

**CREDAI**

**CRE  
MATRIX**

# GRADE A INDIA WAREHOUSING REPORT

Q4 CY' 25



2025

March 2026

# Key Findings

India's Grade A/A+ warehousing sector closed CY'25 on a record-breaking note, with both absorption and supply additions reaching their highest-ever annual levels. CY'25 marked the strongest year on record for the sector, highlighting sustained occupier confidence and robust developer activity. Pan-India Grade A/A+ warehousing stock crossed the 400 msf milestone during the year, underscoring the sector's structural expansion. Grade A/A+ vacancy continued its declining trend and stood at 6.6% as of Q4 CY'25 after declining by 0.7% since Q4 CY'24. Pune and NCR contributed 41% to Pan-India Grade A/A+ warehousing demand in CY'25. Absorption to Supply Addition ratio for Pan-India stood at 1.3 in CY'25. NCR and Pune contributed 43% to Pan-India Grade A/A+ warehousing supply in CY'25. Around 68% of the demand came from the 3PL, Manufacturing and Automotive sectors in CY'25.

## 400+ msf

Pan-India Grade A/A+ warehousing stock reaches a new milestone in CY'25.

## 0.7%

Decrease in Grade A/A+ vacancy levels of Warehousing across top 7-cities in CY'25 vs CY'24.

## 23%

Increase in Grade A/A+ warehousing leasing demand for CY'25 compared to CY'24.

## 41%

Contribution of NCR & Pune to Pan-India Grade A/A+ warehousing demand in CY'25.

## 43%

Contribution of NCR & Pune to Pan-India Grade A/A+ warehousing supply in CY'25.

## 39%

Increase in Grade A/A+ warehousing supply for CY'25 compared to CY'24

## 1.3X

Absorption to Supply Addition ratio in Pan-India for CY'25.

# Pan India

## Grade A Fundamentals

CY'25 Supply (msf)	56.3
CY'25 Demand (msf)	73.2
Current Grade A Stock (msf)	401.8
Vacancy	6.6%

