

Warehouse Industrial

LEASING in msf (H1 2024) **2.87** **0.13**

AVG RENTALS in INR/sf/month **25.0** **26.5**

LAND VALUE Avg. Y-o-Y growth **20%** **18%**

Slowdown in warehouse leasing in H1; 3PL and Retail sectors drive demand

In the first half of 2024, Mumbai's warehousing sector saw leasing activity of around 2.87 msf, a dip of 46 % over H1 2023, and 48% dip from the activity seen in H2 2023. Limited availability of quality supply could attribute reason for the activity slowdown. Bhiwandi submarket continued to dominate with a share of more than 98% of total warehousing lease volume. More than 65% of H1 2024 deals were driven by 3PL, followed by retail (17%). Close to 46% of deals constitute large-scale (over 1 lakh SF) transactions in the Bhiwandi submarket from 3PL and Retail companies.

Engineering and Automation drove industrial leasing activity

In H1 2024, the industrial sector saw a leasing activity of 0.13 msf, 60% drop from the activity seen in H2 2023. The majority of the activity was recorded in the Bhiwandi submarkets. Companies in engineering and automation continued to be active in leasing industrial spaces along with FMCG and retail . In terms of rentals,with the operationalisation of trans-harbour link, locations of JNPT road, Panvel and Khopoli etc witnessed a steady growth in warehousing rentals. Similar trends were witnessed in terms of quoted land value rates as well.With improving connectivity infrastructure and numerous projects in the pipeline (Navi Mumbai Airport, NAINA, DMIC etc), Taloja, JNPT-Uran corridor is likely to become a prominent manufacturing hub in the near-to-medium term.

Industrial land prices inching upward

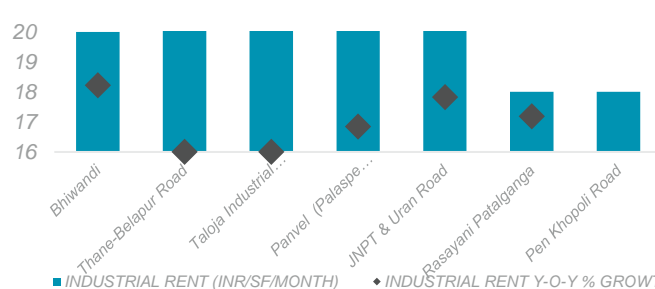
The land value in Panvel, Taloja and Uran submarkets saw a stellar growth annually driven by improved connectivity from trans harbour link and accelerated pace in infrastructure development near Navi Mumbai, mainly through the International Airport and few other projects. Land values in Thane Belapur Road continued to witness an uptrend majorly due to recent land transactions by data centre operators.

ECONOMIC INDICATORS Q2 2024

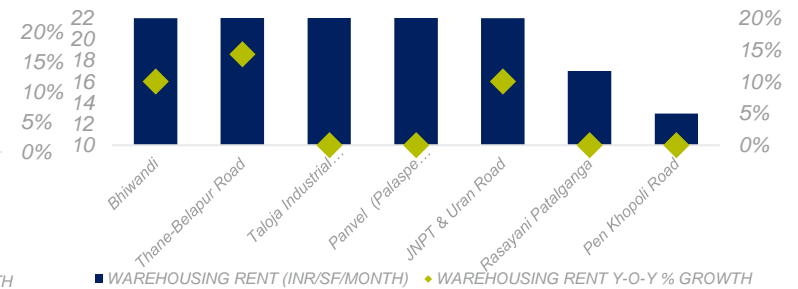
	2023	2024	2025 Forecast
GDP Growth	7.3%	7.0%	6.5%
CPI Growth	5.6%	4.5%	4.2%
Consumer Spending	5.0%	6.1%	6.5%
Govt. Final Expenditure Growth	7.5%	7.0%	6.7%

Source: Oxford Economics, RBI, IMF

INDUSTRIAL RENT / Y-O-Y GROWTH



WAREHOUSING RENT / Y-O-Y GROWTH



KEY WAREHOUSING SUBMARKETS - RENTALS AND LAND RATES – June 2024

SUBMARKET	WAREHOUSE RENT		LAND RATES			
	INR/SF/MONTH	Y-O-Y Change	INR MN/ACRE	US\$ MN/ACRE	EURO MN/ACRE	Y-O-Y Change
Bhiwandi	22	0.0%	30	0.36	0.33	20 %
Thane Belapur Road	57*	44.0%	260	3.12	2.89	4 %
Taloja Industrial Estate	30	0.0%	120	1.44	1.33	20%
Panvel (Palaspe Phata)	27	13.0%	110	1.32	1.22	69 %
JNPT & Uran Road	25	14.0%	32.5	0.39	0.36	30 %
Rasayani Patalganga	17	0.0%	30	0.36	0.33	20%
Pen Khopoli Road	20	54.0%	20	0.24	0.22	11%

KEY INDUSTRIAL SUBMARKETS - RENTALS AND LAND RATES – June 2024

SUBMARKET	INDUSTRIAL RENT		LAND RATES			
	INR/SF/MONTH	Y-O-Y Change	INR MN/ACRE	US\$ MN/ACRE	EURO MN/ACRE	Y-O-Y Change
Taloja	32	30.0 %	120	1.44	1.33	20 %
JNPT & Uran Road	26	10.0 %	32.5	0.39	0.36	30 %
TTC MIDC	65*	7.0 %	260	3.12	2.89	20 %

Note: quoted industrial and warehousing rents are historically corrected to reflect accurate market conditions.

* Excludes the subletting charges as mandated by TTC-MIDC

Quoted land rates for serviced industrial land parcels are mentioned

Percentage growth are in local currency; Y-O-Y – Year on Year

Conversion Rate: US\$1= INR 83.4 and Euro 1 = INR 89.9

SIGNIFICANT INDUSTRIAL / WAREHOUSE TRANSACTIONS H1 2024

Lessee	Lessor	Type	Submarket	Area (sf)
KD Logistics	Sonadevi Logistics	Warehouse	Bhiwandi	309,000
Bajaj Electricals	Antriksha Logidrome	Warehouse	Bhiwandi	265,000
Mahindra Logistics	Sonadevi Logistics	Warehouse	Bhiwandi	156,000

SIGNIFICANT LAND TRANSACTIONS H1 2024- L&I SECTOR LAND TRANSACTIONS

Buyer	Seller	Type	Submarket / Location	Area (acre)
No Land Transactions recorded for the period				

Arun P Nair

Manager, Research Services

+91 22 67715555 /arun.nair@cushwake.com

Suvishesh Valsan

Director, Research Services

+91 22 67715555 /suvishesh.valsan@cushwake.com

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