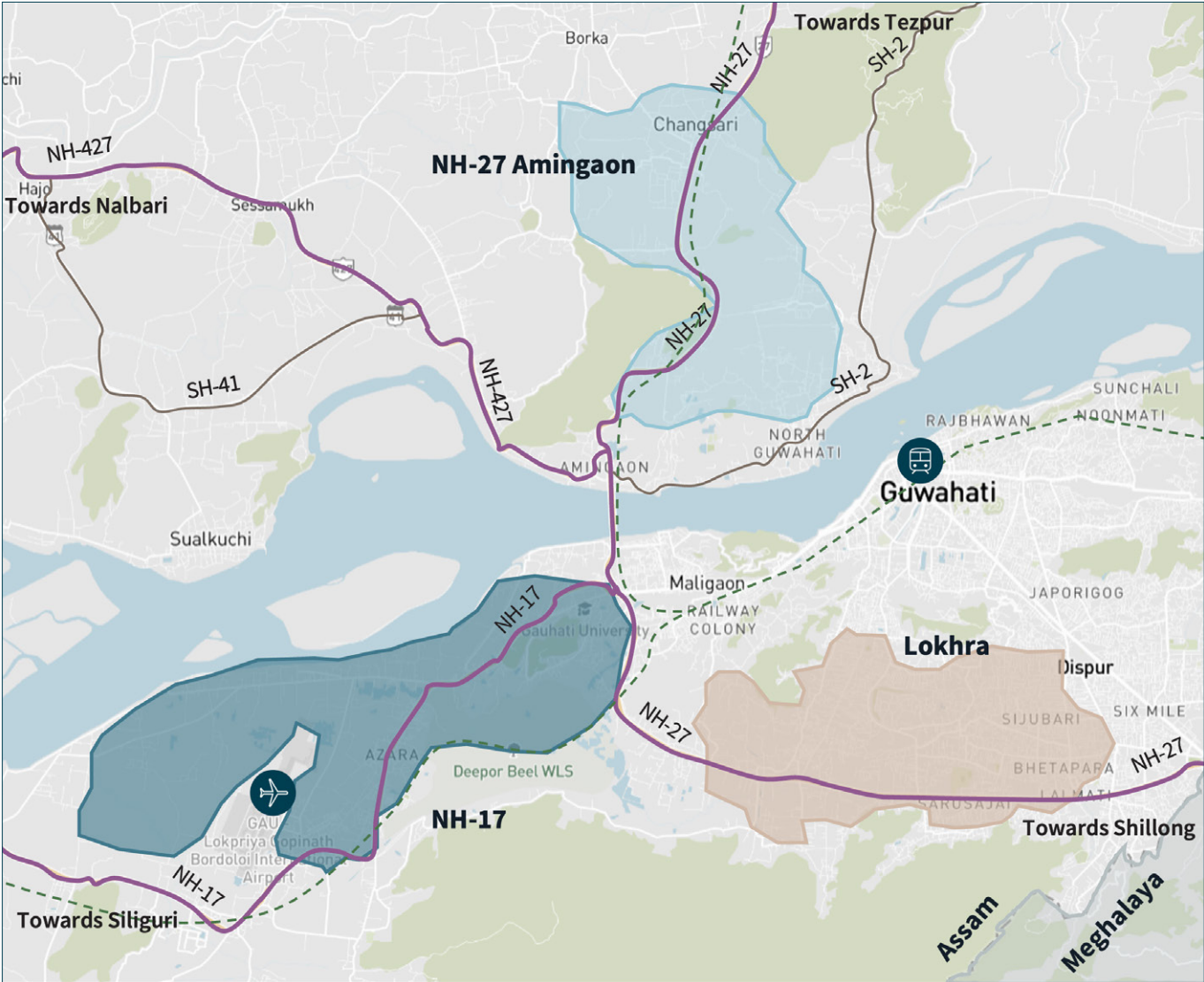
**NH-17**

- Palashbari and Azara are two key locations on this corridor. Proximity to the airport has been a major driver for attracting pharmaceutical companies to this belt.

**NH-27 Amingaon**

- Amingaon and Changsari along NH-27 are preferred locations due to their proximity to industrial areas and robust connectivity to Kolkata and other cities of north-east India.

Major companies		
Maersk, Pidilite, Big Basket, Nykaa, MLL	DHL, Milton, MLL, Toyota, Voltas	HUL, VRL, Reliance, Iron Mountain



**Legend**

- National Highway
- State Highway
- Railway line
- Guwahati Railway Station
- Guwahati International Airport

**Index map**



# Patna

Patna serves as a crucial node in northeastern India’s supply chain by connecting major cities such as Lucknow in Uttar Pradesh, Ranchi in Jharkhand, and Guwahati in Assam. As the capital of Bihar, Patna caters to the state’s substantial consumption base while also serving key urban centers in neighboring states. The city has attracted significant manufacturing investments, with several prominent companies establishing production facilities in the region. Notable among these are Hero Cycles, Britannia Industries, PepsiCo, and UltraTech Cement. Patna’s strategic location and growing industrial base collectively enhance its role in regional economic development, positioning it as an increasingly important hub for both manufacturing and distribution in the eastern corridor of India.

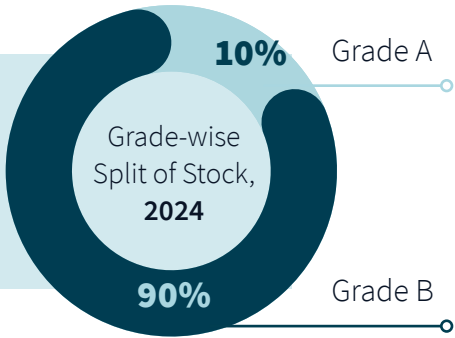
Consumption Base, 2024  
Population:

2.6 Mn

Warehousing Stock, 2024

9.2 Mn Sq.ft.

7X increase since 2017



## Presence of major sectors

Sectors	Key Occupiers
E-Commerce	Zomato, Nykaa, Global E-Commerce
3PL/ Logistics	TCI, Delhivery, VRL, Mahindra Logistics, Safexpress, TVS Logistics
FMCG	Hindustan Unilever, Coca Cola, Godrej, Amul



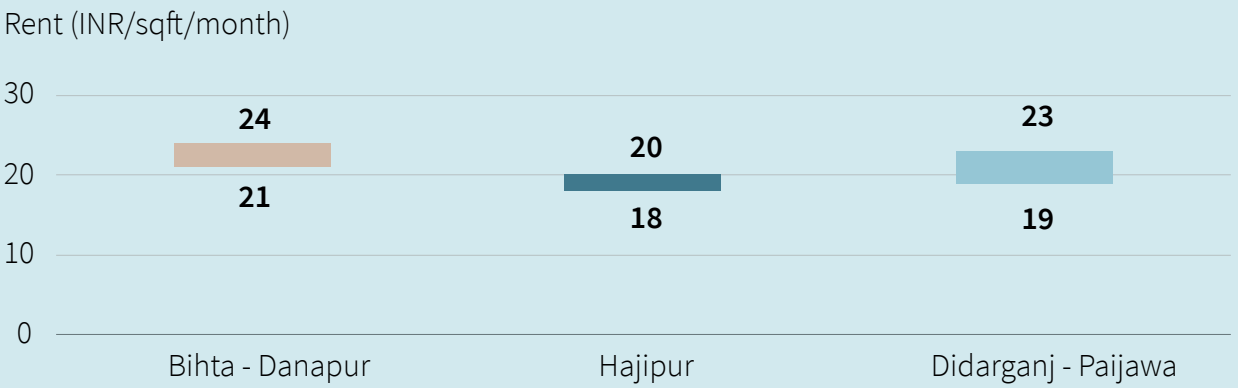
Absorption, 2024

0.8 Mn Sq.ft.

## Major Industrial and Logistics Projects

Sr. No.	Project Name	PE Investor/ Developer	Land Area (acres)	Status
1	Sharda Food & Logistics Park	-	20	Completed
2	Adani Logistics	-	40	Completed
3	Pristine Infra	-	30	Completed

## Rents, 2024



The Stock includes Grade A and B projects, and does not take into consideration Grade-C projects, the stock owned by government, ICD, FTWZ and captive warehousing stock by manufacturing companies that are within or beyond their premises. Grade A and Grade B are as per JLL definition



Regional Connectivity and Infrastructure



Roadways

NH-31 connecting Varanasi (260 KM) and NH-22 connecting Gaya (100 KM) pass through city



Railways

Patna Railway Station (Lies on Howra – Delhi Main Line)



Airport

Patna International Airport  
Proposed Bihta Domestic Airport



Seaport

Haldia Port (700 KM)



Infrastructure Projects

Proposed Outer Ring Road Expressway connecting districts of north Bihar and Saran with Patna.  
Proposed Eastern Economic Corridor passes through Raxaul, Bihar (200 KM).  
Proposed Amritsar – Kolkata Industrial Corridor (AKIC) passes through Gaya, Bihar (100 KM).

Industrial and Logistics Sub-Markets

Bihta – Danapur

- Old warehousing market of Patna with proximity to the International Airport.
- The sub-market is located on NH-922 which connects Patna to major cities of Uttar Pradesh.

Hajipur

- Emerging warehousing hub in the city with newer and good quality warehousing developments.
- Major concentration of consumer-based sectors including FMCG and E-Commerce due to its proximity to Patna city and other cities of Bihar via NH-22

Didarganj - Paijawa

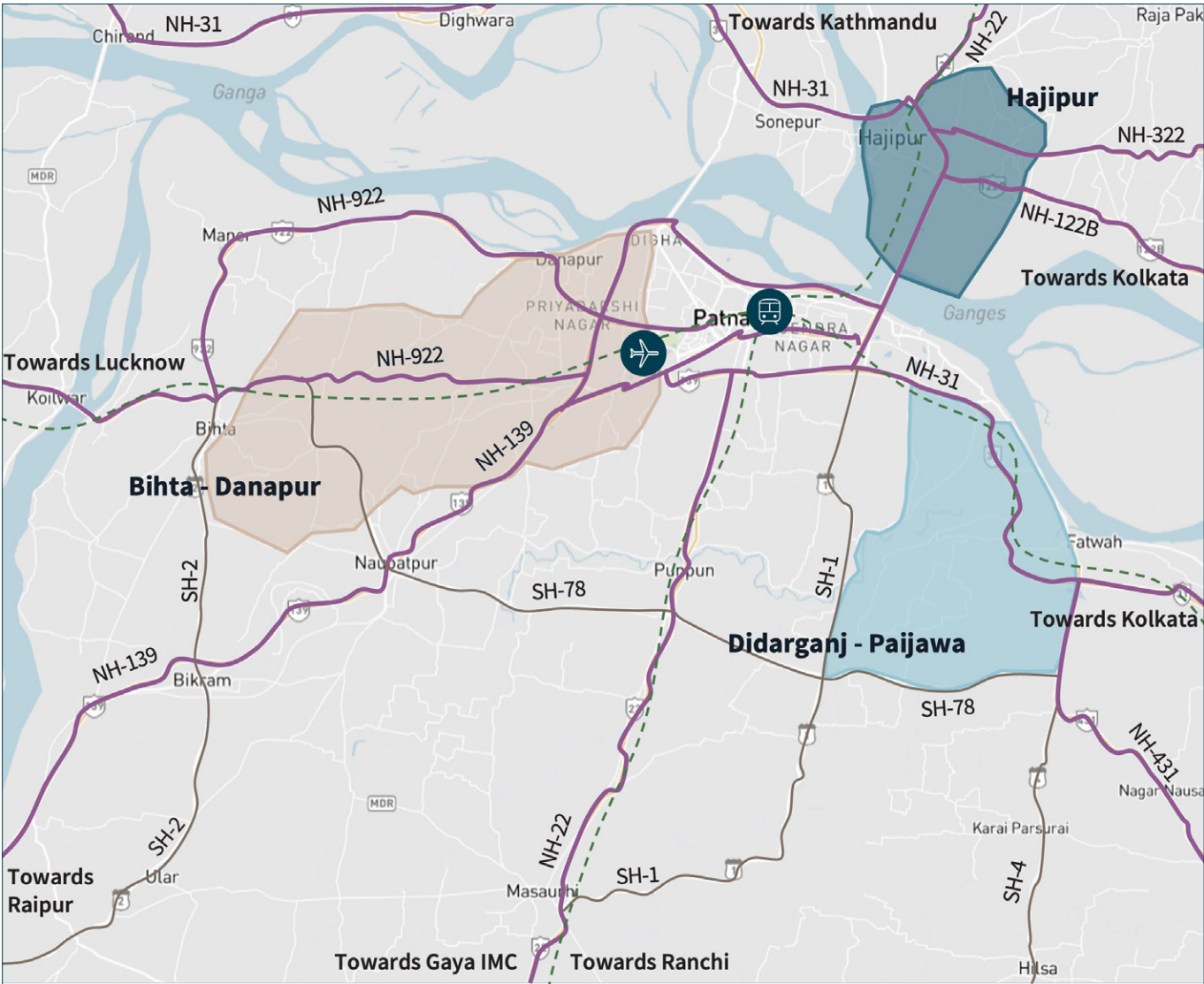
- Located in the southern part of Patna, it is the primary hub for warehousing development, concentrating majority of the city’s logistic facilities.
- It has presence of good quality industrial and logistics facilities with consistent demand from FMCG, E-Commerce, FMCD and 3PL/ Logistics Sectors.

Major companies

Vodafone, Major E-Commerce

Hindustan Unilever,  
Major E-Commerce,  
Coca Cola, Britannia

Samsung, Gati, Haier,  
Coca Cola, Delhivery, Mynta, CEAT



Legend

- National Highway
- State Highway
- - - Railway line
- Patna Railway Station
- Jayprakash Narayan International Airport

Index map





# Chandigarh Rajpura

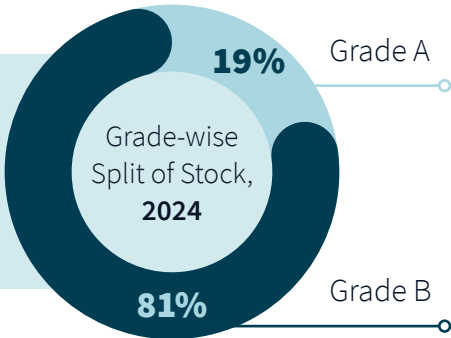
Chandigarh – Rajpura region, positioned at the border of Punjab and Haryana, serves as the ‘Gateway to Punjab’ and offers proximity to Jammu and Kashmir, Uttarakhand, and Himachal Pradesh. The region has well-developed industrial infrastructure and diverse industrial sectors, contributing to its emergence as a significant industrial and logistics hub in northern India. The region’s potential for growth is further amplified by the proposed Integrated Manufacturing Cluster (IMC) Project, a component of the Amritsar-Kolkata Industrial Corridor (AKIC). This initiative is anticipated to attract substantial investments from both domestic and international investors in the region.