NCR & Pune  
Contributed  
**41%** To CY'25 Demand

NCR & Pune  
Contributed  
**43%** To CY'25 Supply

## City-wise Highlights

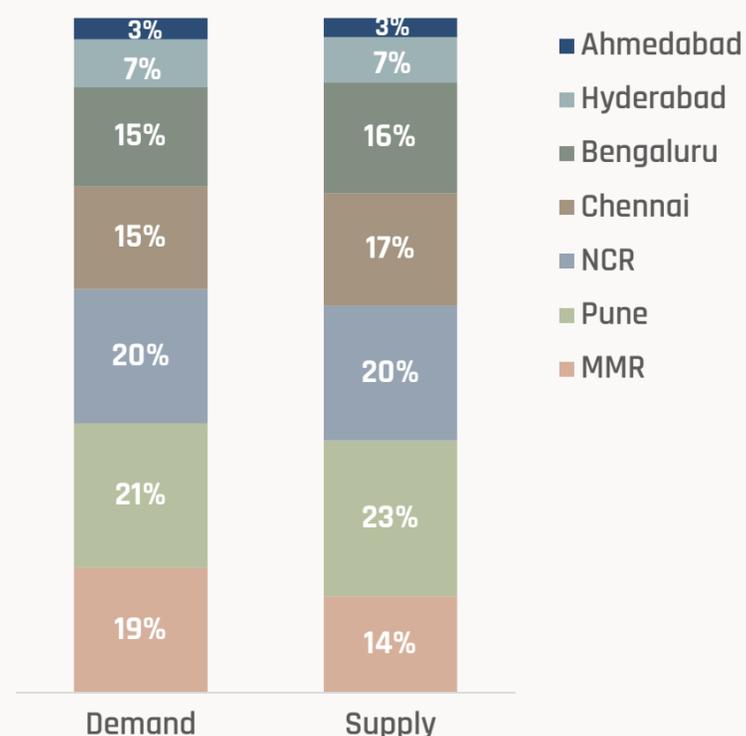
## Warehousing Sector Trending Q4'25

3PL **43%**

Manufacturing **23%**

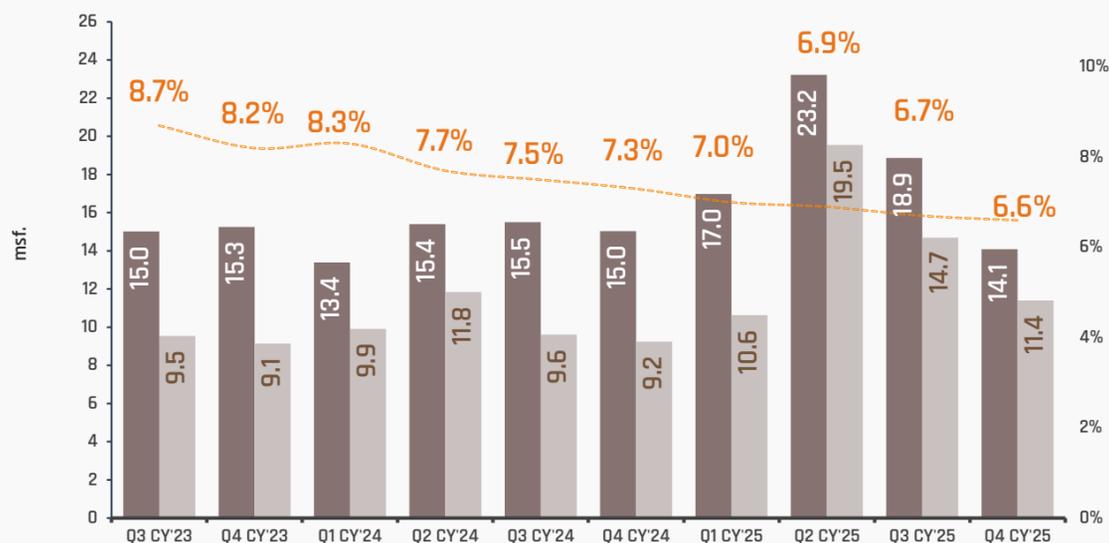
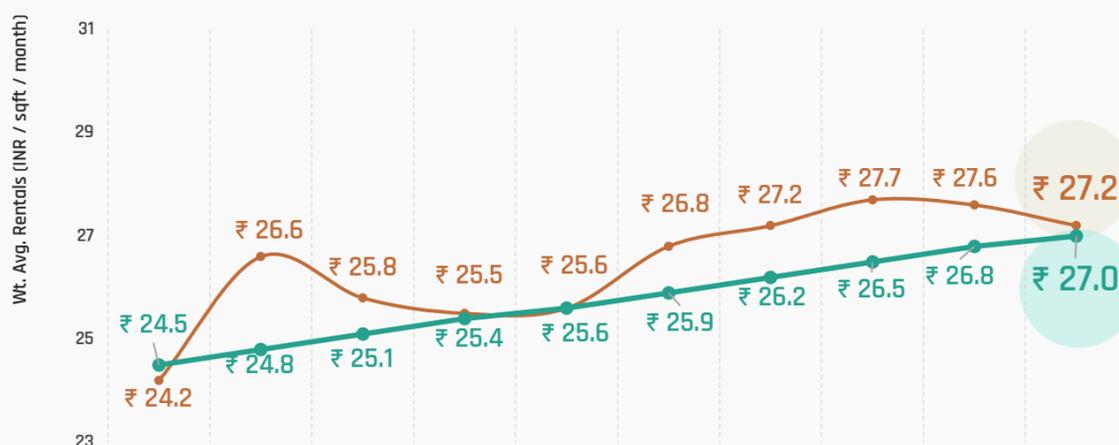
Retail **9%**

## CY'25 City Snapshot



## Market Trends

Legend: Demand (Dark Grey), Supply (Light Grey), Vacant (Orange), Passing Rent\* (Teal), Market Rent\* (Brown)



Note: \* Passing Rent = Wt. Avg. rent paid by all active tenants as of that date in the region  
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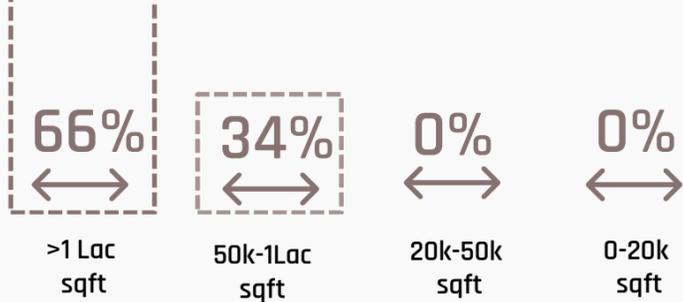
## Grade A Fundamentals

CY'25 Supply (msf)	11.2
CY'25 Demand (msf)	14.5
Current Grade A Stock (msf)	92.7
Vacancy	7.4%

