

Warehouse / Industrial Space Available for Lease



Warehouse / Industrial Space Specifications:

Site Area	5 Acres
Total Carpet Area	1,10,000+ sq. ft (across two phases).
Clear Height	12 meters from final floor level
Final Floor Height	4' from Site Level / 5' 6" from road level
Mezzanine	Full shed mezzanine option available if required
Crane Provision	10 MT capacity for non-mezzanine zones
Walls	3-meter brick boundary around the shed
Loading/Unloading	10 in Total 2 bays each on East, West & South sides (6 total) 4 bays on the North side with full-length canopy along with dock levelers
Fit-outs	Pre-installed lighting, industrial flooring, and ventilation systems

Key Features of the Proposed Facility:

Solar Integration	On-site solar power to minimize operational costs.
Ample Parking	Dedicated parking for trucks and staff vehicles.
Connectivity & Security	Dedicated parking for trucks and staff vehicles.
Scalable Infrastructure	Provision for future expansion, mezzanine floors, and crane installation.

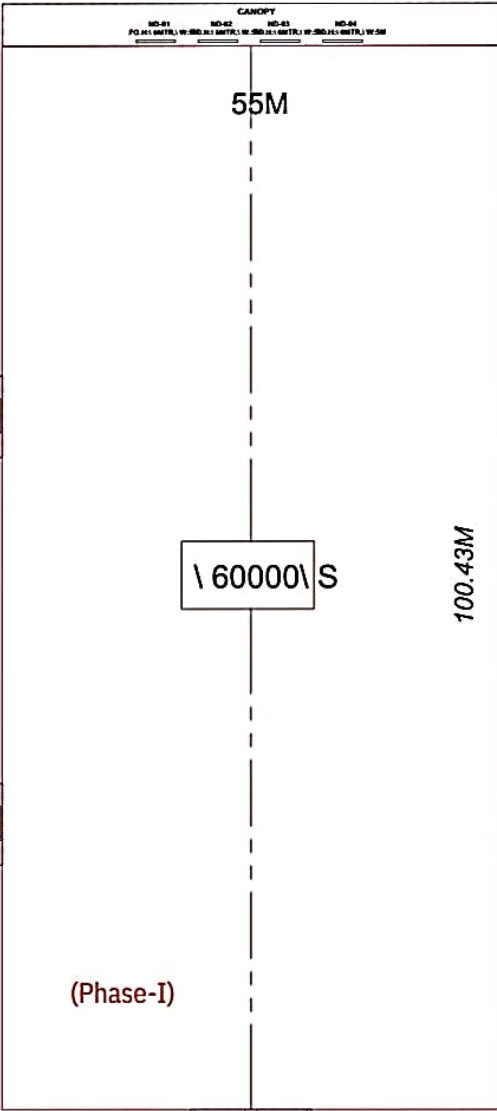
LAYOUT PLAN

NORTH 30M WIDE R

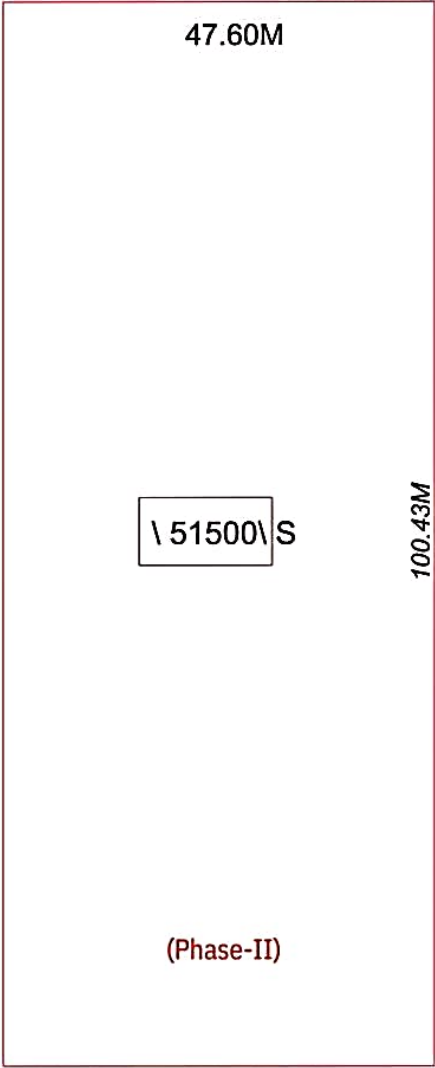
132.92M



25M WIDE RO



(Phase-I)