Consumption Base, 2024  
Population:

1.2 Mn

Warehousing Stock, 2024

14.1 Mn Sq.ft.  
4X increase since 2017



## Presence of major sectors

Sectors	Key Occupiers
FMCD	Havells, Bajaj, Whirlpool
3PL/ Logistics	Delhivery, TCI, Kuehne Nagel, Mahindra Logistics, Yusen Logistics, DHL
FMCG	Adani Wilmar, HUL, Marico, ITC



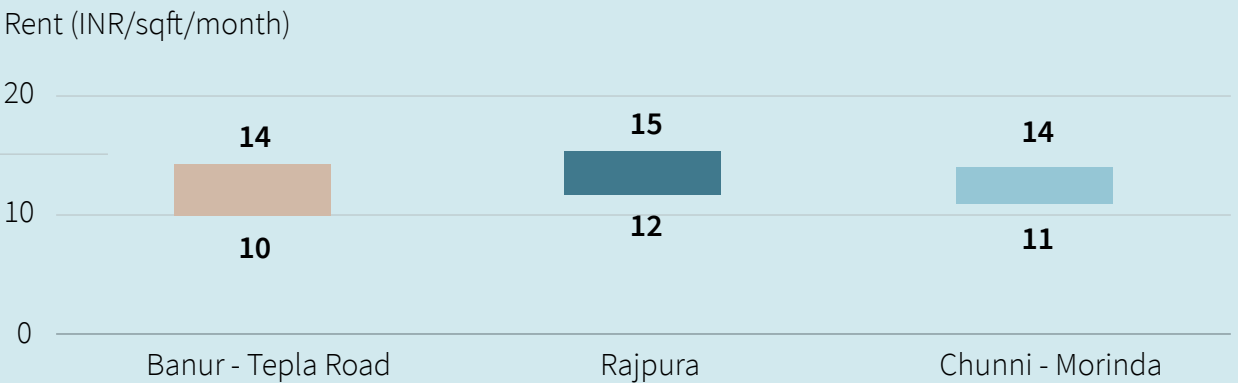
Absorption, 2024

1.65 Mn Sq.ft.

## Major Industrial and Logistics Projects

Sr. No.	Project Name	PE Investor/ Developer	Land Area (acres)	Status
1	ESR Rajpura	ESR	23	Partially Completed
2	Indospace Rajpura	CPPIB	47	Partially Completed
3	AV Logistics Park	-	20	Completed

## Rents, 2024



The Stock includes Grade A and B projects, and does not take into consideration Grade-C projects, the stock owned by government, ICD, FTWZ and captive warehousing stock by manufacturing companies that are within or beyond their premises. Grade A and Grade B are as per JLL definition



Regional Connectivity and Infrastructure



Roadways

NH-7 and NH-44 connects the region to major cities such as Chandigarh, Ambala and Delhi, making it an ideal destination for distribution in northern states



Railways

Chandigarh Railway Station  
Rajpura Railway Station



Airport

Chandigarh International Airport



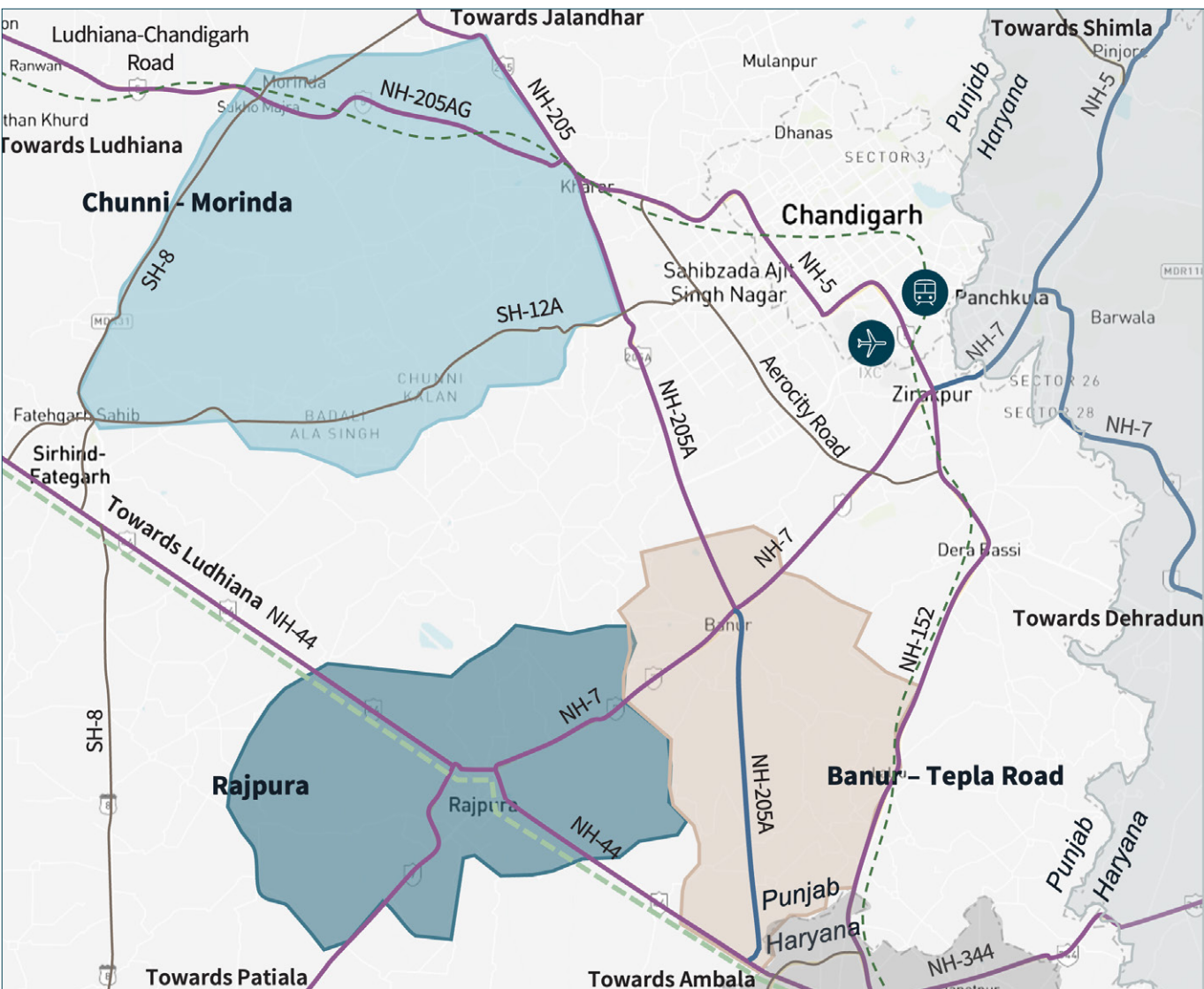
Seaport

Kandla Port (1,200 KM)



Infrastructure Projects

Eastern Dedicated Freight Corridor (EDFC)  
Integrated Manufacturing Cluster (IMC) under Amritsar Kolkata Industrial Corridor (AKIC)



Industrial and Logistics Sub-Markets

Banur – Tepla Road

- Established warehousing market of the region with presence of Grade A spaces developed by regional and local developers.
- Majorly caters to the consumption demand of the region.

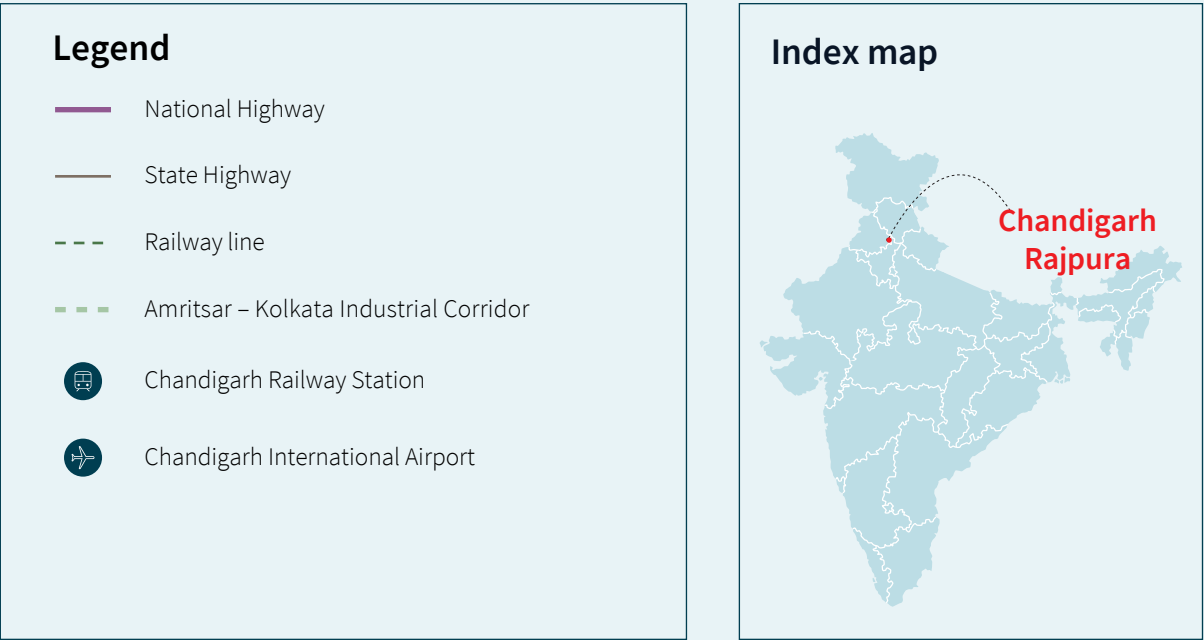
Rajpura

- Emerging warehousing hub with presence of Grade A space as well as institutionally backed projects.
- The sub-market has robust connectivity to cities of Himachal Pradesh, Punjab and Haryana providing boost to manufacturing and logistic activities.

Chunni – Morinda

- The sub-market is located along NH-205 AG connecting two major manufacturing and logistics hubs i.e. Chandigarh and Ludhiana.
- It is an emerging warehousing market with presence of 3PL, FMCG, Retail players.

Major companies		
FSC, Iron Mountain, Marico, Havells, Asian Paints, MLL, Bajaj, Whirlpool	Adani Wilmar, DHL, D-Mart, HUL	Delhivery, Bosch, ITC, Reliance





# Jaipur

Jaipur, the capital and largest city of Rajasthan, hosts a variety of major industries from sectors such as Textiles, Gems and Jewelry, FMCG, Automobiles, Engineering, etc. The city's industrial profile is strengthened by numerous MSME clusters. Additionally, Jaipur is emerging as an upcoming warehousing hub with organized warehouse spaces with Grade A and Built-to-Suit (BTS) structures being developed in the periphery of the city.



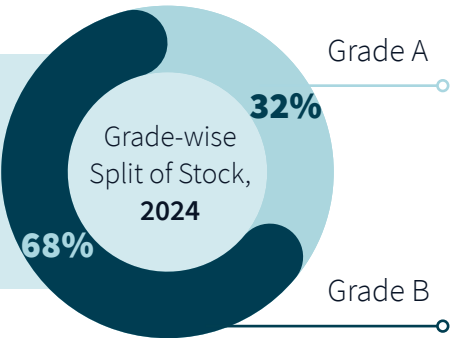
Consumption Base, 2024  
Population:

**4.3** Mn

Warehousing Stock, 2024

**6.0** Mn Sq.ft.

4X increase since 2017



## Presence of major sectors

Sectors	Key Occupiers
3PL/ Logistics	TVS Logistics, Ecom Express, Delhivery, VRL Logistics, FSC
FMCD	LG, Whirlpool, Havells
E-Commerce	Major E-Commerce, Global E-Commerce, Myntra, Grofers



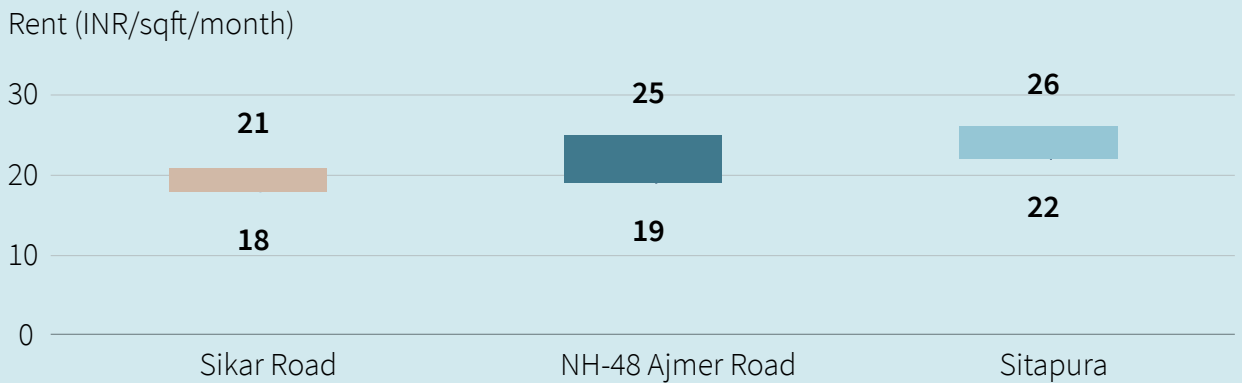
Absorption, 2024

**0.73** Mn Sq.ft.

## Major Industrial and Logistics Projects

Sr. No.	Project Name	PE Investor/ Developer	Land Area (acres)	Status
1	Mahindra World City	-		Partially Completed
2	Dileep Warehousing	-	10	Completed
3	Solitaire Industrial Park	-	21	Completed

## Rents, 2024



The Stock includes Grade A and B projects, and does not take into consideration Grade-C projects, the stock owned by government, ICD, FTWZ and captive warehousing stock by manufacturing companies that are within or beyond their premises. Grade A and Grade B as per JLL definition. The population given is the estimated population by the World Population Review.