## Warehousing Transaction

Size-

Q4 CY'25

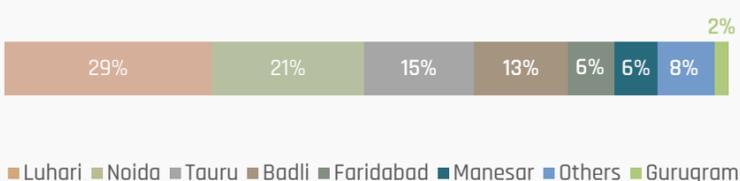


## Major Transactions- Q4 CY'25

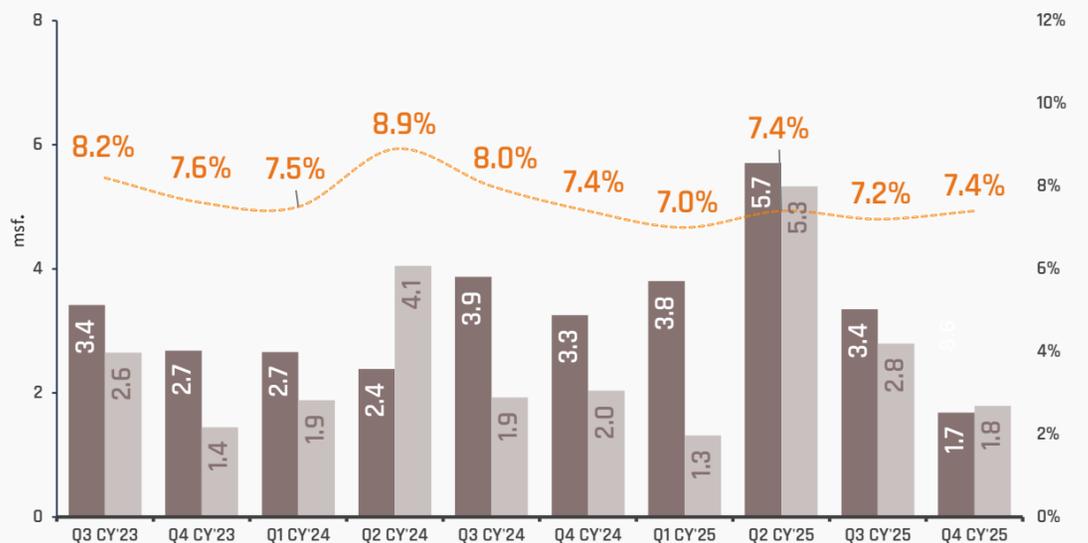
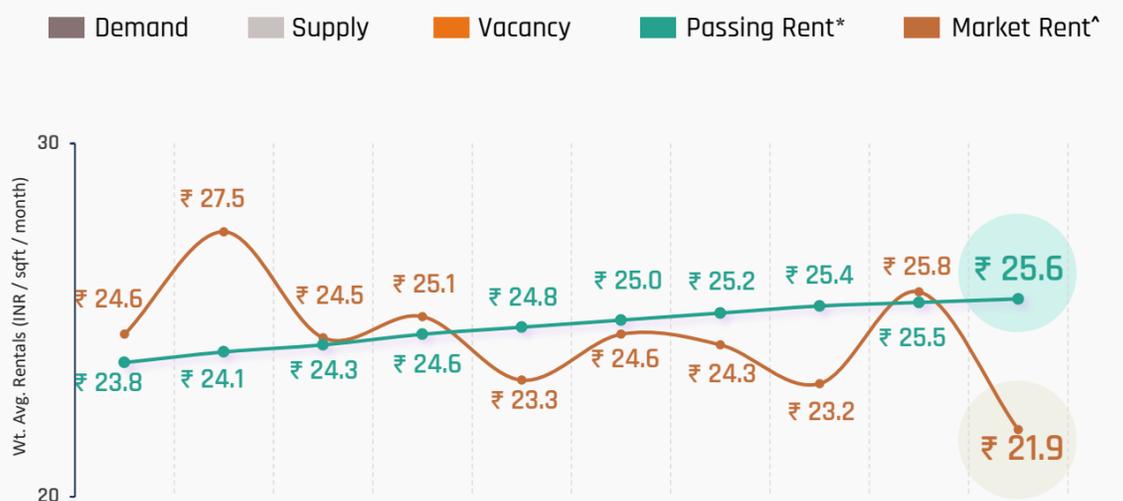
**BusyBees Logistics Solutions,**  
 Khewat No. 288, 388/399 (Uncha Majra Pataudi)  
 271,164 sqft | ₹18.1 psf

