

Warehouse Industrial

LEASING in msf (H1 2024)	<b>1.78</b>	<b>4.21</b>
AVG RENTALS in INR/sf/month	<b>28</b>	<b>31</b>
LAND VALUE Avg. Y-o-Y growth	<b>5%</b>	<b>5%</b>

### Steady warehouse leasing in H1 driven by automobile sector

Pune recorded 1.78 msf of warehouse lease transactions in H1 2024, which is 21% rise from H2 2023, but a 39% decline on y-o-y basis. Automobile sector dominated with ~40% share of the total warehouse leasing. This is the highest ever automobile leasing recorded in the warehousing space. This is largely due to Pune becoming a hub for major Indian and global OEMs and Micro, Small and Medium Enterprises (MSMEs) in the automotive sector. As for submarkets, Chakan remained the dominant sector with 54% of the total warehouse leasing. However, such high warehouse leasing at Chakan was recorded only in 2022.

### Engineering and Manufacturing drove Industrial Leasing

Pune recorded 4.2msf of industrial lease transaction in H1 2024, a fall of 16% from H2 2023, however a 34% rise on y-o-y basis. In a continuing trend from last year, Engineering and Manufacturing remained the dominant sector with 56% share of the total industrial leasing, followed by automobile with 14.6% of industrial leasing. Chakan had the highest share of Industrial leasing with 71.1%. Talegaon also improved its share in industrial leasing from 11% in H2 2023 to 19% in H1 2024.

### ECONOMIC INDICATORS Q2 2024

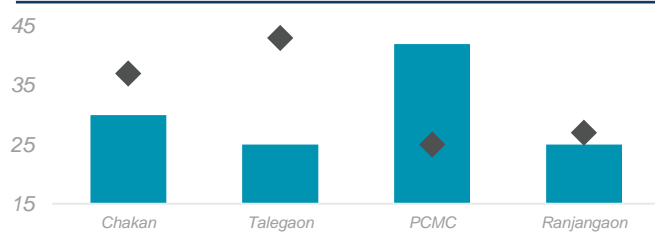
	2023	2024	2024 Forecast
GDP Growth	7.3 %	7.0%	6.5%
CPI Growth	5.6%	4.5%	4.2%
Consumer Spending	5.0%	6.1%	6.5%
Govt. Final Expenditure Growth	7.5%	7.0%	6.7%

Source: Oxford Economics, RBI, IMF

### Prominent industrial submarkets exhibits rental growth; Data centres can drive land prices higher

City-wide industrial rentals witnessed a rise of 6-8% yoy largely driven by Chakan and Talegaon submarkets. In terms of land transactions, a major company has acquired over 25 acres of land at Pimpri to develop a data centre. With the rising demand for data centers across the country, many large companies are considering setting up facilities in Pune. This trend is expected to drive land prices even higher in the near future.

INDUSTRIAL RENT / Y-O-Y GROWTH



WAREHOUSING RENT / Y-O-Y GROWTH



■ INDUSTRIAL RENT (INR/SF/MONTH)

◆ INDUSTRIAL RENT Y-O-Y % GROWTH

■ WAREHOUSING RENT (INR/SF/MONTH)

◆ WAREHOUSING RENT Y-O-Y % GROWTH

## KEY WAREHOUSING SUBMARKETS - RENTALS AND LAND RATES – Jun 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
Chakan	27	7.0%	35	0.42	0.39	14.0%
Talegaon	25	8.0%	28-30	0.33	0.31	15.0%
PCMC	40	5.0%	130.61	1.56	1.45	13.0%
Hinjewadi	35	6.0%	100.19	1.20	1.11	13.0%

## KEY INDUSTRIAL SUBMARKETS - RENTALS AND LAND RATES – Jun 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
Chakan	30	7.0%	35	0.42	0.39	14.0%
Talegaon	25	8.0%	28-30	0.33	0.31	15.0%
PCMC	42	5.0%	130.61	1.56	1.45	13.0%
Ranjangaon	24	6.0%	17	0.20	0.19	13.0%

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

Quoted land rates for serviced industrial land parcels are mentioned

# Represents government owned serviced plots in industrial parks

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

Conversion Rate: US\$ 1 = INR 83.4; € 1 = INR 89.9

## SIGNIFICANT INDUSTRIAL / WAREHOUSE TRANSACTIONS H1 2024

Lessee	Lessor	Type	Submarket	Area (sf)
MRF	NDR	Warehousing	Chakan	452,000
United Industries	Greenbase	Industrial	Talegaon	250,000
Atomberg	KSH3	Industrial	Chakan	146,000
GE India	Global	Industrial	Chakan	170,000

## SIGNIFICANT LAND TRANSACTIONS H1 2024

Buyer	Seller	Type	Submarket / Location	Area (acre)
Adani Group	Finolex	Industrial	Pimpri	25

**Arun P Nair**

Manager, Research Services

+91 22 67715555 / [arun.nair@cushwake.com](mailto:arun.nair@cushwake.com)

**Suvishesh Valsan**

Director, Research Services

+91 22 67715555 / [suvishesh.valsan@cushwake.com](mailto:suvishesh.valsan@cushwake.com)

[cushmanwakefield.com](http://cushmanwakefield.com)

**A CUSHMAN & WAKEFIELD RESEARCH PUBLICATION**

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in approximately 400 offices and 60 countries. In 2022, the firm reported revenue of \$10.1 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), Environmental, Social and Governance (ESG) and more. For additional information, visit [www.cushmanwakefield.com](http://www.cushmanwakefield.com).

©2023 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.