Regional connectivity and infrastructure



Roadways

NH-48, NH-52 and NH-21 connecting Ajmer (130 KM), NCR Delhi (300 KM), Jodhpur (330 KM) and Ahmedabad (650 KM)



Railways

Jaipur Railway Station (Headquarter of North-Western Railway Zone)



Airport

Jaipur International Airport



Seaport

Kandla Port (800 KM)



Infrastructure Projects

Falls under the influence area of Delhi-Mumbai Industrial Corridor (DMIC) and Western Dedicated Freight Corridor (WDFC), which will give way for new industrial developments including SEZs, new industrial clusters, etc.

Industrial and Logistics Sub-Markets

Sikar Road

- Oldest industrial clusters including Jhotwara IA, Vishwakarma IA, Jetpura, Kaladera-Traditionally manufacturing market with presence of warehouses.
- Golden Quadrilateral, Delhi-Jtaipur Expressway and upcoming North Ring will connect sub-market to peripheral areas.

NH-48 Ajmer Road

- Multiple industrial clusters and, most active corridor-Mahindra World City, RIICO, Bagru, Bindiya, Kanakpura.
- NH 48, Golden Quadrilateral, North and South Ring Roads driving industrial and logistic growth.
- Prime residential areas located nearby.

Sitapura

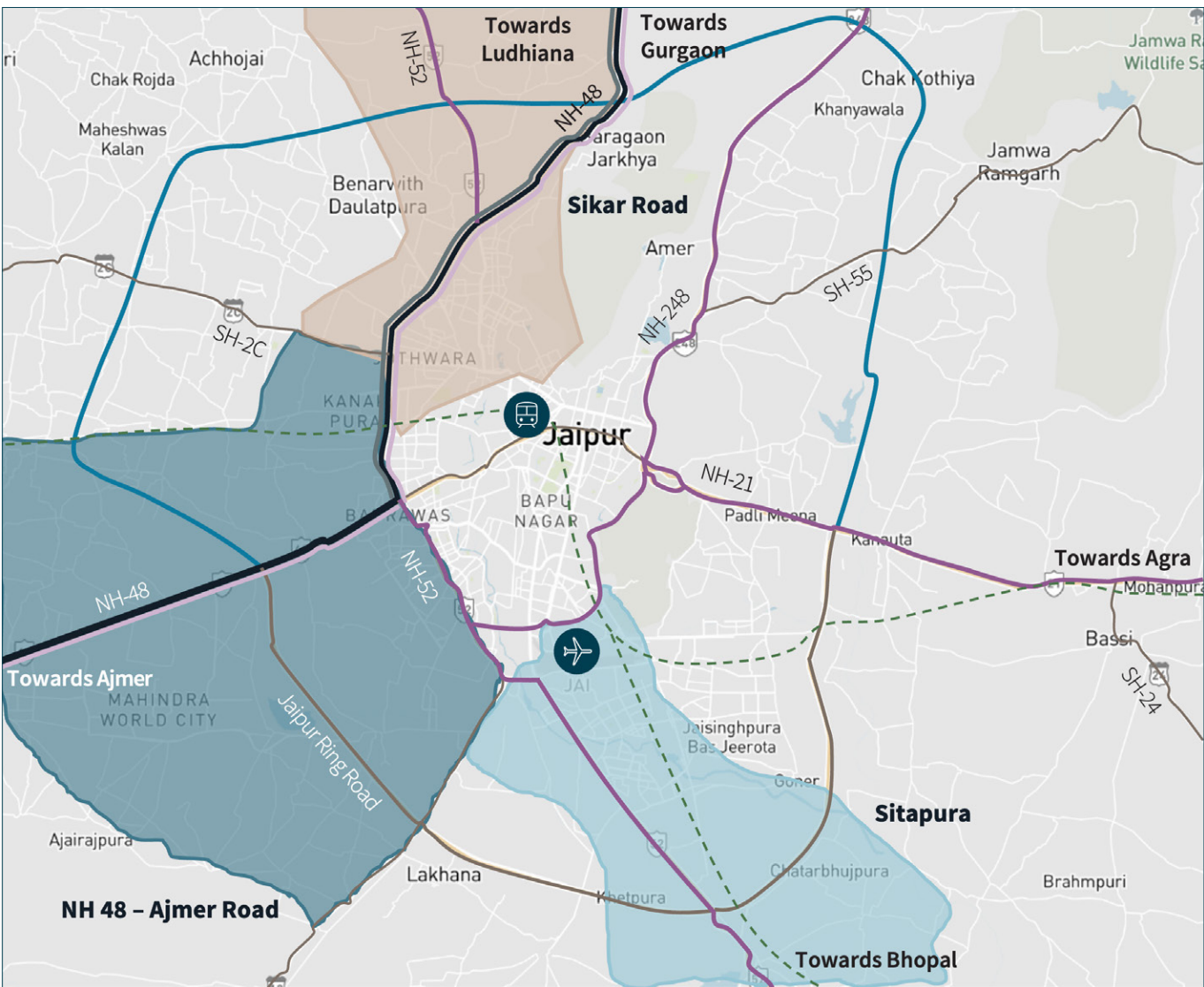
- Sitapura industrial cluster and other industrial areas (Gem Park, Export Promotion Investment Park, Prahladpura) with high presence of manufacturing industries provide favorable industrial ecosystem.
- South Ring Road connects NH 48 and NH 21, which leads to Jaipur-Dausa IA proposed under DMIC.

Major companies

Bayer, Havells, Jaquar, Whirlpool, LG, Pidilite, Asian Paints, Kellogg's

Fackelmann, Delhivery, Indo Autotech, Global E-Commerce

Exide, Bosch, Danish, Delhivery, Vitromed



Legend

- National Highway
- State Highway
- - - Railway line
- Golden Quadrilateral (Delhi-Ajmer-Jaipur-Jodhpur)
- Delhi - Jaipur Expressway
- Northern Ring Road
- Jaipur Railway Station
- Jaipur International Airport

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# Lucknow

Lucknow, traditionally known as the City of Nawabs, has evolved beyond its historical and cultural significance to become a key logistics and industrial center in North India. Situated in the heart of North India, Lucknow boasts excellent connectivity to major urban centers such as Delhi, Kanpur, Varanasi, and Agra. This advantageous position makes it an attractive hub for businesses aiming to distribute their products efficiently across the northern region. The city's influence as a consumption market extends well beyond its boundaries, encompassing several important cities in Uttar Pradesh, including Kanpur, Varanasi, Prayagraj, Gorakhpur, and Ayodhya. The rising demand for consumer goods in these areas has led to a sustained growth in warehousing facilities, solidifying Lucknow's role as a pivotal distribution center for the region.

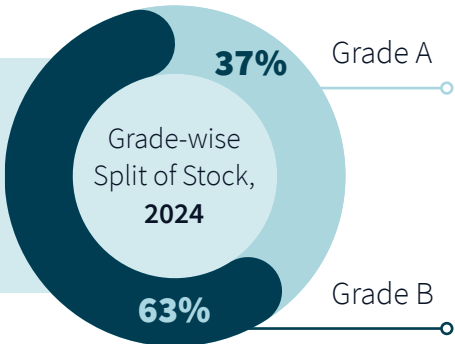
Consumption Base, 2024  
Population:

4.0 Mn

Warehousing Stock, 2024

8.47 Mn Sq.ft.

4X increase since 2017



## Presence of major sectors

Sectors	Key Occupiers
E-Commerce	Nykaa, Grofers, Major E-Commerce, Global E-Commerce
3PL/ Logistics	DHL, Yusen Logistics, Delhivery, Gati, MLL
Retail	Croma, Reliance Retail, Jio Mart



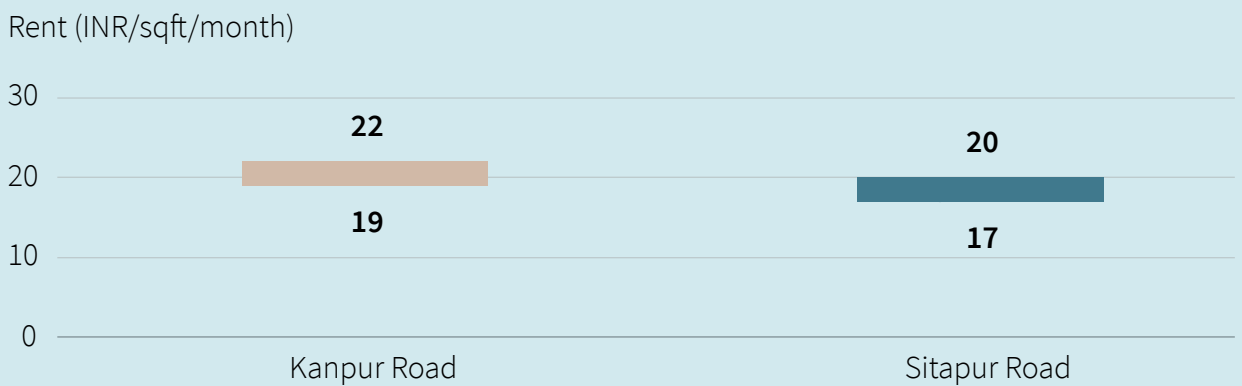
Absorption, 2024

1.2 Mn Sq.ft.

## Major Industrial and Logistics Projects

Sr. No.	Project Name	PE Investor/ Developer	Land Area (acres)	Status
1	Welspun One Logistics Park	Welspun One	17	Completed
2	Nanak Logistics	-	18	Completed
3	Oswal Group	-	32	Partially Completed

## Rents, 2024



The Stock includes Grade A and B projects, and does not take into consideration Grade-C projects, the stock owned by government, ICD, FTWZ and captive warehousing stock by manufacturing companies that are within or beyond their premises. Grade A and Grade B are as per JLL definition



Regional Connectivity and Infrastructure



Roadways

NH-30 to Prayagraj (250 KM), NH-27 to Kanpur (90 KM), Jhansi (300 KM) and Agra-Lucknow Expressway to Agra (330 KM) interest in Lucknow



Railways

Lucknow Railway Station



Airport

Lucknow International Airport



Seaport

Haldia Port (1,150 KM)



Infrastructure projects

Lucknow is one of six nodes in the Agra-Aligarh cluster of the Eastern Dedicated Freight Corridor (EDFC) which will run from Ludhiana in Punjab to Dankuni in West Bengal. It is also one of the nodes of Defence Industrial Corridor of Uttar Pradesh.

Industrial and Logistics Sub-Markets

Kanpur Road

- Located along NH-27 connecting two major industrial and consumption hubs: Lucknow and Kanpur.
- Benefits from the proximity to International Airport.
- Largest warehousing sub-market of the city with ~85% of the warehousing activity.

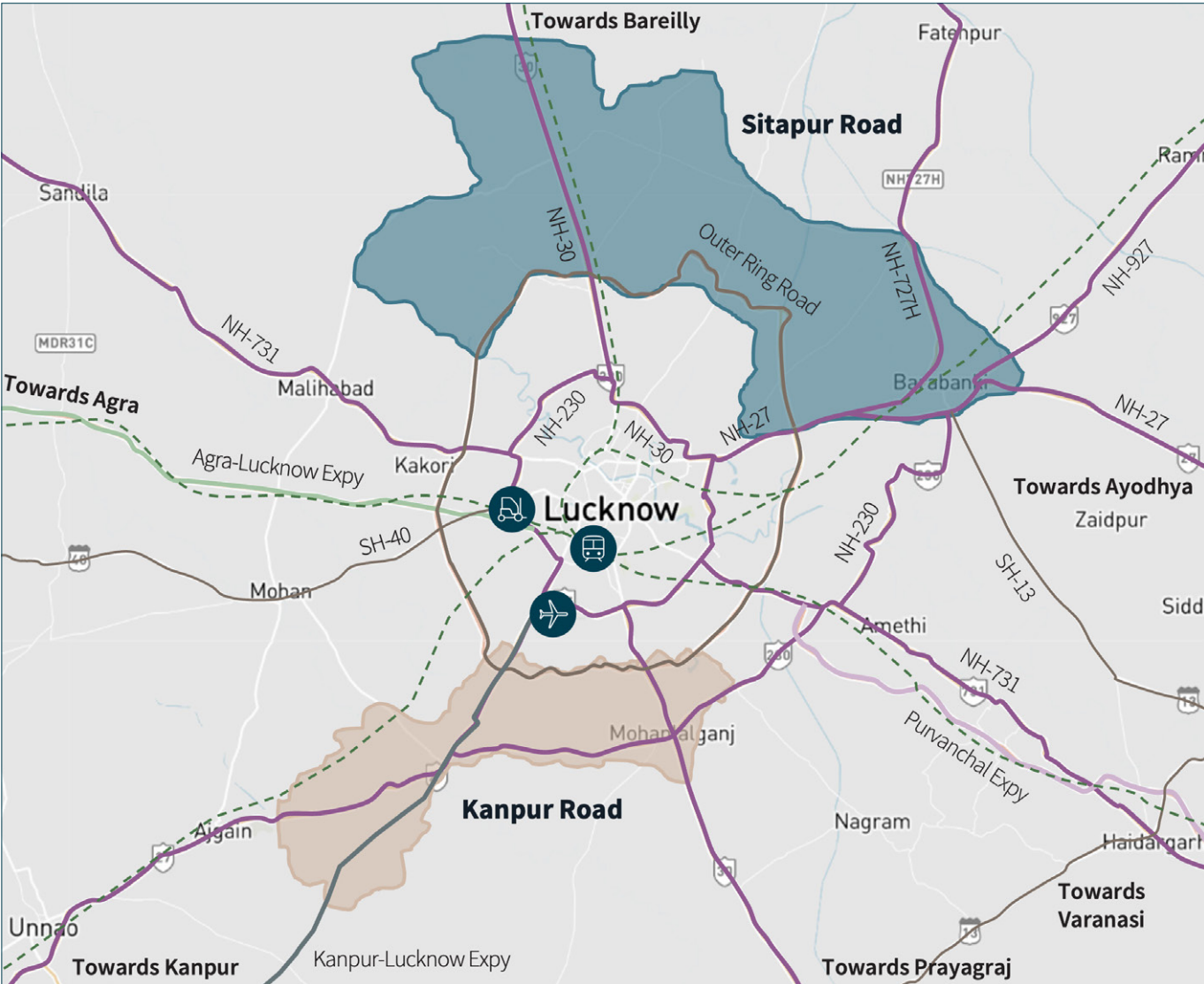
Sitapur Road

- Located along NH-30 and catering to the consumption demand of northern part of Lucknow.
- Presence of Grade B and Grade C warehousing facilities in the sub-market.
- Major presence of consumer-demand oriented sectors including E-Commerce and FMCD.