**Metalic Impressions India,**  
 Plot No. 38-C (Ecotech 2 Greater Noida)  
 54,444 sqft | ₹17.4 psf

## Top Markets by Demand- CY'25

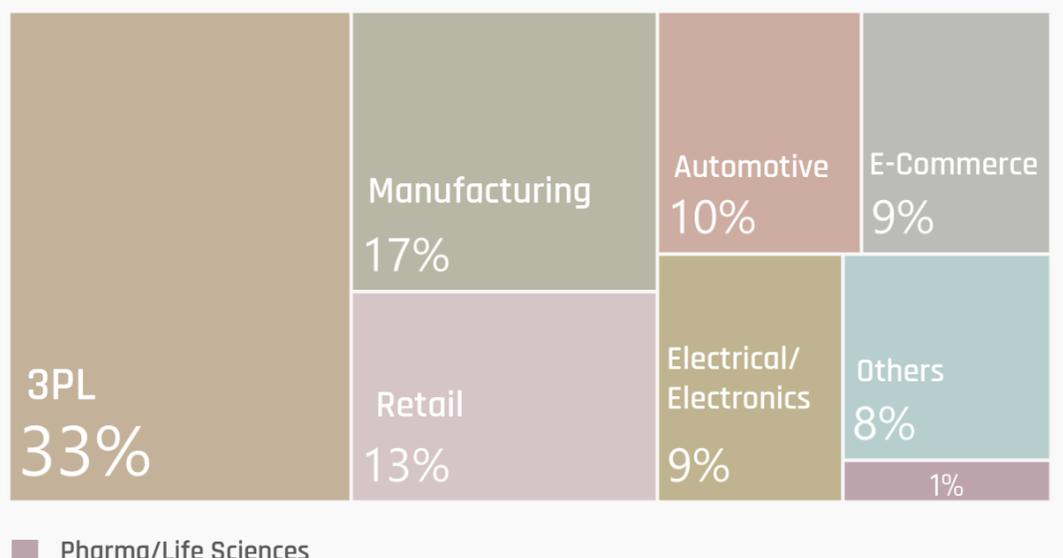


## Market Trends



Note: \* Passing Rent = Wt. Avg. rent paid by all active tenants as of that date in the region  
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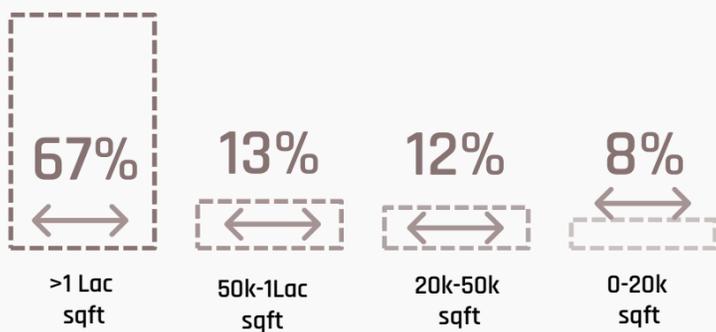
## Sector Occupancy- As of Q4 CY'25



## Grade A Fundamentals

CY'25 Supply (msf)	8.0
CY'25 Demand (msf)	13.6
Current Grade A Stock (msf)	77.7
Vacancy	5.7%

## Warehousing Transaction Size- Q4 CY'25



## Major Transactions- Q4 CY'25

**DHL,**  
One Samruddhi Park  
486,124 sqft | ₹25.5 psf

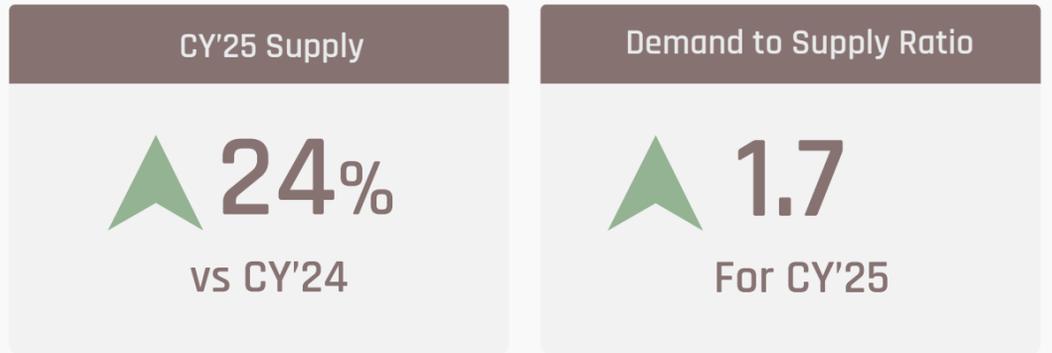
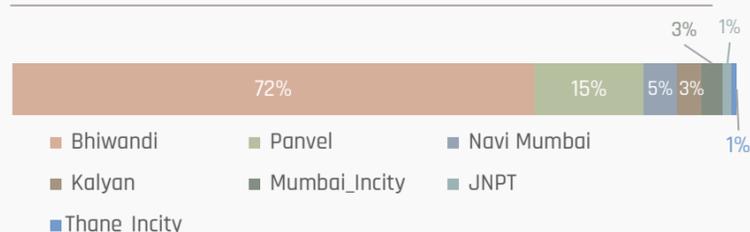
**20Cube Logistics and Solutions,**  
Antariksh Logipark Bhiwandi  
250,748 sqft | ₹20.6 psf