(Phase-II)

25M WIDE RO



151.92M

10M WIDE RO

100.43M

10M WIDE RO

100.43M

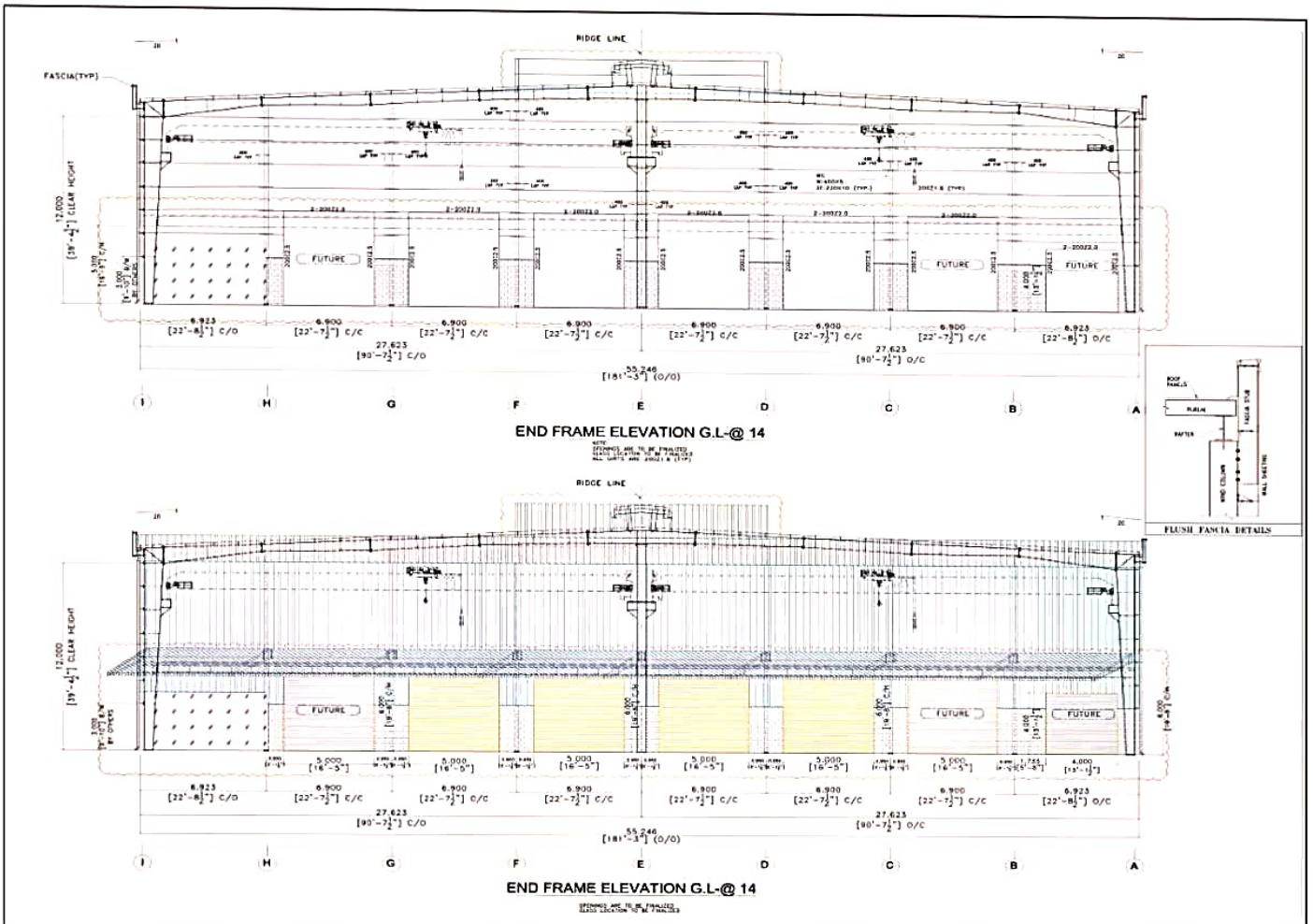
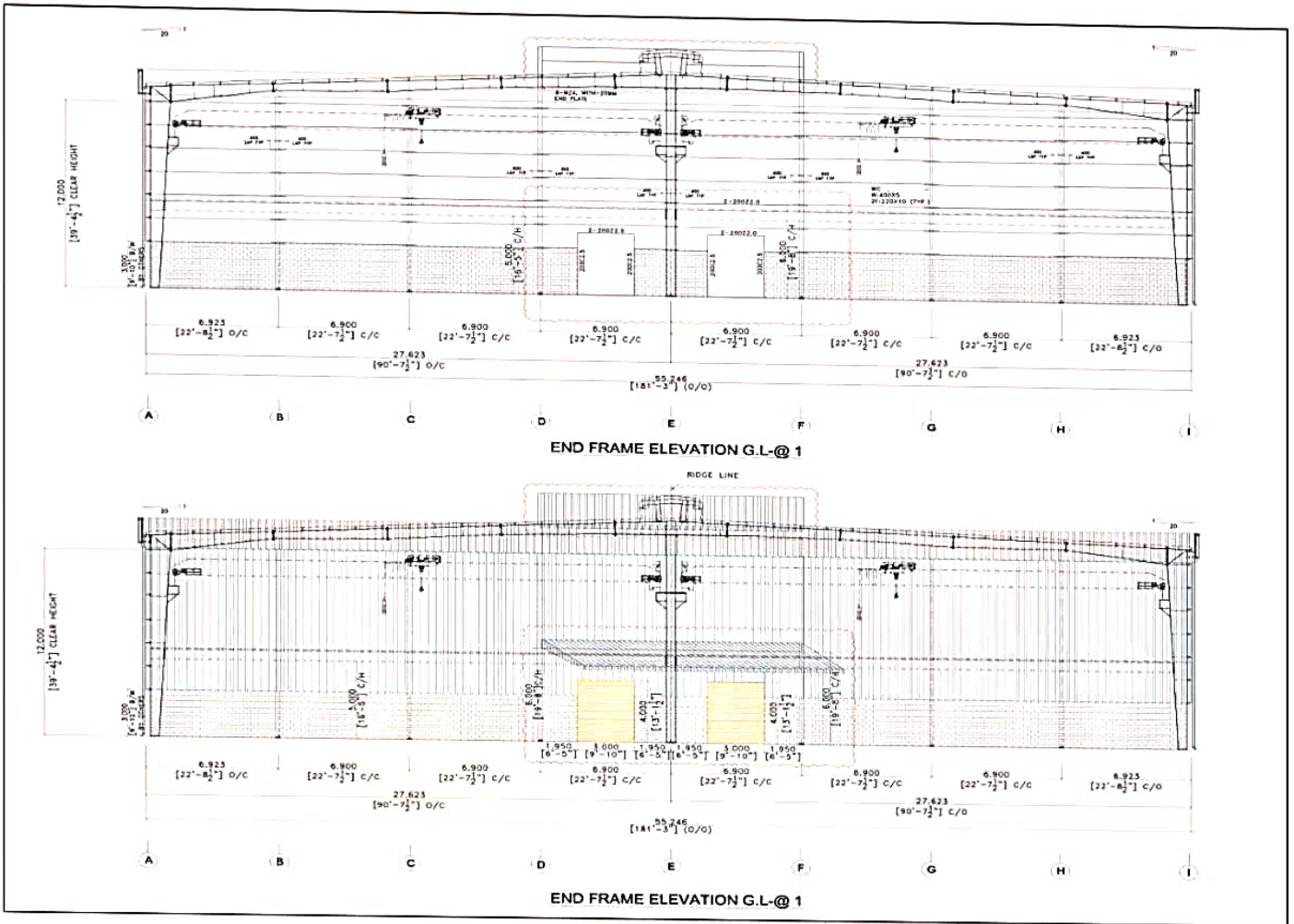
10M WIDE RO

162.25M

10M

10M WIDE GREENA

STRUCTURAL DESIGNS



ROUTE MAP



- H Less than 500 meters from Neolync (Reliance Group)
- H Opposite the Wingtech facility
- H Within 1 km of Dixon and 2 km of TCL
- H Situated adjacent to the east end of Tirupati Airport runway
- H Connected to NH-71 via a 4.5 km with 30-meter-wide access road