Major companies

DHL, LG, ITC, Godrej, Yusen Logistics, Kuehne Nagel, Asian Paints, Haier, Iron Mountain, Bosch, Croma, Delhivery

Big Basket, Videocon, Major E-Commerce



Legend

- National Highway
- State Highway
- - - Railway line
- Agra - Lucknow Expressway
- Kanpur - Lucknow Expressway
- Purvanchal Expressway
- Lucknow Railway Station
- Uttar Pradesh Defence Industrial Corridor - Node
- Lucknow International Airport

Index map





# Ludhiana

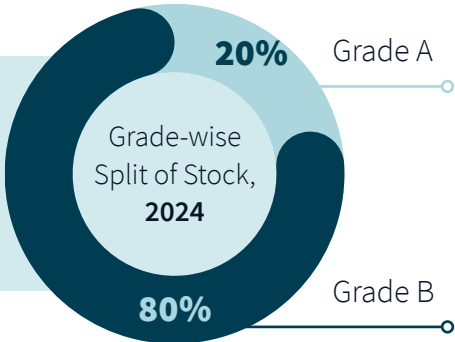
Ludhiana, renowned as Punjab’s industrial powerhouse, has established itself as a key hub for manufacturing and trade. Leveraging its strategic location and business ecosystem, the city has experienced a notable increase in warehousing activities in recent years. However, as an emerging warehousing market, the city offers limited Grade A spaces and has yet to attract investments from institutional developers/ investors. The Grand Trunk (GT) Road links Ludhiana to many cities of Punjab (Amritsar, Bhatinda, etc.), Haryana (Panchkula, Ambala, Karnal, etc.), and extends to NCR Delhi. The logistics and industrial market is primarily driven by manufacturing, 3PL, E-Commerce, and FMCD players.

Consumption Base, 2024  
Population:

2.0 Mn

Warehousing Stock, 2024

7.0 Mn Sq.ft.  
2X increase since 2017



## Presence of major sectors

Sectors	Key Occupiers
FMCG	Pepsi, Cadbury, Bonn
E-Commerce	Major E-Commerce, Global E-Commerce
3PL/ Logistics	Xpressbees, DHL, MLL, TVS Logistics



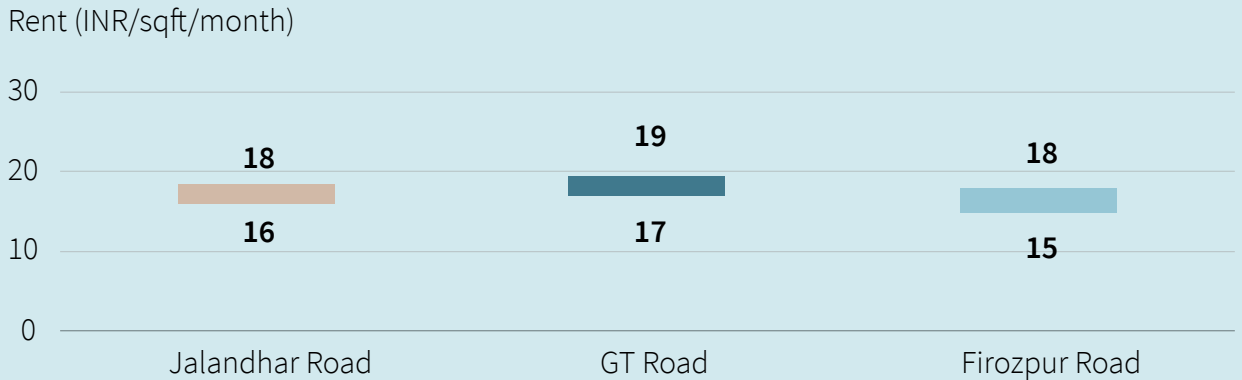
Absorption, 2024

0.5 Mn Sq.ft.

## Major Industrial and Logistics Projects

Sr. No.	Project Name	PE Investor/ Developer	Land Area (acres)	Status
1	Nahar Logistics Park	-	13	Completed
2	Obro Logistics Park	-	18	Completed
3	Nahar/ Oswal Industries	-	40	Completed

## Rents, 2024



The Stock includes Grade A and B projects, and does not take into consideration Grade-C projects, the stock owned by government, ICD, FTWZ and captive warehousing stock by manufacturing companies that are within or beyond their premises. Grade A and Grade B are as per JLL definition



Regional Connectivity and Infrastructure



Roadways

Strong connectivity to other cities of Punjab and neighboring states via NH-5, NH-44, Ludhiana – Chandigarh Highway and SH-11



Railways

Ludhiana Railway Station Eastern Dedicated Freight Corridor (EDFC) begins from Ludhiana



Airport

Chandigarh International Airport (100 KM)



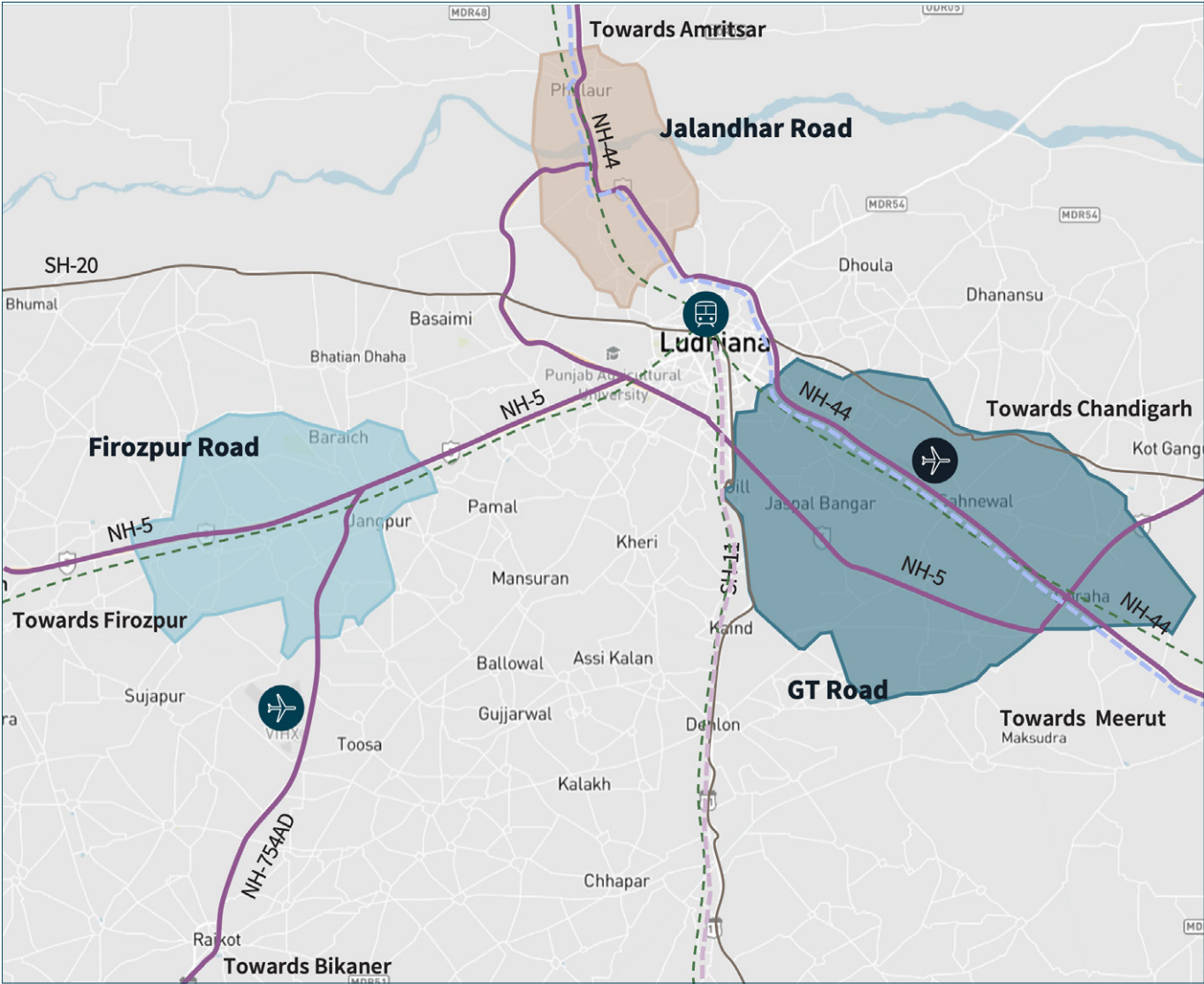
Seaport

Kandla Port (1,100 KM)



Infrastructure Projects

Proposed EDFC connecting Ludhiana in Punjab to Dankuni in West Bengal aiming to reduce transportation time and cost for occupiers across sectors in the region



Industrial and Logistics Sub-Markets

Jalandhar Road

- Located along NH-44 and closer to the city center, the warehousing demand in the sub-market is majorly driven by consumer-based sectors including FMCG and FMCD.

GT Road

- Established warehousing sub-market located along GT Road connecting Ludhiana to Ambala and NCR Delhi.
- The strategic location and connectivity to major industrial and consumption hubs are driving the warehousing demand in the market.

Firozpur Road

- Emerging warehousing market of Ludhiana, located in the eastern side of the city.
- It has pre-dominant presence of Grade B warehouse spaces, majorly driven by 3PL/ Logistics sector.

Legend

- National Highway
- State Highway
- - - Railway line
- Samruddhi Mahamarg Expressway
- - - Delhi-Nagpur Industrial Corridor
- - - Hyderabad-Nagpur Industrial Corridor
- - - North South Dedicated Freight Corridor
- - - East-West Dedicated Freight Corridor
- Nagpur Railway Station
- Nagpur International Airport

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Major companies

LG, MRF, Cadbury, Udaan

HUL, Major E-Commerce, Gati, Xpressbees, Global E-Commerce

Asian Paints, Prozo Logistics



# Coimbatore

Coimbatore is a major industrial and manufacturing hub in Southern India, especially in Auto and Ancillary sector. Its strategic location provides easy access to Bengaluru, Kerala, southern Karnataka, and Tamil Nadu. This advantageous positioning has attracted multiple 3PL/ Logistics and E-Commerce players to establish operations in the city, enabling them to serve a broad customer base from a single, centralized location. The city is known for its robust infrastructure, skilled workforce, and business friendly environment, attracting numerous national and international companies.

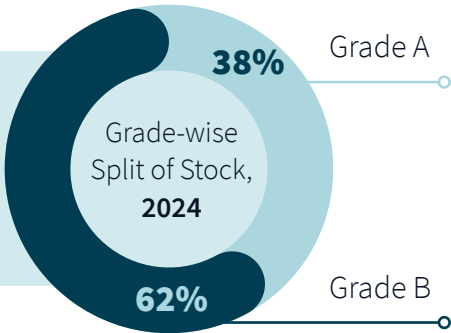
Consumption Base, 2024  
Population:

3.1 Mn

Warehousing Stock, 2024

6.56 Mn Sq.ft.

3X increase since 2017



## Presence of major sectors

Sectors	Key Occupiers
3PL/ Logistics	Safexpress, Stellar Value Chain, Perfect Logistics, Flyjac Logistics
FMCG	PandG, HUL, Adani Wilmar, ITC
FMCD	Samsung, LG, Havells, Philips



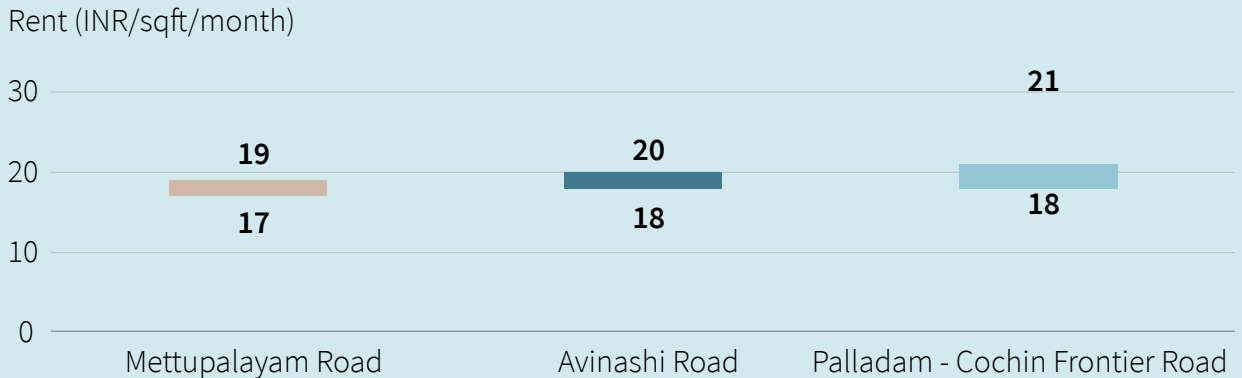
Absorption, 2024

0.7 Mn Sq.ft.

## Major Industrial and Logistics Projects

Sr. No.	Project Name	PE Investor/ Developer	Land Area (acres)	Status
1	Indospace SKLL Logistics Park	CPPIB	24	Partially Completed
2	NDR Warehousing	InvestCorp	70	Partially Completed
3	TVS Industrial and Logistics Park	-	45	Partially Completed


## Rents, 2024



The Stock includes Grade A and B projects, and does not take into consideration Grade-C projects, the stock owned by government, ICD, FTWZ and captive warehousing stock by manufacturing companies that are within or beyond their premises. Grade A and Grade B are as per JLL definition




Regional Connectivity and Infrastructure




**Roadways**

NH-544 connecting Salem (160 KM) and Kochi (190 KM), NH-948 to Bengaluru (300 KM), NH-81 to Thiruchirapalli (200 KM), NH-83 to Nagapattinam (350 KM) pass through the city




**Railways**

Coimbatore Junction, part of Southern Railway Zone




**Airport**

Coimbatore International Airport



**Seaport**

Cochin Port (190 KM), Thoothukudi Port (350 KM), Chennai Port (500 KM)



**Infrastructure Projects**

Kochi – Coimbatore Industrial Corridor (KCIC) as extension of Chennai – Bengaluru Industrial Corridor (CBIC). Proposed manufacturing and business investment region as part of Chennai – Salem Industrial Corridor. Coimbatore as one of the nodes of Tamil Nadu Defence Industrial Corridor

Industrial and Logistics Sub-Markets

**Mettupalayam Road**

- Emerging warehousing market located in the northern side of the city.
- The sub-market is along the NH-181 which further connects the city to Coonoor and Bengaluru.