**DHL,**  
K Square (Warehouse)  
222,193 sqft | ₹22.5 psf

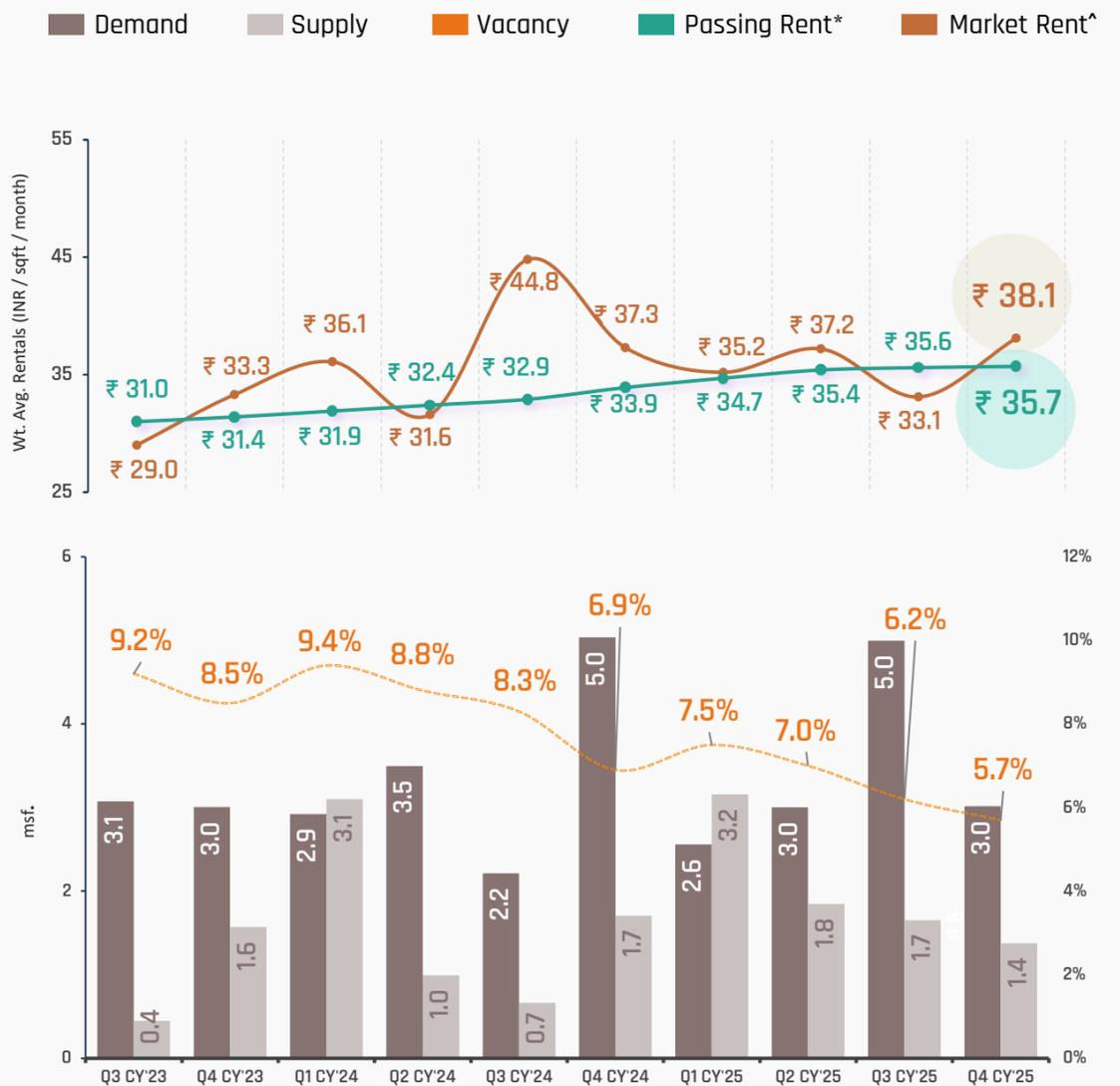
**Pristine Value Logistics,**  
Modern Logi Parc (RK Infra Complex)  
208,200 sqft | ₹21.5 psf

Note: Rentals and Leasable Area mentioned above are on **Carpet Area**.

