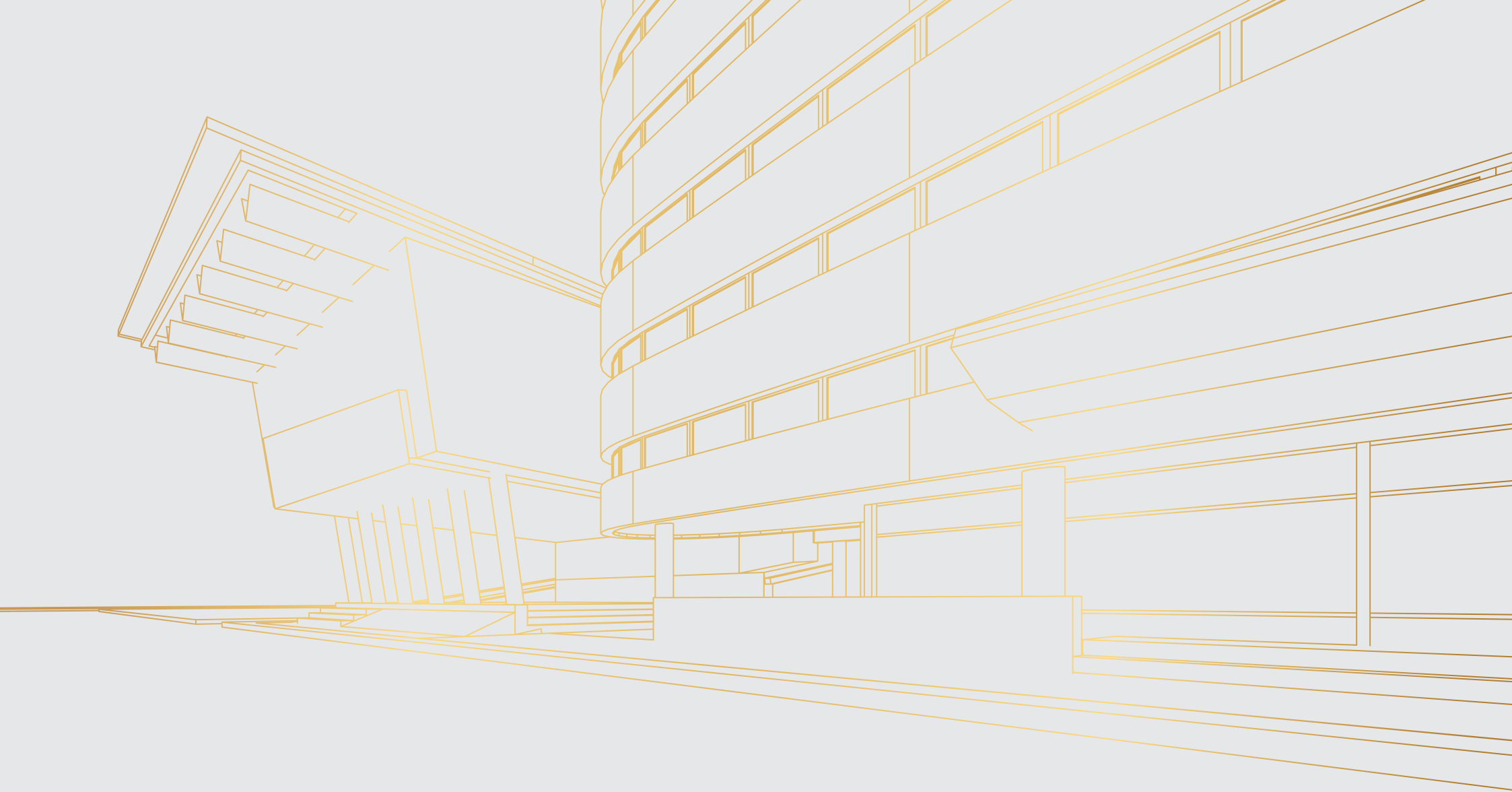




A large white semi-truck is parked on a paved lot in front of a long, multi-bay industrial warehouse. The scene is captured at sunset, with the sun low on the horizon to the right, casting a warm, golden glow across the sky and the ground. The sky is filled with scattered clouds, and the sun's rays create a bright, hazy effect. The warehouse building has a corrugated metal exterior and several windows. The truck is a modern model with a large trailer. The overall atmosphere is one of industrial readiness and efficiency.

