

FOR LEASE



# VARALE INDUSTRIAL FACILITY

## GRADE A INDUSTRIAL & WAREHOUSING DEVELOPMENT

Gat No. 41 & 42, Village Varale, Taluka Khed, Pune - 410501

INDUSTRIAL REAL ESTATE | PEB | BUILT-TO-SUIT

# A single large-format industrial facility

Integrated warehouse, G+1 office block, worker amenities and broad vehicle access.

The Varale development is planned as a large industrial and warehousing facility in Khed Taluka, near the Chakan industrial ecosystem. The project combines a substantial warehouse floor plate with an integrated G+1 office, multiple shutter openings, loading canopies, worker toilets, utility infrastructure and dedicated security provisions.

The project is currently in progress, with expected possession on 5 October 2026. The facility is offered as one complete independent industrial unit, subject to final documentation and statutory completion.



**6.56 ACRES**

Approx. plot area

**154,178 SQ FT**

Warehouse area

**11,041 SQ FT**

G+1 office area

**10,893 SQ FT**

Canopy area

**195,383 SQ FT**

Chargeable area

# Built for high-throughput industrial operations

Specifications compiled from the supplied project data sheet and architectural plans.

## BUILDING FOOTPRINT

Approx. 190.98 m x 75.00 m

## INTERNAL CLEAR HEIGHT

Approx. 8.03 m at sides and 11.89 m at centre

## STRUCTURAL HEIGHTS

Approx. 8.95 m eave and 12.70 m centre

## FLOOR LOADING

5 MT per sq. m

## BAY SPACING

Approx. 7.955 m

## SHUTTER ACCESS

30 shutters

## DOCK / APRON HEIGHT

Approx. 1.20 m

## CANOPY PROVISION

3 m and 4 m wide canopies

## OFFICE BLOCK

G+1 integrated office building

## OFFICE FOOTPRINT

Approx. 32.92 m x 15.00 m

## WATER STORAGE

50 KL underground water tank

## DRAINAGE

Rainwater pipelines and site drainage provided

## ELECTRICAL INFRASTRUCTURE

Available load and transformer capacity as per occupier requirement

## FIRE SAFETY

Fire-safety provisions and Fire NOC confirmed



# One complete independent facility

Leasing areas are based on the supplied area statement and remain subject to final joint measurement.

| Component                                 | Approximate area                           |
|-------------------------------------------|--------------------------------------------|
| Total plot area                           | 285,558 sq ft (6.56 acres)                 |
| Warehouse area                            | 154,178 sq ft                              |
| Canopy area                               | 10,893 sq ft                               |
| Office building - G+1                     | 11,041 sq ft                               |
| Security cabin                            | 421 sq ft                                  |
| Worker toilets / amenities                | 1,087.27 sq ft (13.65 m x 3.70 m x 2 nos.) |
| Total built / covered area before loading | 177,620 sq ft                              |
| 10% loading                               | 17,762 sq ft                               |
| Total chargeable area                     | 195,383 sq ft                              |



