



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

<https://www.newerawarehouse.com/>



NEW ERA WAREHOUSING AN OVERVIEW



- 75 acre facility at Vanivali, Patalganga, Rasayani, Raigad
- 7.5 lakh sq. ft. Ready Industrial Building at Maharashtra, Occupied with Grade A clients
- 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.

Google Location - <https://bit.ly/3H9v758>

- ▶ 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



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.
- ▶ Provision Weigh Bridge of 40 tons available.
- ▶ Workers Accommodation for 500 people available inside the premises.
- ▶ 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 and Industrial Complex is one of the rare few in Maharashtra to have a Green Industrial Building Powered with solar energy



FACILITY IMAGES - EXTERIOR





FACILITY IMAGES - EXTERIOR





INSIDE WAREHOUSE IMAGES





CURRENT INVENTORY

AVAILABLE FOR LEASE	TIMELINES
READY 25,000 sq ft Carpet Area (12m clear height)	From 1 st Dec 2023
30,000 to 12 lakh sq. ft. Built to Suit Grade A Building	Based on size and specifications
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 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
- ▶ 100% aluminum rain water gutters with a 25 year rust free 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 ramps with shutters
- ▶ Fire Fighting – Hydrants, Fire NOC in Place
- ▶ 2 lakh liter water tank + Common Truck, Trailer Parking

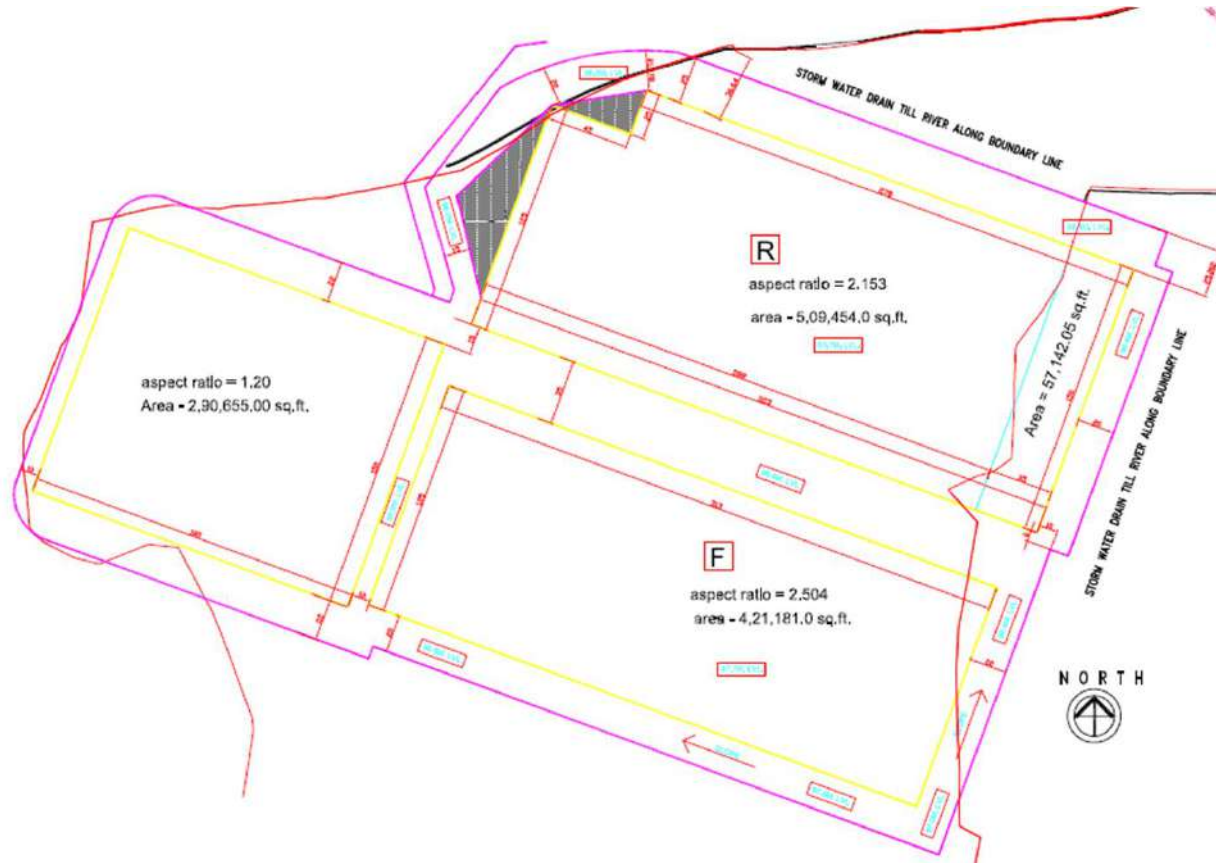


READY 25,000 SQ FT IMAGES





BUILT TO SUIT - PLAN LAYOUT – ABOUT 40 ACRES





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





STANDARD BUILT TO SUIT BUILDING SPECIFICATIONS – 30,000 SQ FT to 12 LAKH SQ FT

- ▶ 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, etc
- ▶ 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 the building length 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



- * 9 tanks (currently leased) totaling to ~ 10,000 tons of liquid storage. (Minimum 3500 tonnes)
- * Built to Suit tanks as per Client's specifications (Minimum 2000 tonnes)
- * Provision to heat material through thermic fluid possible.
- * Ideal for oils, base oils, edibles, lubricants, chemicals, etc



THANK YOU

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