***Industrial parks designed for
faster operational readiness***

Index



About Casagrand

Casagrand is a Chennai-headquartered real estate developer with over 22 years of experience delivering large-scale developments across South India. Known for its focus on quality, design and timely execution, the company has built a strong portfolio primarily in residential real estate, while also expanding into commercial and industrial developments. With a customer-centric approach and a track record of delivering thoughtfully designed spaces, Casagrand has established itself as a trusted name in the industry.

88+ Million Sq. Ft.

Residential Portfolio

8,000+ Workforce

Across Verticals

180+ Landmarks

Projects Delivered

7+ Cities*

Geographic Presence

*Across Chennai, Bengaluru, Coimbatore, Hyderabad, Mumbai, Pune, Delhi, Dubai & beyond



Core Verticals



Residential

Building thoughtfully planned homes for contemporary living and long-term value



Commercial

Creating well-located commercial spaces that support business growth and success



Industrial

Delivering integrated industrial and warehousing infrastructure for efficient operations and scalability



Portfolio at a Glance

1,000+ Acres

Land Acquired & Under Development

6+ Million Sq. Ft.

Industrial Space Developed

3,000+ Crore

Leased Asset Value

10+ Integrated Parks

Across Chennai, Bengaluru & Coimbatore

30+ Projects

Successfully Delivered

12,000+ Crore

Projected Portfolio Value

30+ Million Sq. Ft.

Development Potential

250+ Employees

Industrial Team



INTEGRATED INDUSTRIAL PARKS



BUILT-TO-SUIT FACILITIES



PLUG-AND-PLAY INFRASTRUCTURE

Industrial Platform

Casagrand Industrial & Warehousing is the industrial development arm of Casagrand, focused on building high-performance industrial and logistics ecosystems across India. Each development is planned for operational efficiency, scalability and long-term reliability, enabling enterprises to grow within well-structured industrial environments.

VISION

To be the leading global developer of smart, sustainable industrial ecosystems that redefine supply chain efficiency and enable businesses to scale through innovation-led infrastructure.



MISSION

- To deliver well-planned industrial environments that enable efficient, reliable operations.
- To develop **2,300 acres** and deliver **60 million Sq. Ft.**, with a leased footprint of **40 million Sq. Ft.** over the next five years.
- To become the largest industrial and warehousing company by 2029, setting benchmarks in innovation, sustainability and operational excellence.



Who This Platform Is Built For

Manufacturing Units

Electronics, auto components, engineering & precision industries requiring production-ready facilities



Logistics, Warehousing, E-commerce & 3PL Operators

Businesses requiring high-clearance infrastructure for storage, automation and distribution



Export-Oriented Industries

Manufacturers and traders dependent on port connectivity and efficient logistics access



High-Tech and Clean Room Industries

Operations requiring controlled environments and specialised infrastructure systems



Multi-Location Enterprises

Companies looking to establish or expand operations across key industrial corridors



Specialised Industrial Requirements

Custom-built facilities designed around unique operational needs, including non-standard infrastructure and use cases