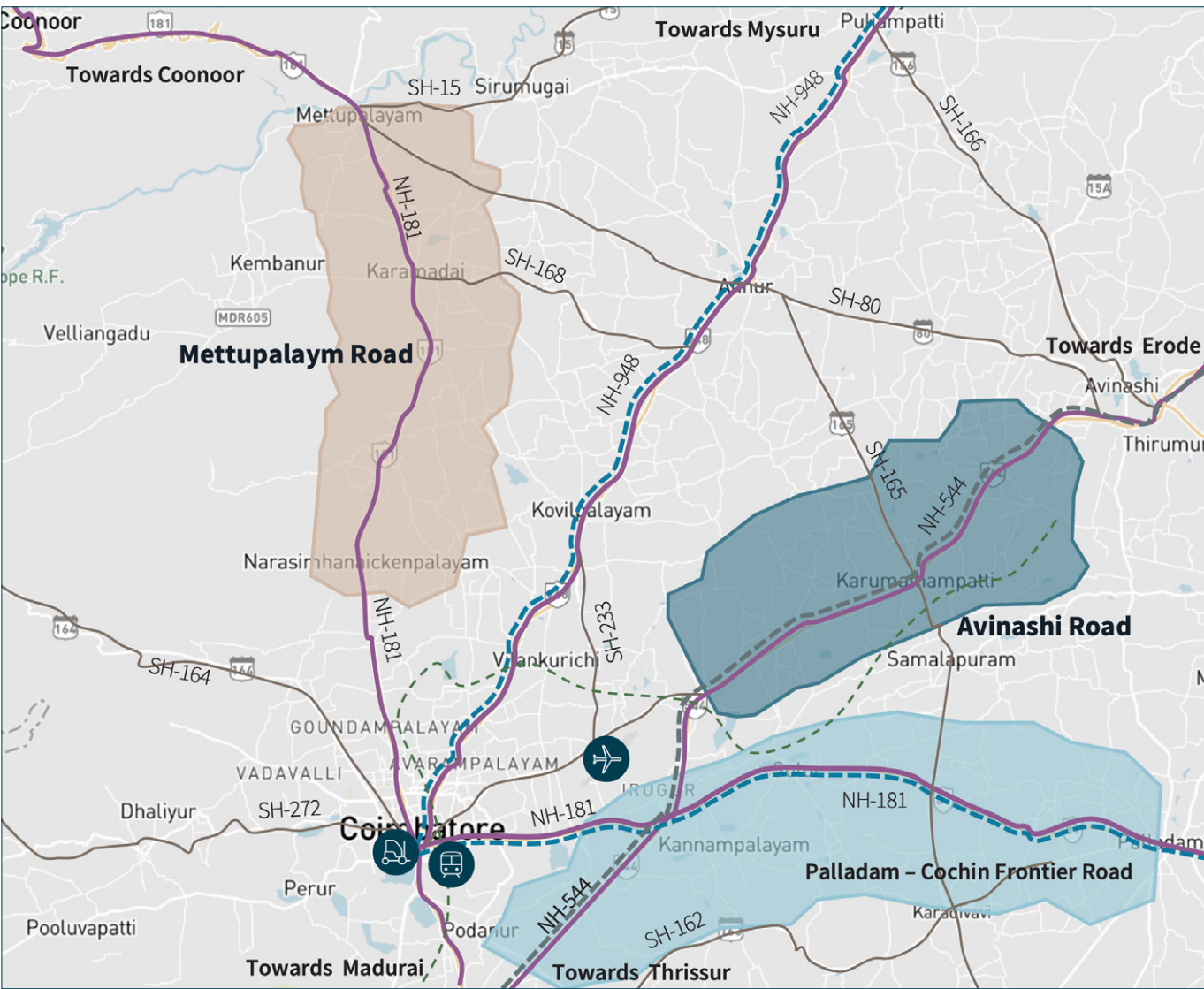
**Avinashi Road**

- Manufacturing and Warehousing hub, located in the eastern side of Coimbatore. The Avinashi Road further connects the city to Erode and Salem.
- Primarily cater to the warehousing requirements of the predominant auto & ancillary and consumer goods industries of the sub-market.

**Palladam – Cochin Frontier Road**

- Established warehousing and logistics hub of Coimbatore, located along NH-544 (Salem – Cochin Highway)
- Increasing demand from consumer-based sectors including FMCD, E-Commerce and 3PL
- Presence of Grade A including institutionally – backed projects

Major companies		
Pricol Casting, Roots, Mold Masters, LG	P&G, Samsung, Asian Paints, MRF, Adani Wilmar	Safexpress, Stellar Value Chain, Havells, Reliance, Major E-Commerce, Global E-Commerce, ITC, LG, HUL



**Legend**

- National Highway
- State Highway
- Railway line
- Tamil Nadu Defence Industrial Corridor
- Extension of CBIC to Kochi via Coimbatore
- Coimbatore Railway Station
- Coimbatore International Airport
- Tamil Nadu Defence Industrial Corridor - Node

**Index map**



# Kochi

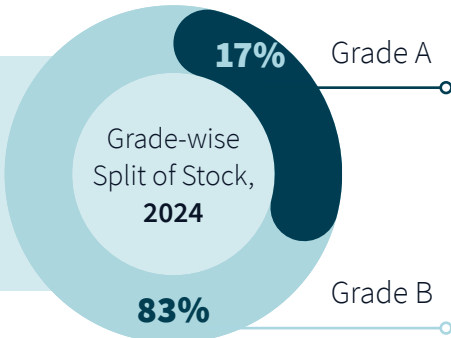
Kochi, the hub of Kerala’s financial and commercial activities, is a key port on the route between the Indian Ocean and the Arabian Sea. It has India’s first and largest container transshipment facility, enhancing its significance in international maritime trade. Several factors have contributed to Kochi’s prominence, including its coastal location, proximity to major international shipping centers, the presence of a well-developed port and interconnecting rivers. Recognized as the industrial capital of Kerala, Kochi hosts a diverse range of industries and industrial parks, including Special Economic Zones (SEZs). This industrial ecosystem, combined with its maritime capabilities, positions Kochi as a key player in both regional and international trade, solidifying its status as a vital economic center in southern India.

Consumption Base, 2024  
Population:

**3.5** Mn

Warehousing Stock, 2024

**8.63** Mn Sq.ft.  
4X increase since 2017



## Presence of major sectors

Sectors	Key Occupiers
FMCD	Samsung, Haier, Havells, LG, Impex, Oppo, Bosch
FMCG	ITC, Godrej, Tata Consumer Products, Coca Cola, Britannia, JandJ, VIP, Cadbury
3PL/ Logistics	DTDC, Kuehne Nagel, DP World, ProConnect, Delhivery



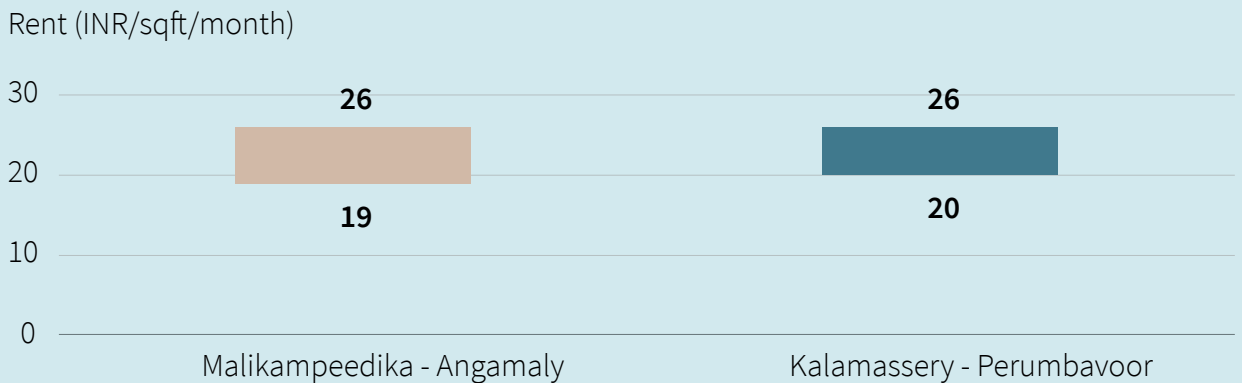
Absorption, 2024

**0.53** Mn Sq.ft.

## Major Industrial and Logistics Projects

Sr. No.	Project Name	PE Investor/ Developer	Land Area (acres)	Status
1	Emmay Logistics	-	23	Completed
2	Cella Space	-	9.5	Completed
3	Avigna	-	21	under construction

## Rents, 2024



The Stock includes Grade A and B projects, and does not take into consideration Grade-C projects, the stock owned by government, ICD, FTWZ and captive warehousing stock by manufacturing companies that are within or beyond their premises. Grade A and Grade B are as per JLL definition



Regional Connectivity and Infrastructure



Roadways

Node in the North-South Corridor of the National Highways System  
NH-66, NH-544, NH-966 A and NH-966 B connect the city to other cities of Kerala and other neighboring states



Railways

Ernakulam Junction, Aluva and Tripunithura (Southern Railway Zone)



Airport

Cochin International Airport (28 KM)



Seaport

Cochin Port (Major Port)



Infrastructure Projects

Proposed West-South Dedicated Freight Corridor (DFC)  
Kochi – Bengaluru Industrial Corridor (KBIC) as an extension to the Chennai – Bengaluru Industrial Corridor (CBIC)

Industrial and Logistics Sub-Markets

Malikampeedika – North Paravur

- The sub-market is located along NH-66 and caters to the consumption demand of the northern side of Kochi.
- It is an emerging market with demand majorly driven by FMCG and 3PL/ Logistics sectors.
- It has major concentration of Grade B spaces with limited presence of Grade A.

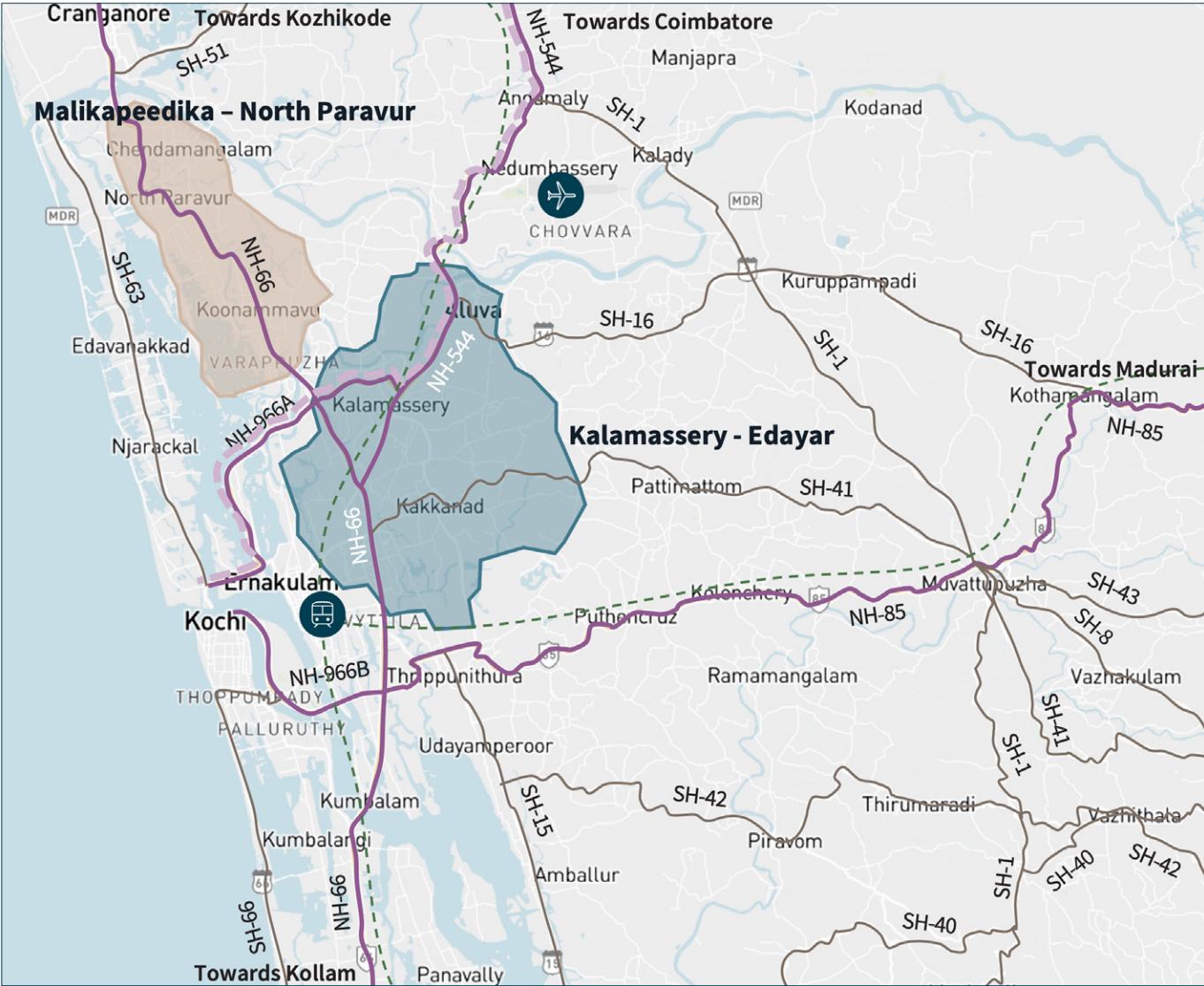
Kalamassery – Edayar

- The sub-market is in proximity to the city center as well as Cochin International Airport, Cochin Port and Ernakulam Junction providing multi-modal connectivity to the sub-market.
- Consequently, this established warehousing market attracts occupiers from diverse sectors including manufacturing, 3PL/ Logistics, FMCG, FMCD, etc.