**Minimum leasable configuration: one complete warehouse facility - subject to commercial confirmation**

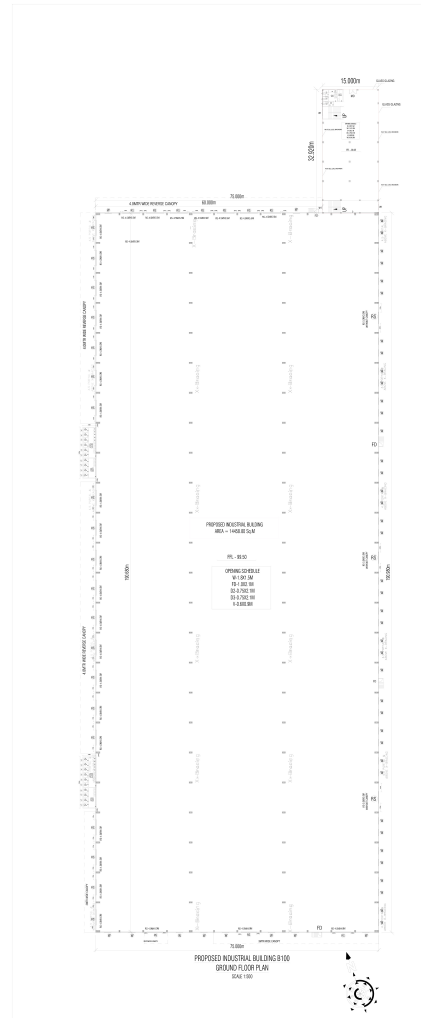


- One proposed industrial building with a large-format floor plate.
- 12 m wide existing Shiv road shown along the site frontage.
- 15 m wide proposed DP road and road-widening reservations indicated.
- 7 m main gates and 1.5 m wicket gate provisions.
- 50,000 litre underground water tank.
- Underground septic tank, wastewater treatment and rainwater-harvesting provisions noted.
- Rainwater RCC pipeline, gutters and chambers around the site.
- 6 m x 3 m security cabin and fire-engine-load tank slab provisions.

PLAN: SITE LAYOUT - SCALE 1:550

# Large-format warehouse floor plan

The plan drawing labels the proposed industrial building area as 14,458.80 sq. m.; leasing areas follow the supplied area statement.



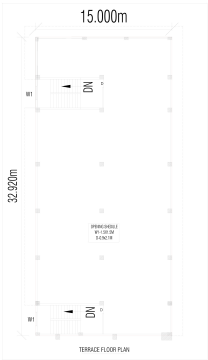
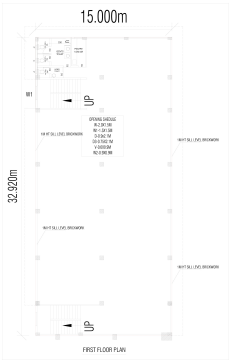
## PLAN NOTES

- Approximate overall dimensions: 190.98 m x 75.00 m.
- Multiple 4.0 m x 4.0 m shutters around the perimeter.
- Larger 4.5 m x 5.5 m shutters along principal loading faces.
- 4 m reverse canopies and 3 m canopy sections.
- Integrated G+1 office building approximately 32.92 m x 15.00 m.
- Dedicated ladies and gents toilet blocks.
- Fire doors and perimeter windows distributed around the building.
- Floor finished level noted at approximately 99.50 in the plan.

**30 SHUTTER OPENINGS**

# Integrated G+1 office accommodation

The office drawing includes open-plan space, stair access, pantry and dedicated toilet facilities.



|               |              |                      |                  |
|---------------|--------------|----------------------|------------------|
| 32.92 m       | 15.00 m      | G+1                  | 1.5 x 3.0 m      |
| OFFICE LENGTH | OFFICE WIDTH | OFFICE CONFIGURATION | PANTRY PROVISION |

# Well positioned near the Chakan industrial corridor



Approximate road distances from Village Varale; actual travel distance may vary by route and destination gate.

## PROJECT LOCATION

Gat No. 41 & 42  
Village Varale, Taluka Khed  
District Pune, Maharashtra - 410501



SCAN FOR PROJECT LOCATION

## ACCESS INFRASTRUCTURE

12 M EXISTING ROAD SHOWN ON PLAN

15 M PROPOSED DP ROAD INDICATED

## APPROXIMATE CONNECTIVITY MATRIX

### INDUSTRIAL & HIGHWAY ACCESS

|                               |                  |
|-------------------------------|------------------|
| Chakan Town / industrial belt | Approx. 7 km     |
| Pune-Nashik Highway (NH-60)   | Approx. 7-9 km   |
| Talegaon Dabhade              | Approx. 19 km    |
| Mumbai-Pune Expressway        | Approx. 24-28 km |

### RAIL, AIRPORT & CITY

|                                  |                  |
|----------------------------------|------------------|
| Ghorawadi / Talegaon rail access | Approx. 18-20 km |
| Pune International Airport       | Approx. 40 km    |
| Pune City                        | Approx. 38-42 km |

### REGIONAL LOGISTICS

|                                  |                    |
|----------------------------------|--------------------|
| Pimpri-Chinchwad industrial belt | Approx. 25-30 km   |
| JNPT / Nhava Sheva Port          | Approx. 130-140 km |
| Mumbai                           | Approx. 145-155 km |
| Nashik                           | Approx. 175 km     |

Distances are indicative. Revalidate from the final project gate before public release, offer issuance or lease execution.