Built To Serve Diverse Industrial Sectors
And Operational Requirements

Business Model

If you want minimal upfront investment

Built-to-Suit Lease

Casagrand develops and owns;
clients lease long term



If you want flexibility with future ownership

Lease with Purchase Option

Lease first, with a phased path
to ownership



If you want full ownership

Built-to-Suit Sale

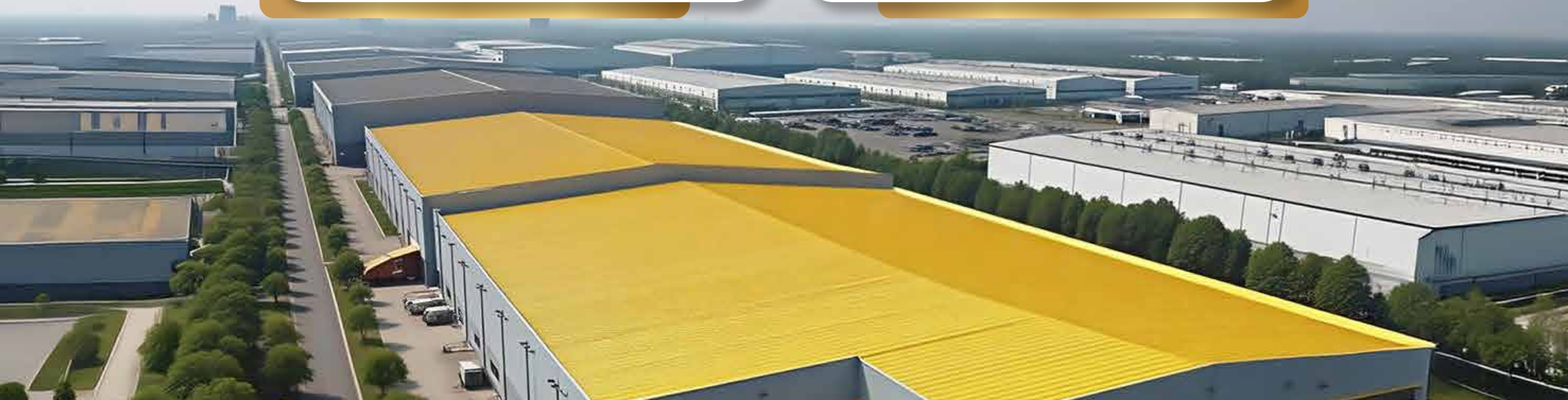
Custom-developed facility
with direct ownership



If you already own land

EPC on Client Land

Casagrand handles construction on
client-owned land at cost-plus.



The Opportunity: South India

One of India's most advanced economic regions, South India drives growth across manufacturing, technology and exports. With strong infrastructure and skilled talent, it enables businesses to scale efficiently across domestic and global markets.

16-17%

Contribution of manufacturing to India's GDP

#1

Tamil Nadu by number of factories

5 States

Integrated industrial ecosystem

Multiple Ports

Strong export infrastructure

INDUSTRY INSIGHT

(Source: Colliers India, Industrial & Warehousing Reports)



~36.9 Mn Sq. Ft. demand in 2025

Industrial and warehousing sector continues strong double-digit growth across India



Chennai among India's leading industrial hubs

Contributing ~22% of total warehousing demand



Corridor-led concentration

Delhi NCR and Chennai together account for nearly half of total demand



Driven by core sectors

3PL, manufacturing and e-commerce; 3PL contributes nearly one-third of leasing



Strong presence of South Indian markets

Key cities such as Chennai, Bengaluru and Hyderabad continue to drive a significant share of demand, supported by manufacturing and export ecosystems

Location Advantage

- Key market & export corridors
- Established manufacturing clusters
- Diverse industrial base
- Skilled technical workforce
- Multi-port connectivity
- Major international airports
- Extensive highway network
- Efficient rail freight movement



Casagrand's Industrial Presence



Aligned with South India's industrial ecosystem, Casagrand Industrial & Warehousing develops strategically located parks designed for faster setup, efficient operations and long-term scalability.

! Fragmented Approach

- Land identified without clear title
- Approvals handled after acquisition
- Building delivered; infrastructure added later
- Multiple vendors across stages
- No single ownership across execution
- Limited cost visibility during execution
- Power, MEP and utilities handled separately
- Costs increase as requirements evolve
- Timelines shift due to dependencies

VS CASAGRAND Integrated Approach

- Land secured with clear title upfront
- Approvals in place from the beginning
- Building and infrastructure planned together
- Single platform across stages
- Single ownership across execution
- Clear cost visibility from the start
- Power, MEP and utilities integrated into development
- Costs defined upfront with minimal variation
- Timelines aligned across all stages



Sustainability

Across all our industrial parks, sustainability follows an ESG-led approach where land, layout and utilities are planned as one integrated system to reduce energy and water use. Built for real site conditions, this creates sustainable, future-ready infrastructure.