Major companies

ITC, DTDC, Kuehne Nagel, Exide, Cadbury, DP World, Ekart, MRF, Bosch, Tata Consumer Products, Coca Cola

Godrej, ProConnect, Polycab, Asian Paints, 20 Cube Logistics, Amul, Haier, CEAT, Havells, Reliance, Amara Raja, Impex



Legend

- National Highway
- State Highway
- - - Railway line
- - - Extension of CBIC to Kochi via Coimbatore
- Ernakulam Railway Station
- Cochin International Airport

Index map





# Goa

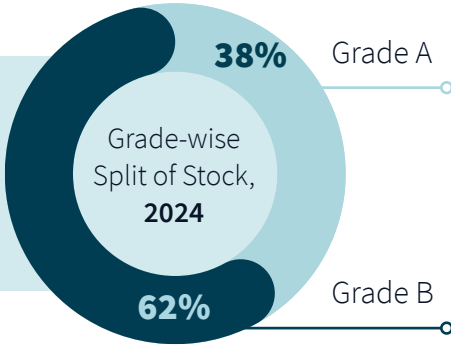
Goa, renowned for its tourism, is also known for its robust infrastructure, encompassing well-developed roadways, railways, airport, seaport, and a pool of skilled workforce. The state hosts 22 industrial estates, established by the Goa Industrial Development Corporation. The region has emerged as a significant player in the pharmaceutical sector, contributing approximately 10% of India’s pharmaceutical output. Leveraging this strength, Goa has strategically positioned itself as an attractive destination for biotechnology and related industries, aiming to diversify its industrial base. Goa’s strategic location, offering proximity to major Indian cities and international trade routes, enhances its potential as a logistics and warehousing hub.

Consumption Base, 2024  
Population:

1.5 Mn

Warehousing Stock, 2024

6.66 Mn Sq.ft.  
4X increase since 2017



## Presence of major sectors

Sectors	Key Occupiers
3PL/ Logistics	Delhivery, Safexpress, Seabird Logistics, Om Logistics, Agility Logistics
Pharmaceutical	Cipla, Pfizer, Abbott, Lupin
FMCG	Hindustan Coca Cola, Reliance, Hindustan Unilever



Absorption, 2024

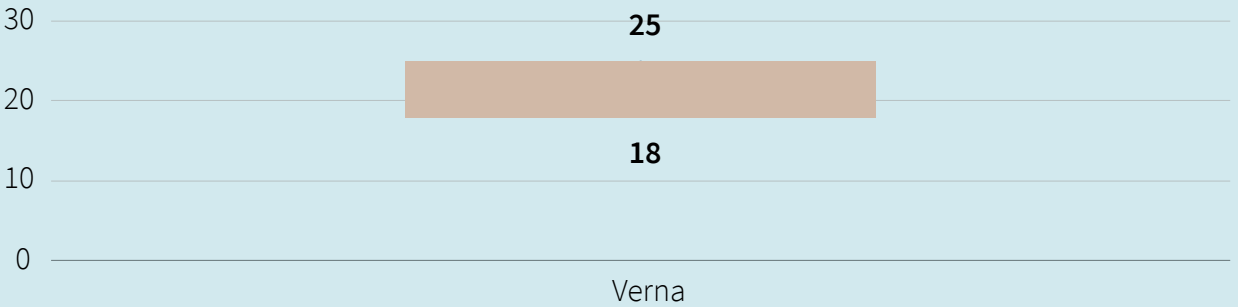
0.8 Mn Sq.ft.

## Major Industrial and Logistics Projects

Sr. No.	Project Name	PE Investor/ Developer	Land Area (acres)	Status
1	NDR Warehousing	InvestCorp	5	Completed
2	Varama Logistics Park, NDR	InvestCorp	60	Partially Completed
3	Horizon Industrial Park	Blackstone	5.4	Completed

## Rents, 2024

Rent (INR/sqft/month)



The Stock includes Grade A and B projects, and does not take into consideration Grade-C projects, the stock owned by government, ICD, FTWZ and captive warehousing stock by manufacturing companies that are within or beyond their premises. Grade A and Grade B are as per JLL definition



Regional Connectivity and Infrastructure



Roadways

NH-66 connecting Goa to Mumbai (585 KM) in north and Mangaluru (340 KM) in south  
NH-748 connects Goa to Bengaluru (565 KM)



Railways

Margao Railway Station  
Vasco-da-Gama Railway Station



Airport

Goa Dabolim International Airport  
Manohar International Airport



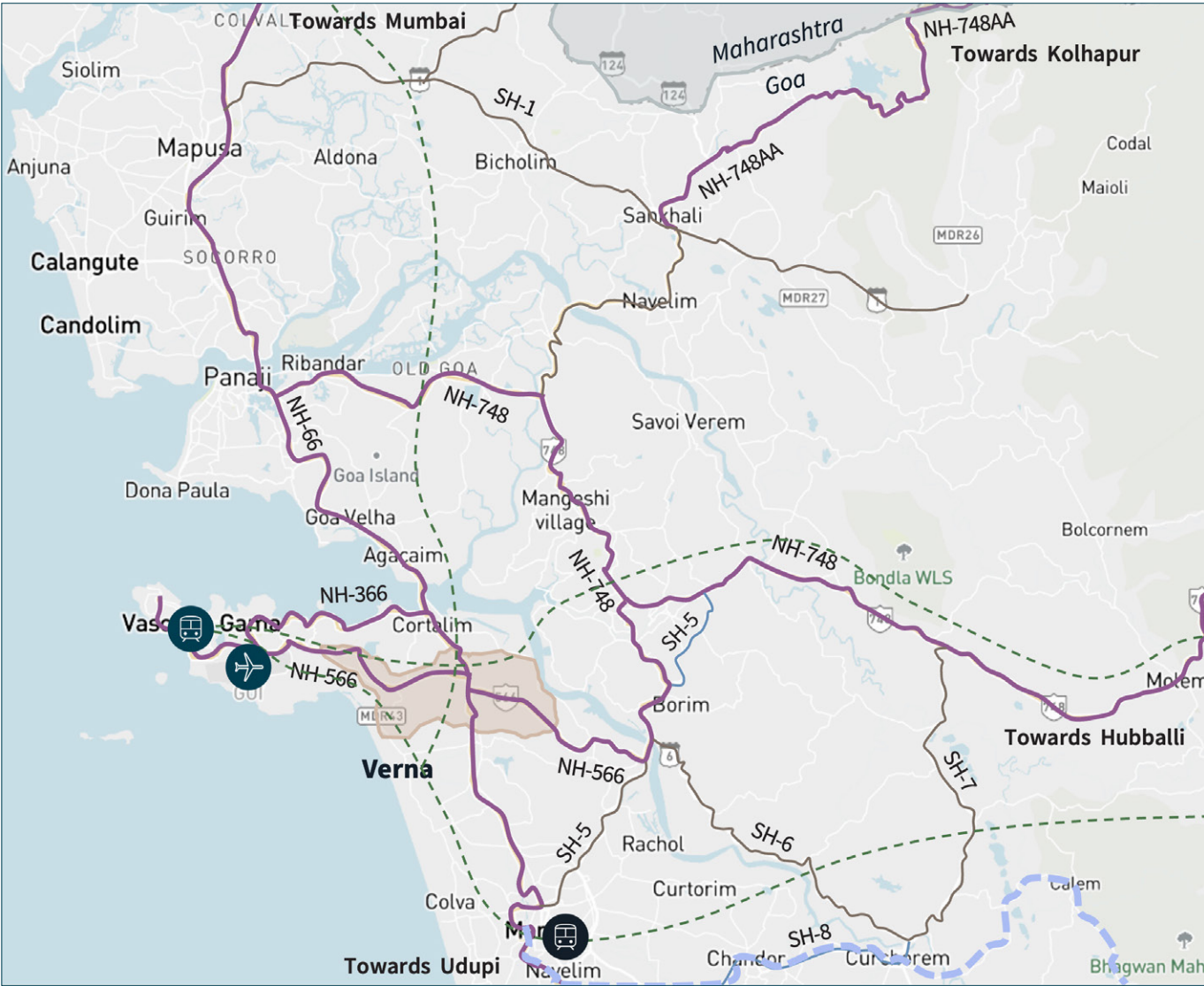
Seaport

Mormugao Port



Infrastructure Projects

Proposed South-West Dedicated Freight Corridor (SWDFC) which will connect Goa to Chennai



Industrial and Logistics Sub-Markets

Verna

- Upcoming warehousing hub in Goa with major concentration of Grade B. It has close proximity to the Goa Dabolim International Airport and Mormugao Port providing strong EXIM opportunities.
- Presence of two major GOAIDC industrial estates with presence of old manufacturing and warehousing companies from sectors including Engineering, Auto and Ancillaries, FMCD, 3PL, Pharma and FMCG.

Major companies

Iron Mountain, Delhivery, Safexpress, Seabird  
Logisolutions, CommScope, Agility Logistics



Legend

- National Highway
- State Highway
- Railway line
- Southern Dedicated Freight Corridor (Chennai to Goa)
- Vasco-Da-Gama Railway Station
- Goa Dabolim International Airport
- Madgaon Railway Station

Index map





# Nagpur

Nagpur, located in the center of India, occupies a unique geographical position that places it at nearly equidistant from major consumption markets including Mumbai, NCR Delhi, Chennai, and Kolkata. The city has evolved as both an industrial center and a significant producer of agricultural commodities. It is a well-connected city with all the major highways passing through the city along with the proposed Multi-modal International Cargo Hub Airport for Nagpur (MIHAN) and Samruddhi Mahamarg, set to significantly enhance city’s logistics capabilities.



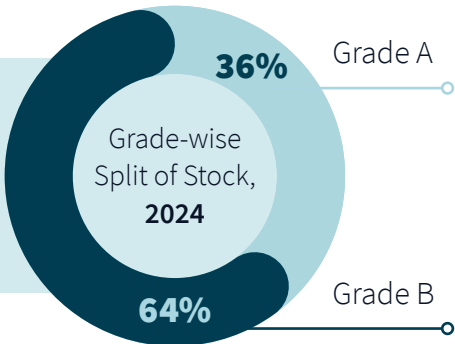
Consumption Base, 2024  
Population:

3.1 Mn

Warehousing Stock, 2024

12.95 Mn Sq.ft.

3X increase since 2017



## Presence of major sectors

Sectors	Key Occupiers
FMCG	HUL, ITC, Marico, Britannia
Auto and Ancillary	John Deere, Kubota, Tata Hitachi, Scania
3PL/ Logistics	Safexpress, MLL, Ecom Express, Xpressbees, FSC



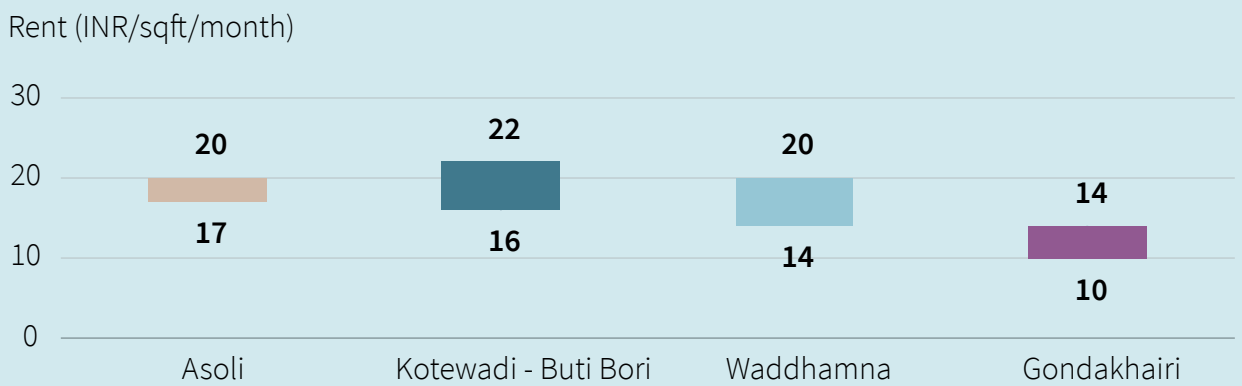
Absorption, 2024

0.7 Mn Sq.ft.

## Major Industrial and Logistics Projects

Sr. No.	Project Name	PE Investor/ Developer	Land Area (acres)	Status
1	ESR Nagpur 1	ESR	24	Partially Completed
2	ESR Nagpur 2	InvestCorp	70	Partially Completed
3	XSIO Logistics Park	Blackstone	45	Partially Completed


## Rents, 2024



The Stock includes Grade A and B projects, and does not take into consideration Grade-C projects, the stock owned by government, ICD, FTWZ and captive warehousing stock by manufacturing companies that are within or beyond their premises. Grade A and Grade B are as per JLL definition




Regional Connectivity and Infrastructure




**Roadways**

NH-7 connecting Nagpur to Varanasi and Kanyakumari as well as NH-6 connecting Mumbai – Sambalpur – Kolkata




**Railways**

Nagpur Railway Station Located at the intersection of North – South and East – West Dedicated Freight Corridors




**Airport**

Nagpur International Airport



**Seaport**

JNPT, Mumbai (800 KM)



**Infrastructure Projects**

Proposed Multi-modal International Cargo Airport for Nagpur (MIHAN) to handle heavy cargo coming from South-East Asia and the Middle East in the near future. Samruddhi Mahamarg is expected to reduce travel time between Mumbai and Nagpur from 15 hours to 8 hours only. Nagpur – Vijayawada Economic Corridor, Delhi – Nagpur Industrial Corridor and Hyderabad – Nagpur Industrial Corridor positively influence the industrial development in the region.

Industrial and Logistics Sub-Markets

**Asoli**

- Located on the Mumbai – Kolkata highway, the sub-market has predominant presence of food manufacturing companies and raw materials storage units.
- No Grade A supply in the market with comparatively lower land prices.