# A strong industrial neighbourhood

Representative companies with publicly listed facilities in Varale and the wider Chakan industrial corridor.

## WHY THE LOCATION MATTERS

The project sits within one of India's most established automotive, engineering and industrial manufacturing clusters. The surrounding ecosystem supports supplier access, skilled manpower, logistics movement and business-to-business connectivity.

### VARALE / PHASE II

- Schindler India - elevator and escalator manufacturing near Warale Village.
- Hindalco Industries - aluminium operations on Mahalunge Road, Varale.
- Bridgestone India - tyre manufacturing at Sawardari, Chakan Phase II.
- ZF India - automotive systems facility at Vasuli, Chakan Phase II.
- Mubea Automotive Components - automotive components at Bhamboli, Chakan Phase II.

Company names are shown only to illustrate the surrounding industrial ecosystem. MCON does not claim any affiliation, endorsement or tenancy relationship.

### SCHINDLER INDIA

Elevators & escalators

NEAR WARALE VILLAGE / PHASE II

### HINDALCO INDUSTRIES

Aluminium & engineered materials

MAHALUNGE ROAD, VARALE

### BRIDGESTONE INDIA

Tyres & mobility solutions

SAWARDARI / PHASE II

### ZF INDIA

Automotive systems

VASULI / PHASE II

### MUBEA AUTOMOTIVE

Automotive components

BHAMBOLI / PHASE II

### BAJAJ AUTO

Two-wheelers & commercial vehicles

MAHALUNGE / NANEKARWADI

### SKODA AUTO VOLKSWAGEN INDIA

Automotive manufacturing

CHAKAN PHASE III

### MERCEDES-BENZ INDIA

Premium automotive manufacturing

CHAKAN PHASE III

### MAHINDRA & MAHINDRA

Automotive & EV manufacturing

CHAKAN INDUSTRIAL AREA

## ESTABLISHED CHAKAN-TALEGAON SUPPLY CHAIN

Automotive | Engineering | Components | Materials | Logistics | Industrial Services

# Clear headline terms for prospective occupiers

Commercial figures are indicative, exclusive of applicable taxes, utilities and tenant-specific modifications unless expressly agreed.

RS 29

BASE RENT / SQ FT / MONTH

RS 1

CAM / SQ FT / MONTH

RS 30

RECURRING RATE / SQ FT / MONTH

1 FACILITY

MINIMUM LEASABLE UNIT

| Commercial item               | Proposed framework                              |
|-------------------------------|-------------------------------------------------|
| Expected possession           | 5 October 2026                                  |
| Base rent                     | Rs 29 per sq ft per month                       |
| Common area maintenance (CAM) | Rs 1 per sq ft per month                        |
| Security deposit              | 6 months of base rent - refundable              |
| Indicative security deposit   | Approx. Rs 3.40 crore for the complete facility |
| Lease period                  | 5 to 30 years                                   |
| Lock-in period                | 5 years                                         |
| Rent escalation               | 5% per year                                     |
| Stamp duty                    | 50% payable by the tenant / customer            |
| Minimum leasable area         | One complete facility                           |
| Chargeable area               | Approx. 195,383 sq ft                           |
| Electrical load / transformer | As per occupier requirement                     |
| Fire safety / Fire NOC        | Confirmed                                       |

INDICATIVE MONTHLY OUTGO FOR COMPLETE FACILITY (195,383 SQ FT)

Rent: Rs 56.66 lakh | CAM: Rs 1.95 lakh | Total: Rs 58.61 lakh

Security deposit is calculated on base rent and is refundable subject to the definitive lease. GST, utilities, fit-out, registration, tenant-specific works and all other charges remain subject to final agreement. Stamp duty is proposed to be shared equally, with 50% payable by the tenant / customer.

# A HIGH-CAPACITY INDUSTRIAL ADDRESS

Varale, Khed Taluka, Pune

## LEASING ENQUIRIES



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**SITE VISITS BY APPOINTMENT**

### DISCLAIMER

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