Site Intelligence

- Natural Drainage Grading
- On-Site Stormwater Management
- Rainwater Harvesting
- Green Buffer Zones

**Fewer disruptions.
More reliable operations.**

Resource Systems

- Solar-Ready Roofs
- Smart Lighting: 70% Savings
- Efficient Cooling: 30% Savings
- Water Systems: 40% Savings

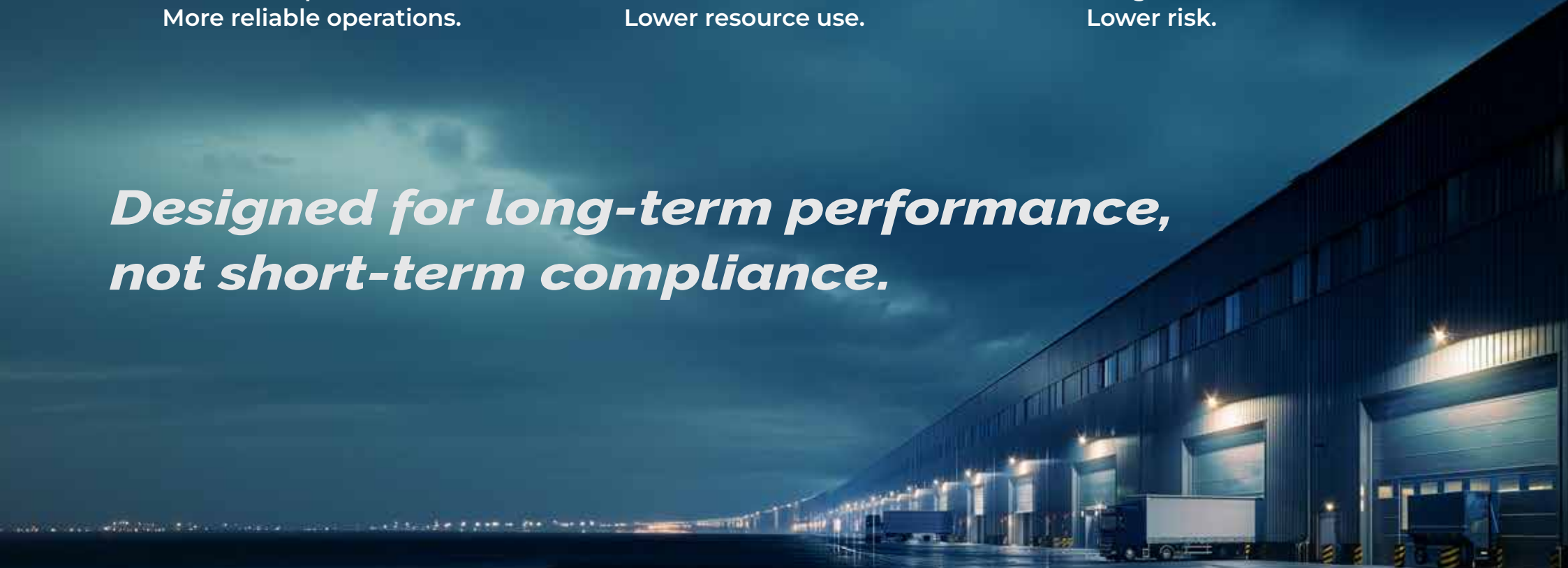
**Lower costs
Lower resource use.**

Structural Resilience

- Built To Last
- Adaptive Design
- Eco-Friendly Operations
- Future-Ready Industrial Use

**Longer life.
Lower risk.**

***Designed for long-term performance,
not short-term compliance.***



Ensuring Seamless Industrial Operations



CORE INFRASTRUCTURE

- Wide concrete roads for container movement
- Load-bearing capacity up to 50 MT
- Optimal dock-to-door ratios
- Truck aprons and parking spaces
- Planned internal road network
- Internal circulation for heavy vehicles



