



NEW ERA WAREHOUSING & INDUSTRIAL COMPLEX AT PATALGANGA, RASAYANI, RAIGAD



NEW ERA WAREHOUSING AN OVERVIEW



- 75 acre facility at Vanivali, Patalganga, Rasayani, Raigad
- 7.5 lakh sq. ft. Ready Industrial Building at Maharashtra.
- 95% of Ready Buildings Occupied with Grade A tenants
- 2 million sq. ft. Logistics Park by 2025
- Green Building – Solar powered



LOCATION ADVANTAGE

- ▶ Address - New Era Warehouse and Industrial Complex, Vanivali, Patalganga, Rasayani, Raigad, Maharashtra - 410220.
- ▶ Located on 2 Lane Main road
- ▶ Easy Access from Mumbai – Pune Highway
- ▶ 2 km from Reliance Factory, Opposite Parle Agro Factory
- ▶ 32 km from JNPT port
- ▶ 50 km from Mumbai City
- ▶ 6 km from National Highway

Google Link of the Site - <https://bit.ly/3H9v758>



INFRASTRUCTURE ADVANTAGE

- ▶ 100% NA land on Industrial Zone.
- ▶ Fully Guarded complex with a 10 feet boundary wall.
- ▶ 24 hours security with CCTV camera at main gate.
- ▶ Ample electricity and water. DG SET available on site.
- ▶ 3 lakh liters water storage tank available. In-house Fire Brigade
- ▶ 80 - 100 feet wide Loading / Unloading Docking Areas
- ▶ Adequate truck and vehicle parking space and toilet facilities.
- ▶ Proper Rainwater underground drainage facility.
- ▶ High Speed Internet Connection available.
- ▶ Weigh Bridge of 40 tons available.
- ▶ Workers Accommodation for 500 people available inside the premises.
- ▶ 3PL service available. Liquid Storage facility of 10,000 Tons available on site.
- ▶ Provision of Material Handling equipment like Fork Lifts and Hydra cranes



SOLAR POWERED GREEN INDUSTRIAL BUILDING



New Era Warehousing is one of the few companies in Maharashtra to have a Green Industrial Building Powered with solar energy



FACILITY IMAGES - EXTERIOR





FACILITY IMAGES - EXTERIOR





INSIDE WAREHOUSE IMAGES





CURRENT AVAILABILITY

AVAILABLE FOR LEASE	TIMELINES
30,000 to 12 lakh sq. ft. Built to Suit Grade A Building	8 to10 months
Open Land Area - 40 acres - Land Lease Options / Outright Proposals Considered	Immediate
Tank Ready - Minimum 3500 tonnes	Immediate
Tank (Built to Suit) / Ready - Minimum 2 to 3500 tonnes	3 to 6 Months
READY 10 to 25,000 sq ft Carpet Area (12m clear height)	2 months
Cold storage projects	Based on project size & feasibility



READY APPROX 10,000 to 25,000 SQ FT INDUSTRIAL WAREHOUSE SPECIFICATIONS

- ▶ Clear height is 12 meters side height and 15meters center height.
- ▶ 25 meters column span and 18.5 meters bay space.
- ▶ 100% screw less 0.6mm zinc - aluminium clip lock roof with 10 years waterproofing guarantee.
- ▶ Concrete and Brick wall 7 meters. Side cladding 0.5 mm from top till brick wall.
- ▶ 4% Translucent type Poly-carbonate sheets on the roof and side cladding for natural light.
- ▶ European standard natural Roof Ventilation 3m x 1m Roof monitor
- ▶ Flooring Load Bearing Capacity of 5 tonnes per sq. mt; Flooring 6inch RCC Trimex
- ▶ 2 to 3 entry points with shutters
- ▶ 100% aluminum rain water gutters with a 25 year rust free guarantee
- ▶ Fire Fighting – Hydrants, Fire NOC in Place
- ▶ 2 lakh liter water tank + Common Truck, Trailer Parking