## Top Markets by Demand- CY'25



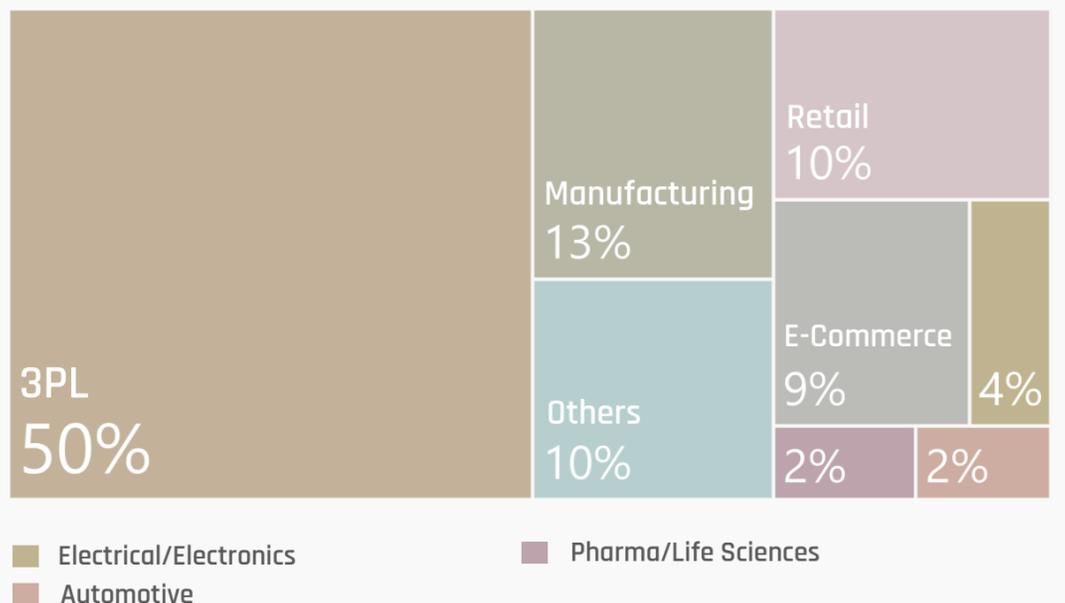
## Market Trends



**Note:**

- \* Passing Rent = Wt. Avg. rent paid by all active tenants as of that date in the region
- ^ Market Rent = Wt. Avg. rent paid by tenants for all leases signed in that quarter
- Rentals are based on **Carpet Area** in MMR. Demand and Supply are on Chargeable Area

## Sector Occupancy- As of Q4 CY'25



## Grade A Fundamentals

CY'25 Supply (msf)	13.0
CY'25 Demand (msf)	15.6
Current Grade A Stock (msf)	72.1
Vacancy	5.2%

## Warehousing Transaction Size- Q4 CY'25



## Major Transactions- Q4 CY'25

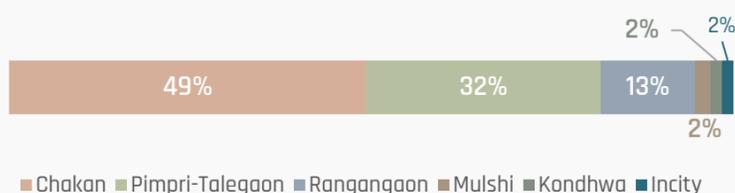
**Coldstar Logistics,**  
Gat No. 229/1 (Bhamboli)  
220,637 sqft | ₹26.8 psf

**Barnes Molding Solutions India,**  
KSH - Multi Modal Logistics and Industrial Park (Chakan Park 3)  
181,439 sqft | ₹34.0 psf

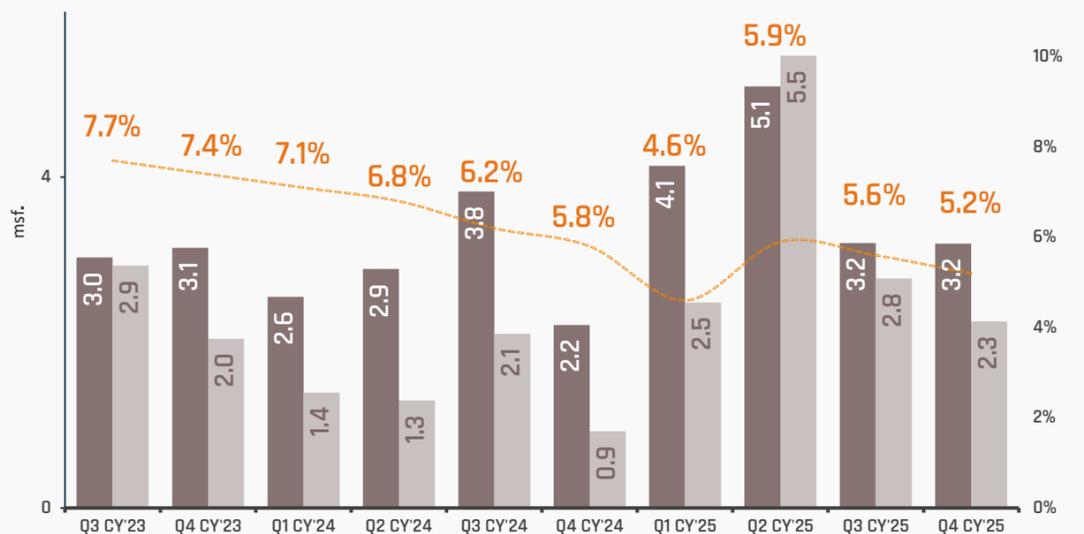
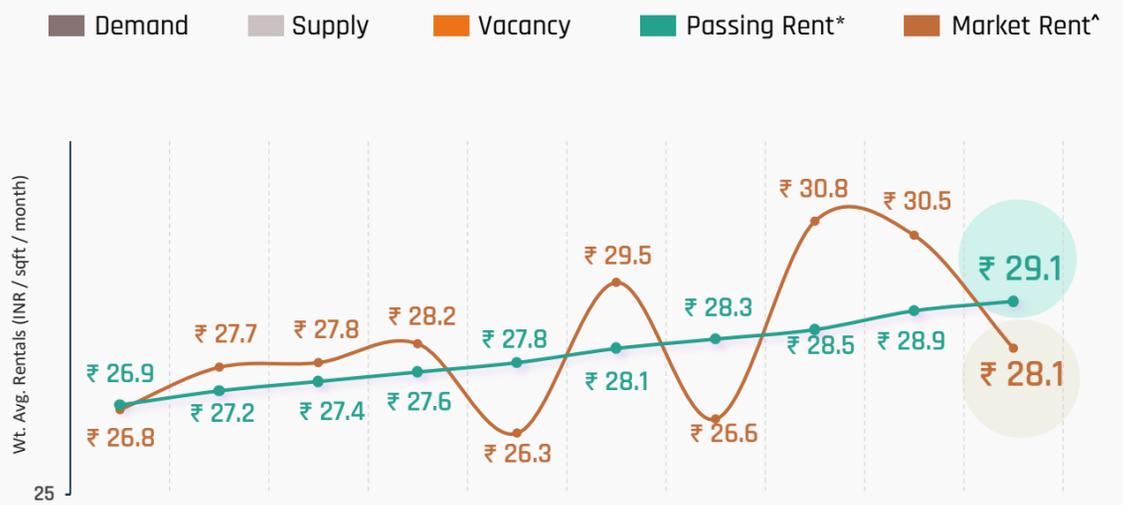
**Ram Ratna Infrastructure,**  
Gat No. 27, 28, 31 (Badhalwadi)  
167,350 sqft | ₹23.5 psf