UTILITIES AND SYSTEMS

- HT power line support, transformer yard
- Power supply with DC backup
- Integrated domestic water line system
- Hydropneumatic pump water system
- Storm water drain and STP
- Fire-fighting system as per standards



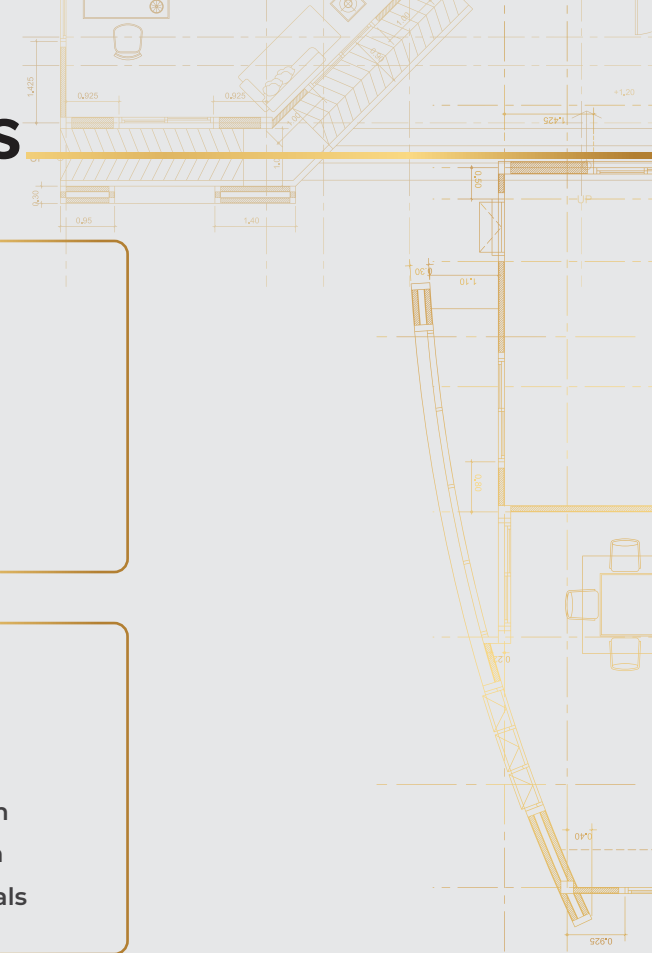
SITE AND OPERATIONAL SUPPORT

- Entrance arch and security room
- Automated gate and boom barrier
- 24x7 security with CCTV
- Emergency lighting and first aid centre
- All statutory approvals in place
- Property management office

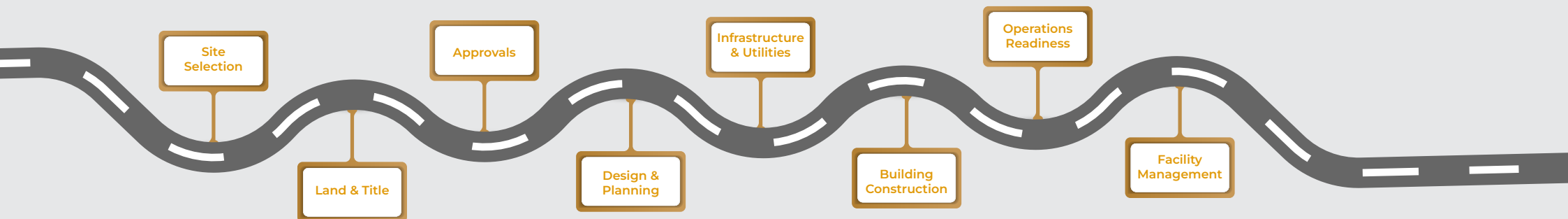


LIFECYCLE SUPPORT

- Facility management office
- Advanced building management system
- Dedicated help desk
- Driver rest rooms and work accommodation
- Green landscaped zones with drip irrigation
- Renewable products in engineering materials



End-to-End Industrial Development



The Casagrand Advantage



FASTER GO-LIVE

70-day ready-to-operate facilities for plug-and-play requirements

Infrastructure, utilities and buildings are delivered together for faster setup and immediate operations. Early dry site access is provided for larger developments to support phased setup.