**Kotewadi - Buti Bori**

- MIHAN SEZ, large supply of Grade A and high land prices in the sub-market.
- Maharashtra Samruddhi Mahamarg and Ring Road connect sub-market to peripheral areas.

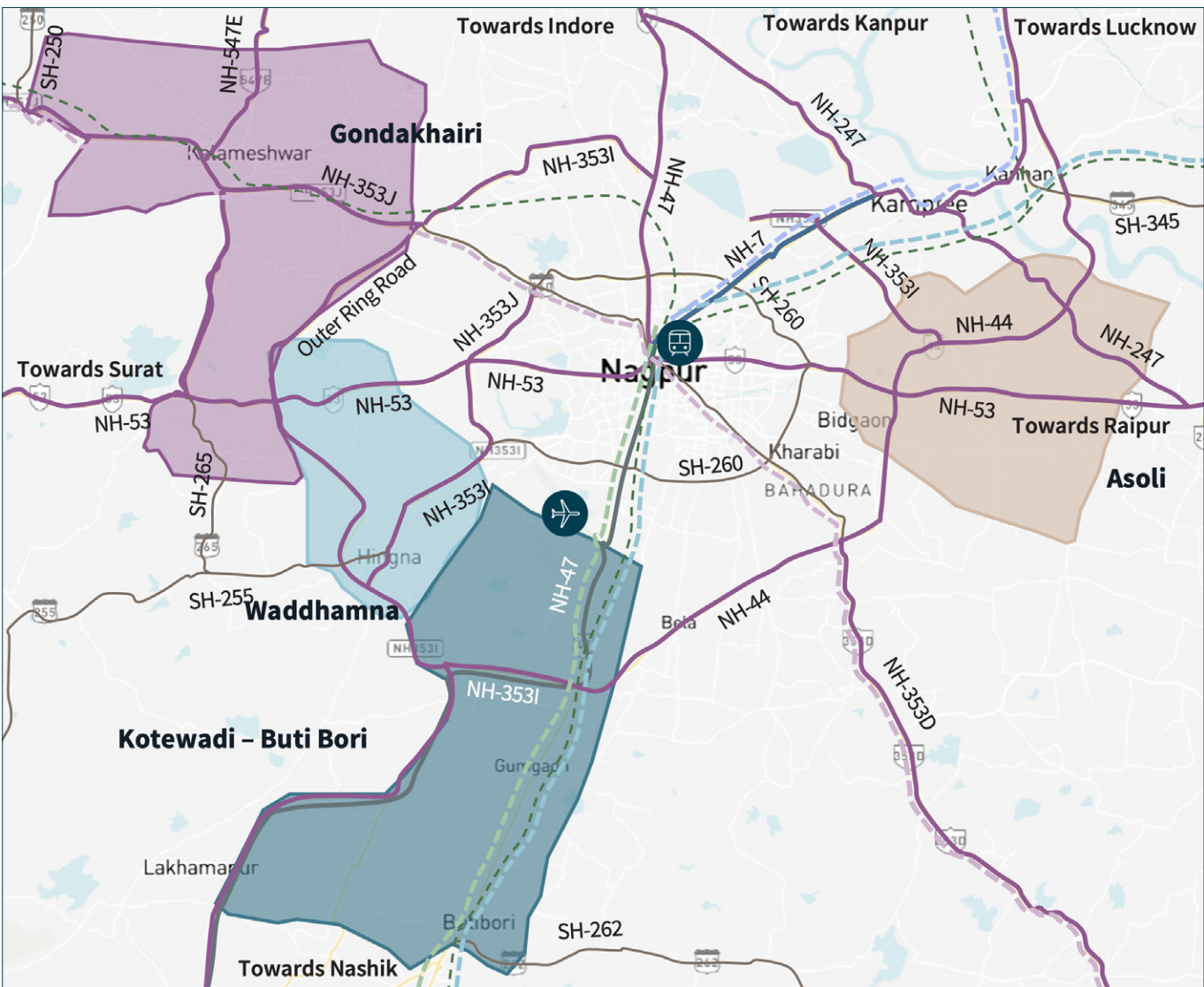
**Waddhamna**

- Emerging sub-market with limited warehousing activity.
- As it is located closer to the city and with preference for other asset classes reduce the land availability for industrial and logistics in this area.

**Gondakhairi**

- Oldest sub-market in the city with highest concentration of large logistics parks of Nagpur.
- The presence of MIDCs and major highways in the region are the major factors for the concentration of warehousing in the sub-market.

Major companies			
Haldirams, NTC, Hariom Food Products	Safexpress, MLL, Ecom Express, Grofers, Croma	NACL, John Deere, Samsung, ITC	Castrol, Kubota, MRF, Britannia, Ferrero Rocher, Marico



**Legend**

- National Highway
- State Highway
- Railway line
- Samruddhi Mahamarg Expressway
- Delhi-Nagpur Industrial Corridor
- Hyderabad-Nagpur Industrial Corridor
- North South Dedicated Freight Corridor
- East-West Dedicated Freight Corridor
- Nagpur Railway Station
- Nagpur International Airport

**Index map**



# Nashik

Nashik occupies a strategic position, functioning as both an industrial and consumption cluster. The city’s robust connectivity to key industrial and manufacturing hubs, as well as major consumption markets in Nashik, Pune, Mumbai, Aurangabad, Satpur, Silvassa, and other Maharashtra cities, positions it as an efficient logistics operations center for the region. The Igatpuri-Nashik-Sinnar investment region stands as a crucial node within the Delhi Mumbai Industrial Corridor (DMIC) project, further enhancing Nashik’s industrial significance. Moreover, the city has established itself as a Defence and Aerospace manufacturing hub, exemplified by the Hindustan Aeronautics Ltd aircraft manufacturing plant located in Ozar. The proposed Pune-Nashik industrial corridor project is expected to facilitate the seamless movement of industrial goods and agricultural produce across the districts of Pune, Ahmednagar, and Nashik.

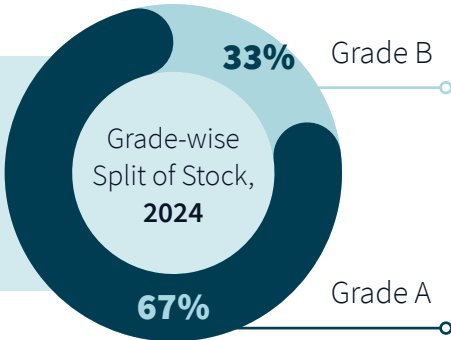
Consumption Base, 2024  
Population:

2.3 Mn

Warehousing Stock, 2024

1.5 Mn Sq.ft.

3X increase since 2017



## Presence of major sectors

Sectors	Key Occupiers
Auto and Ancillary	Motherson, Tata Motors, Apollo Tyres, MRF
3PL/ Logistics	MLL, V-Trans, Safexpress
FMCG	Adani Wilmar, Samsonite



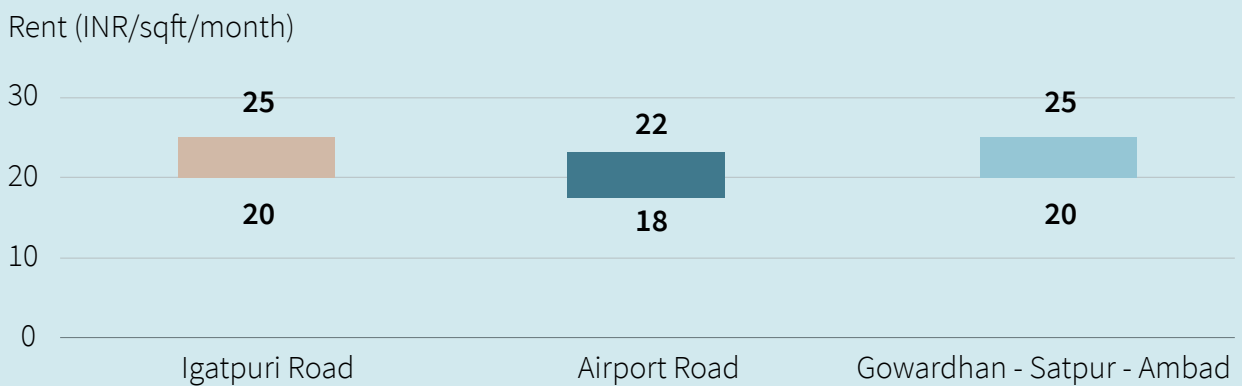
Absorption, 2024

0.6 Mn Sq.ft.

## Major Industrial and Logistics Projects

Sr. No.	Project Name	PE Investor/ Developer	Land Area (acres)	Status
1	Ashoka Buildcon	-	100	Partially Completed
2	Thakkar Developers	-	400	Partially Completed
3	Bhatambrekar Developers	-	23	Completed


## Rents, 2024



The Stock includes Grade A and B projects, and does not take into consideration Grade-C projects, the stock owned by government, ICD, FTWZ and captive warehousing stock by manufacturing companies that are within or beyond their premises. Grade A and Grade B are as per JLL definition




Regional Connectivity and Infrastructure




**Roadways**

NH-50 connecting Nashik to Pune passing through Ahmednagar  
Mumbai – Nashik Expressway  
Proposed Pune – Nashik Expressway




**Railways**

Nashik Railway Station




**Airport**

Nashik International Airport



**Seaport**

JNPT (190 KM)



**Infrastructure Projects**

Igatpuri – Nashik – Sinnar investment region as part of Delhi – Mumbai Industrial Corridor (DMIC) and the proposed Pune – Nashik Industrial Corridor facilitating easy logistics movement among different districts of Maharashtra

Industrial and Logistics Sub-Markets

**Igatpuri Road**

- The sub-market is an emerging logistics hub, located away from the city.
- It has limited presence of warehousing space, majorly catering to the small and medium-scale industries present in the region.

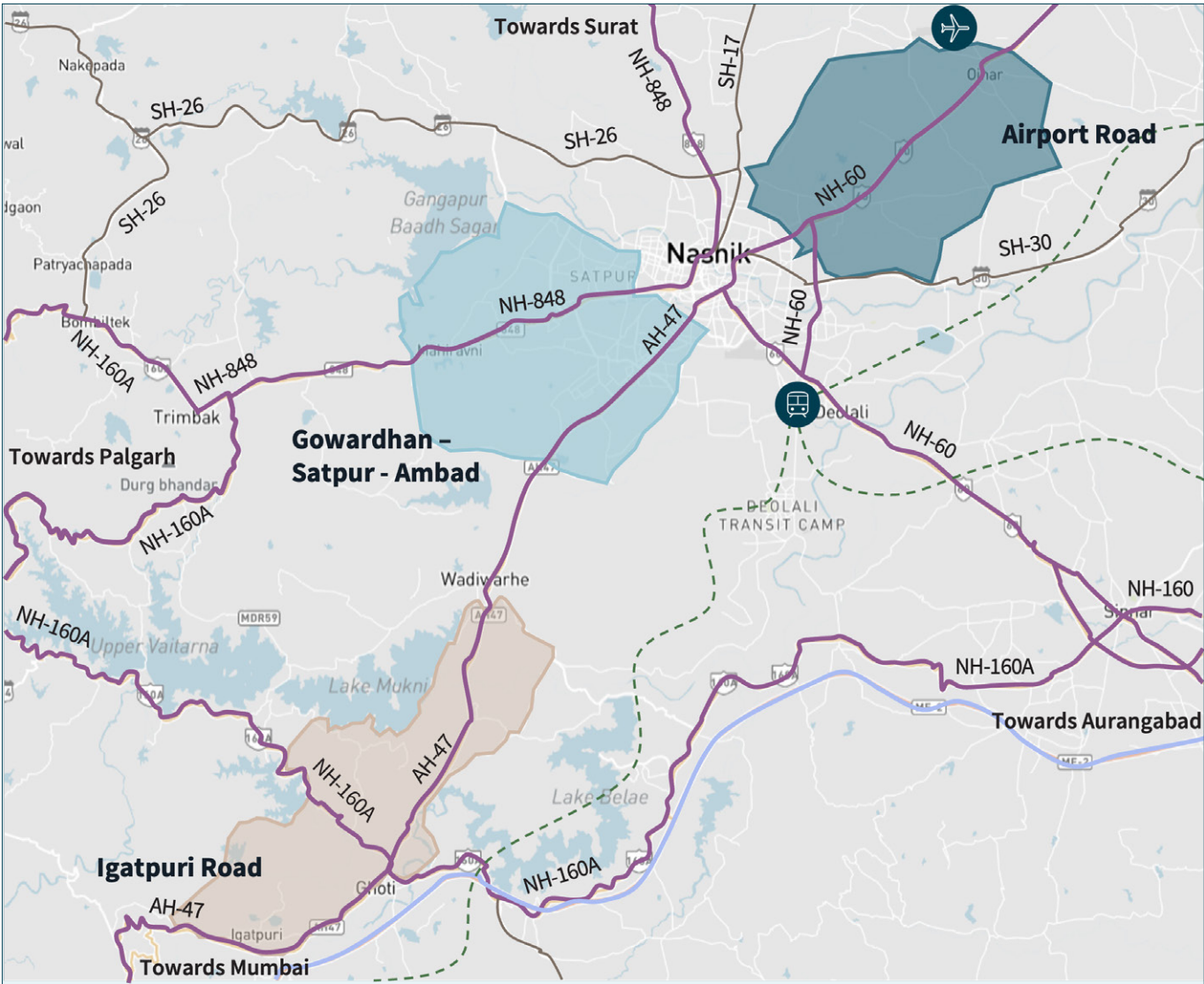
**Airport Road**

- Emerging warehousing market with major concentration of Grade B spaces.
- The proximity to the Nashik Airport, city center and multiple clusters of small and medium-scale industries has pushed the warehousing demand in the sub-market.

**Gowardhan – Satpur – Ambad**

- The warehousing sub-market is driven by the Satpur and Ambad MIDC which has a major presence of auto and ancillary and FMCD industries.
- The proximity to the city center has also influenced the consumer-based demand in the sub-market.