**Pinnacle Industries,**  
Gat No. 159 (Phulgaon)  
130,000 sqft | ₹25.0 psf

## Top Markets by Demand- CY'25

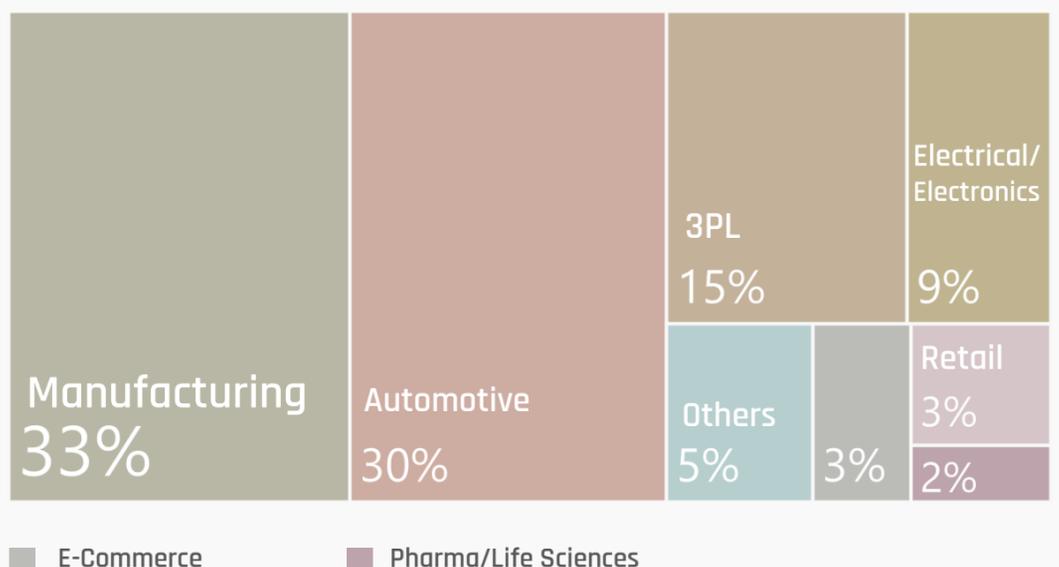


## Market Trends



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^ Market Rent = Wt. Avg. rent paid by tenants for all leases signed in that quarter

## Sector Occupancy- As of Q4 CY'25



# Bengaluru

## Grade A Fundamentals

CY'25 Supply (msf)	9.3
CY'25 Demand (msf)	10.8
Current Grade A Stock (msf)	57.0
Vacancy	11.8%

## Warehousing Transaction Size- Q4 CY'25



## Major Transactions- Q4 CY'25

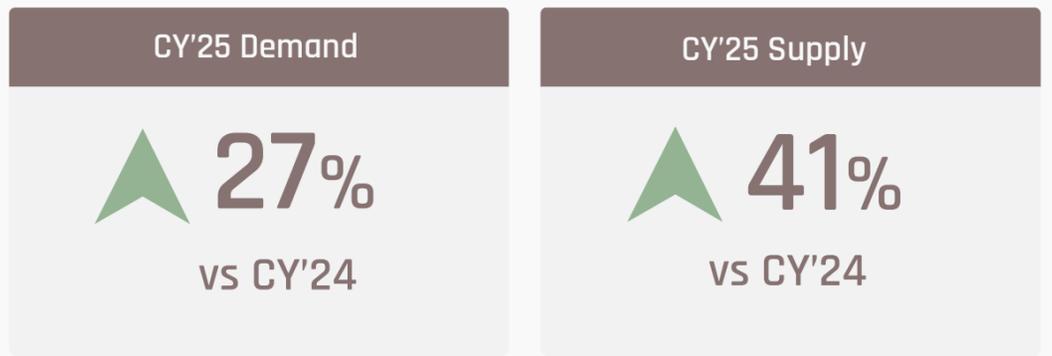
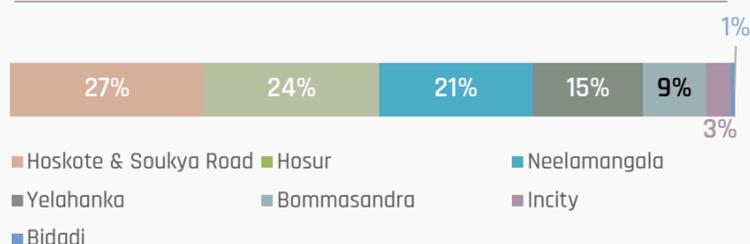
**Faiveley Transport Rail Technologies India,**  
Avigna Industrial Warehousing Park  
140,143 sqft | ₹23.7 psf