FLEXIBLE DEVELOPMENT MODELS

BTS, Lease or Ownership, aligned to operational requirements

Facilities are delivered as built-to-suit, lease or ownership based on your requirement. Custom layouts and infrastructure are planned around your operations.



COST EFFICIENCY BUILT-IN

Lower TCO (Total Cost of Ownership) through integrated development

Costs are defined upfront with infrastructure, utilities and core systems included. No separate pricing across stages, reducing overruns and keeping total cost under control.

OUR PARKS

CASAGRANT PARAMOUNT INDUSTRIAL PARK

Located in Santhavellore near the Chennai-Bangalore Highway, Casagrand Paramount Industrial Park is ideal for companies seeking proximity to Chennai, with excellent highway connectivity, access to a leading manufacturing corridor, and scalable infrastructure supporting industrial operations.

-  Location **Sunguvarchatram, Chennai**
-  Total Land Parcel **38 Acres**
-  Leasing Area **1.30 Million Sq. Ft.**
-  Approx. Dry Access **7-8 Months**
-  Use Case **Manufacturing, engineering & supply chain operations**



CASAGRANT VANGUARD INDUSTRIAL PARK

Pillaipakkam, a growing industrial zone, hosts Casagrand Vanguard Industrial Park, offering strategic location and proximity to Chennai, supported by industrial-grade infrastructure, connectivity to key hubs like Sriperumbudur and Oragadam, and access to an established manufacturing ecosystem.

-  Location **Pillaipakkam, Chennai**
-  Total Land Parcel **32 Acres**
-  Leasing Area **1.05 Million Sq. Ft.**
-  Approx. Dry Access **7-8 Months**
-  Use Case **Advanced manufacturing & engineering-led operations**



CASAGRAN FARGLORY INDUSTRIAL PARK

Located near Oragadam, known as the Detroit of Tamil Nadu, Casagrand Farglory Industrial Park offers connectivity to GST Road and the Chennai-Bangalore Highway, supporting industries with strong logistics access and proximity to established industrial hubs.

📍 Location	Walajabad, Chennai
📏 Total Land Parcel	40 Acres
📄 Leasing Area	2.26 Lakh Sq. Ft.
📅 Approx. Dry Access	7-8 Months
🏠 Use Case	Manufacturing, warehousing & regional distribution



CASAGRAN QUANTUM INDUSTRIAL PARK

Located along the Bangalore Highway with proximity to Chennai's major hubs like Koyambedu and Porur, Casagrand Quantum Industrial Park offers strong connectivity and visibility, supported by plug-and-play infrastructure and flexible options for industrial and warehousing operations.

📍 Location	Poonamallee, Chennai
📏 Total Land Parcel	16.5 Acres
📄 Leasing Area	70,000 Sq. Ft.
📅 Approx. Dry Access	Ready to Occupy
🏠 Use Case	Urban industrial, light manufacturing & city distribution



CASAGRAN FALCON INDUSTRIAL PARK

Paiyanur, located at a key junction connecting OMR, ECR, and GST Road, hosts Casagrand Falcon Industrial Park, offering strategic access to Chennai's major corridors, supported by integrated infrastructure within a larger township for efficient operations.

📍 Location	One Hub, Paiyanur OMR, Chennai
📏 Total Land Parcel	20 Acres
📄 Leasing Area	6.10 Lakh Sq. Ft.
📅 Approx. Dry Access	Ready to Occupy
🏠 Use Case	Light manufacturing, assembly & urban supply operations



CASAGRAN RISEONIC

INDUSTRIAL PARK

Situated in the highly industrialised area of Sriperumbudur, Casagrand Riseonic Industrial Park offers strong potential for manufacturing and logistics, supported by an established ecosystem, global OEM presence, and seamless connectivity within the Chennai-Bangalore industrial corridor.