Major companies		
Samsonite, MLL, V-trans, Savvy Packaging	Adani Wilmar, MRF, Apollo Tyres, Safexpress, Tata Motors	Motherson, Polycab, D-Mart, ABB



**Legend**

- National Highway
- State Highway
- Railway line
- Samruddhi Mahamarg Expressway
- Nashik Railway Station
- Nashik International Airport

**Index map**

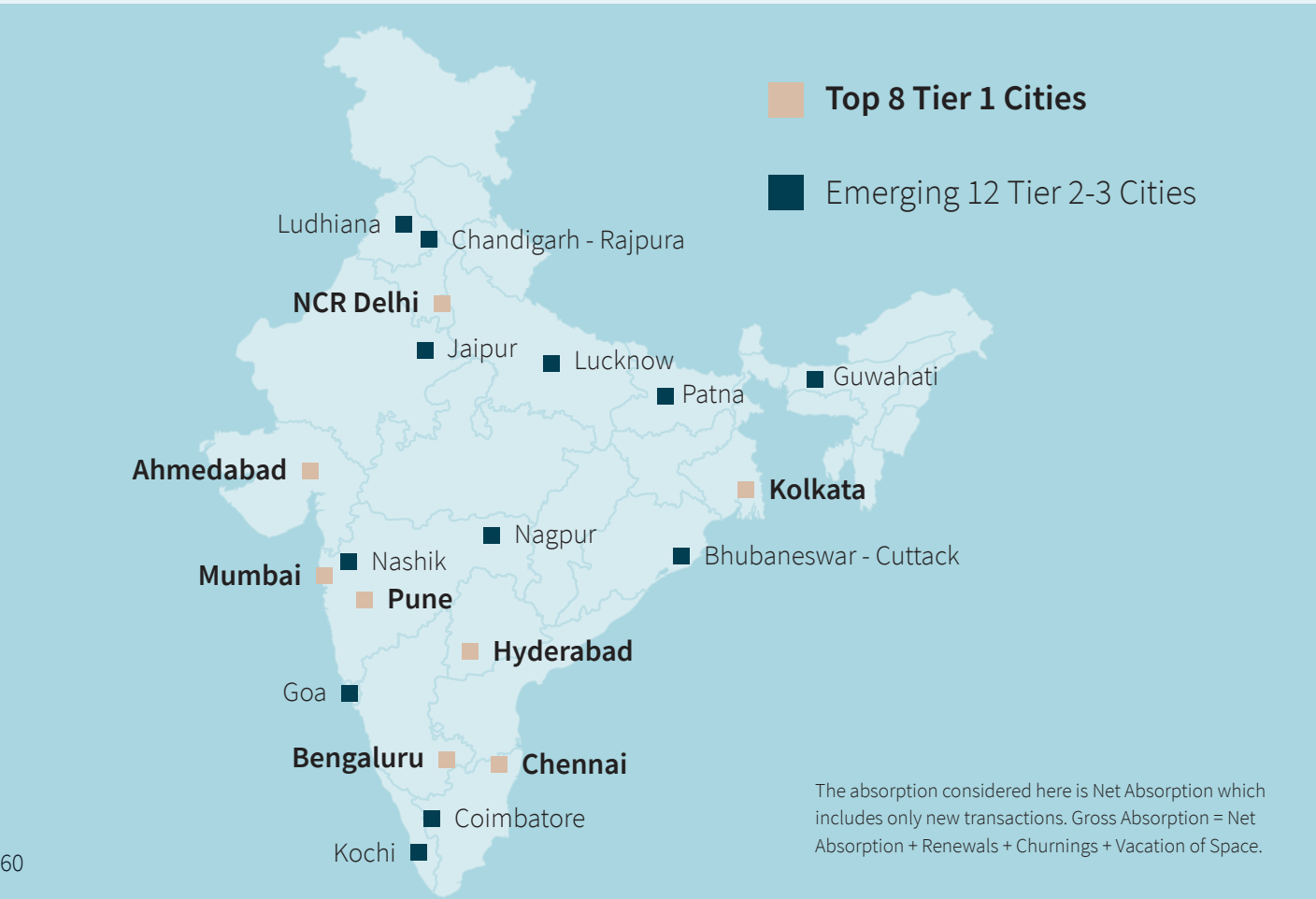
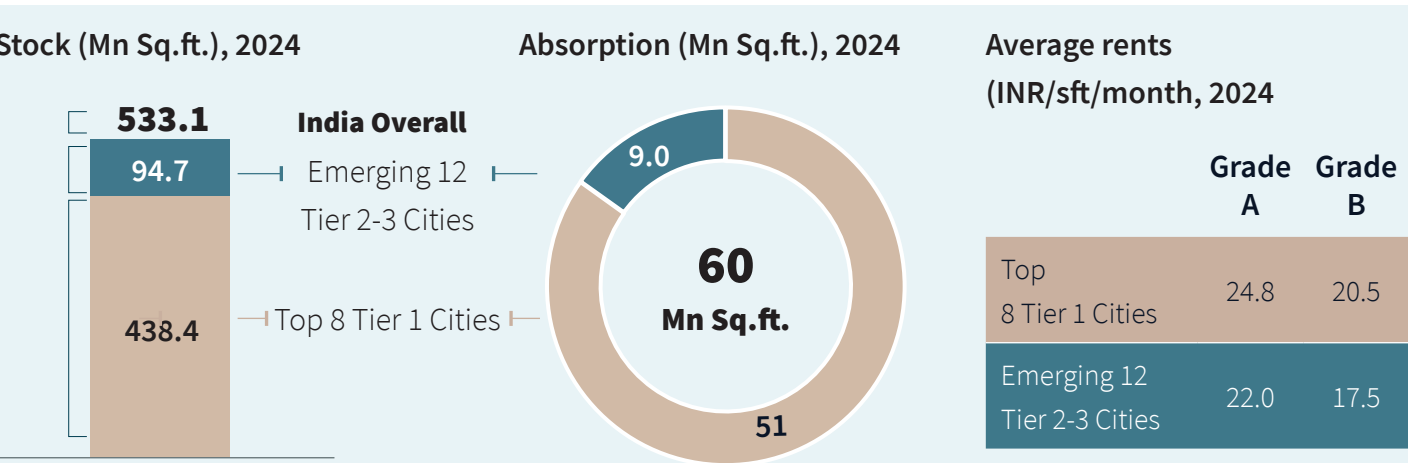
An index map of India showing the location of Nashik in the western part of the country, near the border with Pakistan. A red dot marks the location of Nashik, and a dashed line indicates the route from Mumbai to Nashik.



# Reshaping India's Warehousing Landscape

The Indian warehousing market is experiencing significant growth beyond its strongholds in the **Top 8 Tier 1 cities, with Emerging 12 Tier 2-3 cities** playing an increasingly important role. As of 2024, the total warehousing stock in India has reached **533.1 Mn Sq.ft.** Notably, the emerging Tier 2-3 Cities now contribute **~100 Mn Sq.ft., 4X increase** since 2017, underscoring their growing significance in the sector.

The year 2024 saw robust demand across both established and emerging markets, with a **combined absorption of ~60 Mn Sq.ft.** across the **20 warehousing markets** in India.



## Changing Consumer Behavior

The e-commerce boom, particularly the widespread 'click and buy' trend, is transforming India's warehousing. In FY 2023-24, Tier 2-3 cities generated 60% of e-commerce transactions in India, housing nearly half of online shoppers (Source: Invest India). The rapid expansion of online retail has led to increased need for fulfillment centers closer to end consumers in Tier 2 and 3 markets.



## Regulatory and Infrastructure Developments:

Goods and Services Tax (GST) implementation has streamlined logistics by simplifying India's complex tax structure and removing state-level barriers. Concurrently, infrastructure initiatives such as PM Gati Shakti, Bharatmala, Sagarmala, UDAN Scheme, and the development of freight corridors have optimized distribution networks.



## Access to Larger Spaces

The lower population density provides more vacant spaces/ lands near residential areas, ideal for warehousing facilities close to consumption centers.



## Last-mile Delivery Focus

Companies are setting up smaller warehouses in the Tier 2 and 3 cities to improve delivery times and reduce logistics costs, enhancing their distribution networks.



## Government's Push for Manufacturing

Government programs such as Make in India, Digital India, and the National Logistics Policy have fostered conducive manufacturing ecosystems across the country. The introduction of Production-Linked Incentives (PLI) Schemes and Design-Linked Incentives (DLI) Schemes has further incentivized companies to setup manufacturing facilities in India, contributing to the growth of the sector in Tier 2-3 cities.



## Built-to-Suit Facilities

Rise in customized warehousing solutions to meet specific client requirements as well as to cater to specific regional demands and consumer behaviors in Tier 2 and 3 cities.







# Logistics & Industrial (L&I), India JLL

## Market Leaders in India


### L&I Operating in India Since 2010




**1,215+**  
transactions concluded




**133+ Mn. sft**  
of Built-up Area transacted




**308+** industrial consulting studies (National & Intl.)




**3,899+ acres**  
of industrial land transacted




**USD 2.07 Bn**  
valued L&I Investment transactions facilitated




**32+** Supply Chain Optimisation projects facilitated



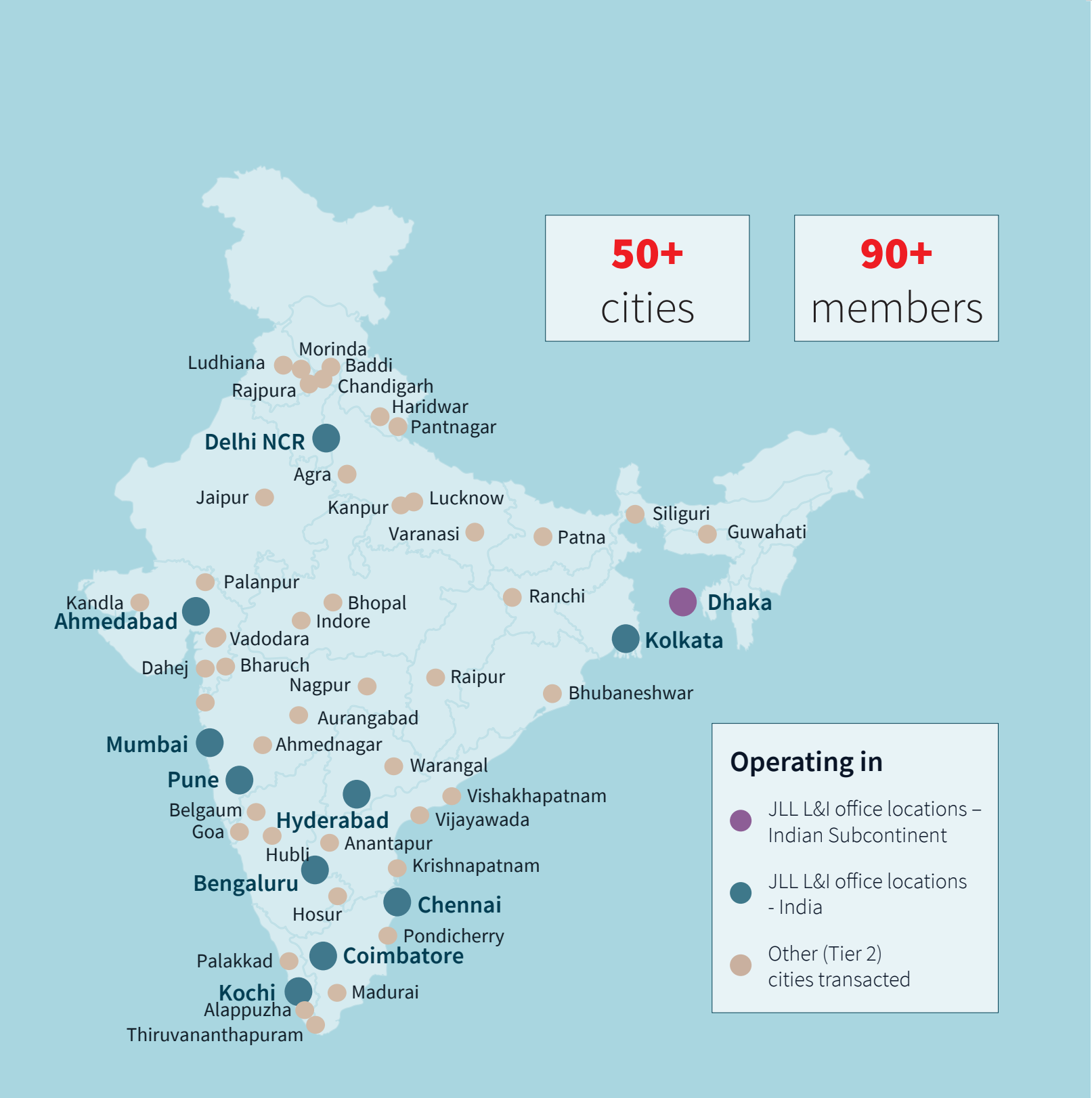
**162** transactions concluded in 2024



**11.5 Mn. sft** of Built-up Area transacted in 2024



**788 acres** of industrial land transacted in 2024



**Servicing 3 Asset Classes**



Warehousing



Manufacturing



Integrated Logistics

**with 7 Specializations**



Lease Transactions



Industrial Consulting



Sustainability



3PL (Third Party Logistics)



Land Transactions



Industrial Investments



Supply Chain Business Excellence (BSE)



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## Authors

### Charmy Shah

*Assistant Manager*

Logistics and Industrial, India  
charmey.shah@jll.com

### Harshit Talreja

*Senior Executive*

Logistics and Industrial, India  
harshit.talreja@jll.com

### Maheshwari Tripathy

*Senior Associate*

Logistics and Industrial, India  
maheshwari.tripathy@jll.com

## About LogiMAT India

LogiMAT India is a leading trade fair and conference dedicated to the logistics and supply chain sectors. It serves as a robust platform for industry leaders and professionals to explore the latest advancements in intralogistics, material handling, warehousing technology, automation, robotics and more.

Organized by Messe Stuttgart India, the Indian subsidiary of Landesmesse Stuttgart GmbH, Germany, LogiMAT India has established itself as one of the prominent events for professionals to advance within the logistics ecosystem.

With over 21 years of international success, LogiMAT's flagship event in Germany is globally recognised for delivering cutting-edge insights and fostering valuable collaborations. LogiMAT India carries on this legacy, bringing global expertise, trends, and opportunities to the Indian market.

## To find out more about JLL services, contact:

### Yogesh Shevade

*Head – Logistics and Industrial, India*

yogesh.shevade@jll.com

### Chandranath Dey

*India Head, Operations and BD*

*Logistics and Industrial*  
chandranath.dey@jll.com

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