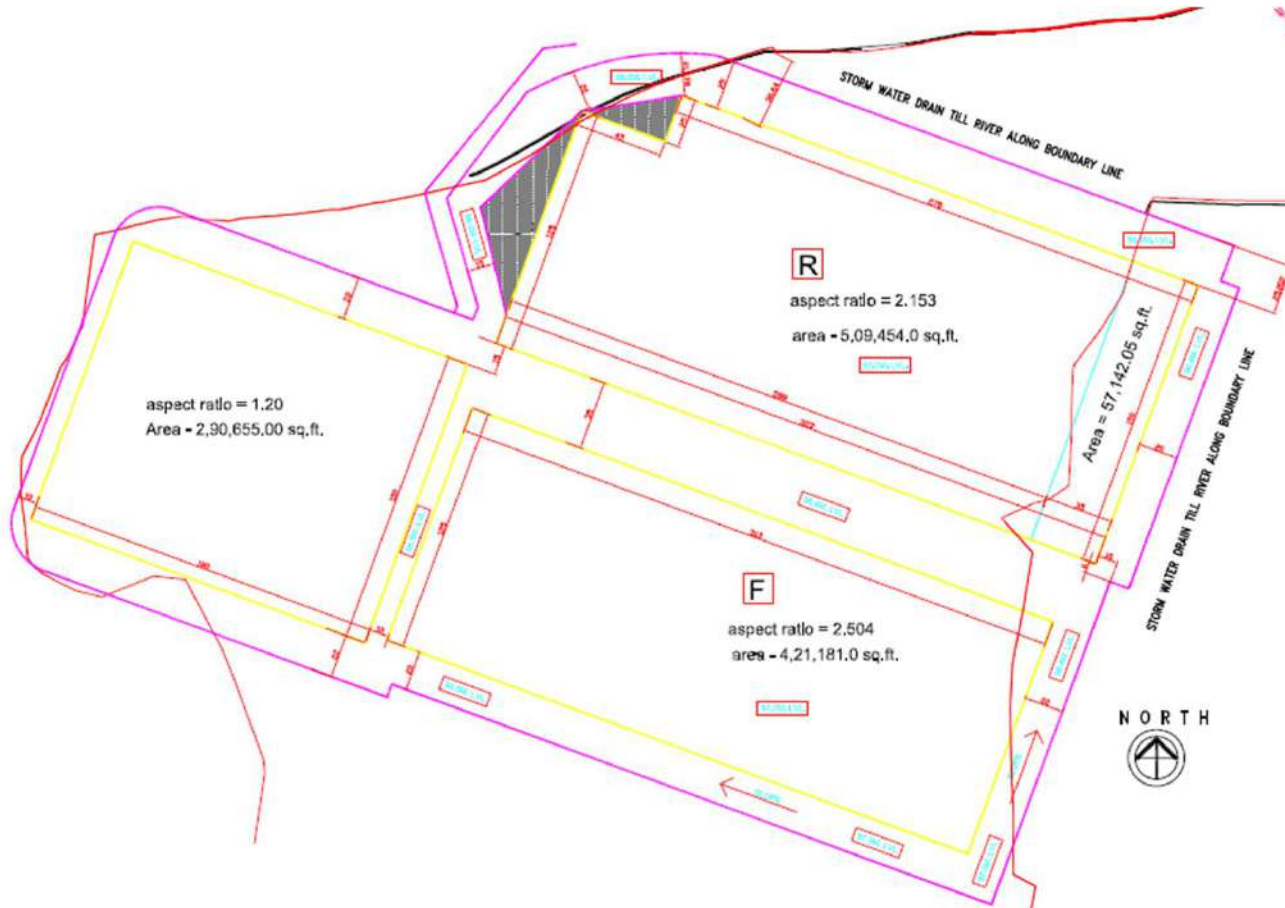


READY APPROX 10 to 25,000 SQ FT IMAGES





BUILT TO SUIT - PLAN LAYOUT – ABOUT 40 ACRES





40 ACRE LAND - AVAILABLE FOR BTS BUILDINGS / LEASE / SALE





STANDARD BUILT TO SUIT BUILDING SPECIFICATIONS

- ▶ Clear height is 12 meters side height and 15meters center height.
- ▶ 25 to 30 meters column span and 15 meters bay space.
- ▶ PEB structure by Reputed companies like Kirby, Cold Steel, Everest
- ▶ 100% screw less 0.7mm zinc - aluminium clip lock roof with 15 years waterproofing guarantee.
- ▶ Brick wall 3 meters. Side cladding 0.5 mm from top till brick wall.
- ▶ Road from front side - RCC 6inch, 80 feet wide and road on other 3 sides - RCC 6inch, 60 feet.
- ▶ 4-5% Translucent type Poly-carbonate sheets on the roof for natural light.
- ▶ European standard natural Roof Ventilation 3 meter by 1 meter Roof monitor running through out the length of the building with 4-5 air changes per hour.
- ▶ Flooring Load Bearing Capacity of 7 tonnes per sq. mi. Floor height - 1.2 meters from road level
- ▶ Flooring 6inch RCC VDF super flat
- ▶ Provision for Docks - 3 x 3 meter for every 10,000 sq. ft. Dock levelers, if required
- ▶ 100% aluminium rain water gutters with a 25 year rust free guarantee.
- ▶ LED power saving lights.
- ▶ Provision of Office if required



BUILT TO SUIT - LIQUID STORAGE TANKS



- * Already leased out 9 tanks totaling to ~ 10,000 tons of liquid storage. (Minimum 3500 tonnes)
- * Built to Suit tanks can be provided as per clients design and requirement (Minimum 2000 tonnes)
- * Provision to heat material through thermic fluid possible.
- * Ideal for oils, base oils, edibles, lubricants, chemicals



THANK YOU

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