📍 Location	Sriperumbudur, Chennai
📏 Total Land Parcel	117 Acres
📄 Leasing Area	3.31 Million Sq. Ft.
📅 Approx. Dry Access	9-10 Months
🏠 Use Case	Large-scale manufacturing & integrated supply chain operations



CASAGRAN FRONTIER

INDUSTRIAL PARK

Strategically located on the Palladam-Cochin Frontier Road near Coimbatore, Casagrand Frontier Industrial Park serves manufacturing and e-commerce sectors with strong regional connectivity, access to key markets across South India, and proximity to a skilled workforce.

📍 Location	Coimbatore
📏 Total Land Parcel	23 Acres
📄 Leasing Area	4.73 Lakh Sq. Ft.
📅 Approx. Dry Access	7-8 Months
🏠 Use Case	Manufacturing, e-commerce & regional distribution



CASAGRAN GATEWAY

INDUSTRIAL PARK

Gateway by Casagrand is an industrial development in the KIADB Aerospace and Hardware Park, North Bengaluru, about 12 km from Kempegowda International Airport; designed for airport-dependent, time-sensitive and precision manufacturing sectors, with flexible standard and built-to-suit units in a G+2, infrastructure-led campus.

📍 Location	Bengaluru
📏 Total Land Parcel	4 Acres
📄 Leasing Area	1.22 Lakh Sq. Ft.
📅 Approx. Dry Access	7-8 Months
🏠 Use Case	Manufacturing, export logistics and distribution



Completed Projects

KLT Automotive | 2015
Delivered Manufacturing Facility

Kohitech | 2016
Delivered Manufacturing Facility

Nirmiti Precision | 2016
Delivered Manufacturing Facility

Do My Home | 2016
Delivered Manufacturing Facility

TopRun Automotive | 2017
Delivered Manufacturing Facility

Deceuninck | 2017
Delivered Warehousing Facility

Iron Mountain | 2017
Delivered Warehousing Facility

Cooper Standard | 2017
Delivered Manufacturing Facility

Arvos Oak Energy | 2017
Delivered Manufacturing Facility

Acciona Wind | 2017
Delivered Manufacturing Facility

Coldman | 2018
Delivered Warehousing Facility

Nexteer | 2018
Delivered Manufacturing Facility

Nexteer : 2 | 2018
Delivered Manufacturing Facility

NCR | 2018
Delivered Manufacturing Facility

Krishca Strapping | 2019
Delivered Manufacturing Facility

Iron Mountain | 2019
Delivered Warehousing Facility

Acciona Wind | 2019
Delivered Warehousing Facility

NCR : 2 | 2019
Delivered Manufacturing Facility

Pegatron | 2021
Delivered Manufacturing Facility

Hitachi ABB | 2022
Delivered Manufacturing Facility

Pegatron Plot 8 MWC | 2022
Delivered Manufacturing Facility

Eickhoff Wind Energy | 2022
Delivered Manufacturing Facility

Pegatron Plot 3 MWC | 2023
Delivered Manufacturing Facility

Sercomm | 2023
Delivered Manufacturing Facility

Flender Drives | 2023
Delivered Manufacturing Facility

Wangda International | 2023
Delivered Manufacturing Facility

Pegatron Poonamallee | 2024
Delivered Manufacturing Facility

KRR | 2025
Delivered Manufacturing Facility

Flender Drives | 2025
Delivered Manufacturing Facility

Hirose | 2026
Delivered Manufacturing Facility

ECCT/BYD | 2026
Delivered Automotive Testing Facility

6+ Million Sq. Ft.
Industrial Delivered

30+
Projects Completed



Under Development

SIPCOT - PANAPAKKAM | 50 ACRE

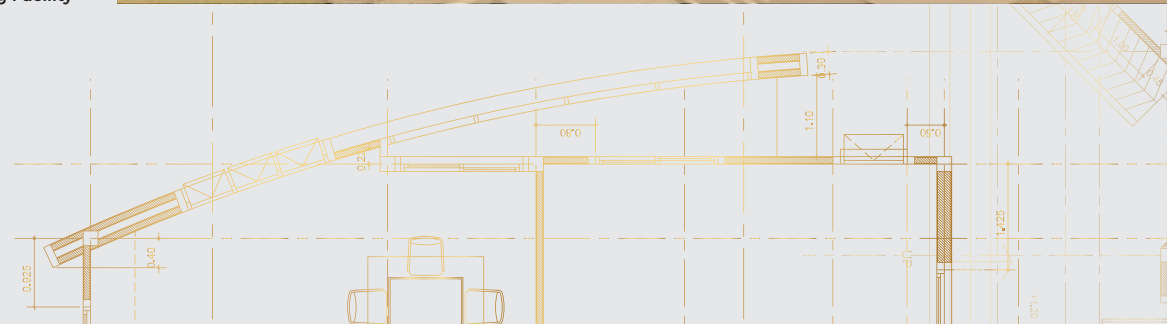
Near TATA JLR Plant
& SIPCOT Ranipet Industrial Hub

SIPCOT - VALLAM | 16 ACRE

Close to Oragadam Industrial Hub,
Access to Talent Pool & Railway Connectivity

TIDCO CBE | 10.87 ACRE

Coimbatore-Tiruppur Road
Warehousing Corridor



Our Occupants

Manufacturing



Automobile & Auto Ancillary



Renewable Energy



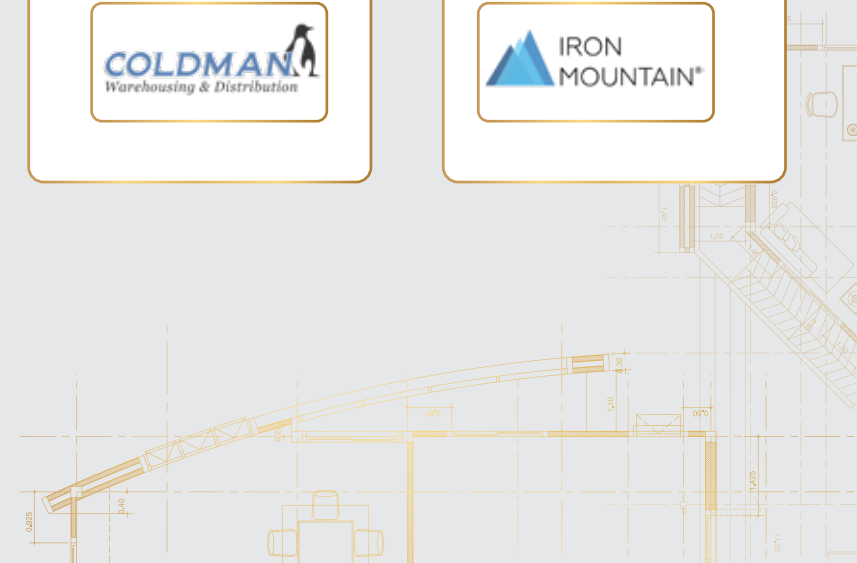
Logistics



Software



Electronics



Financial Partners



Contact



www.casagrandindustrial.co.in

For Leasing & Development Enquiries



Casagrand Industrial & Warehousing

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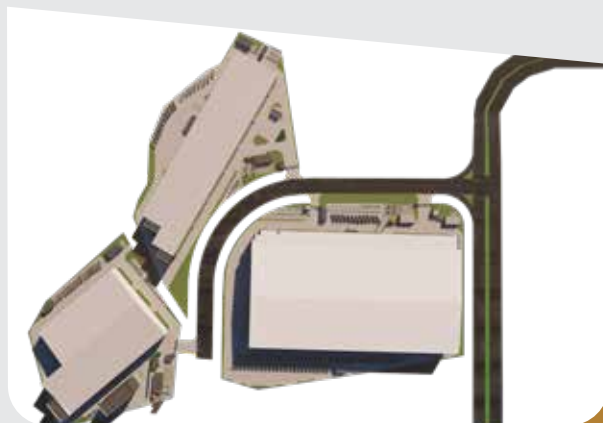
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SCHEDULE A SITE VISIT



REQUEST DETAILED PARK LAYOUTS



CONNECT WITH OUR INDUSTRIAL TEAM