**House of Kieraya,**  
Plot No. 294 (Jigani Bengaluru)  
120,023 sqft | ₹21.7 psf

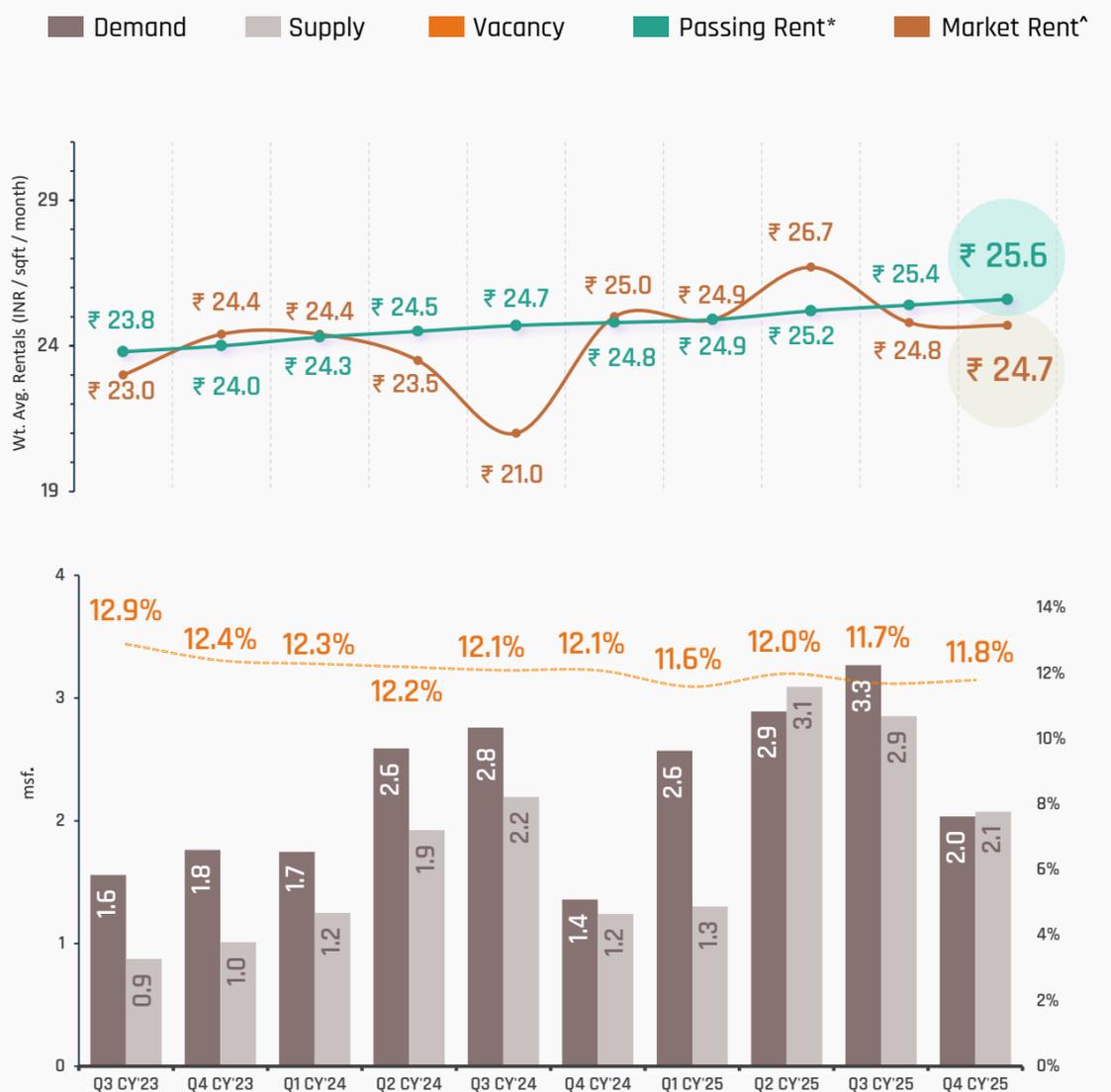
**AIS Consumer Glass Solutions,**  
Avigna Industrial Warehousing Park  
91,652 sqft | ₹22.0 psf

**Nippon Express,**  
Indospace Industrial and Logistics Park  
Narsapura  
76,608 sqft | ₹26.0 psf

## Top Markets by Demand- CY'25

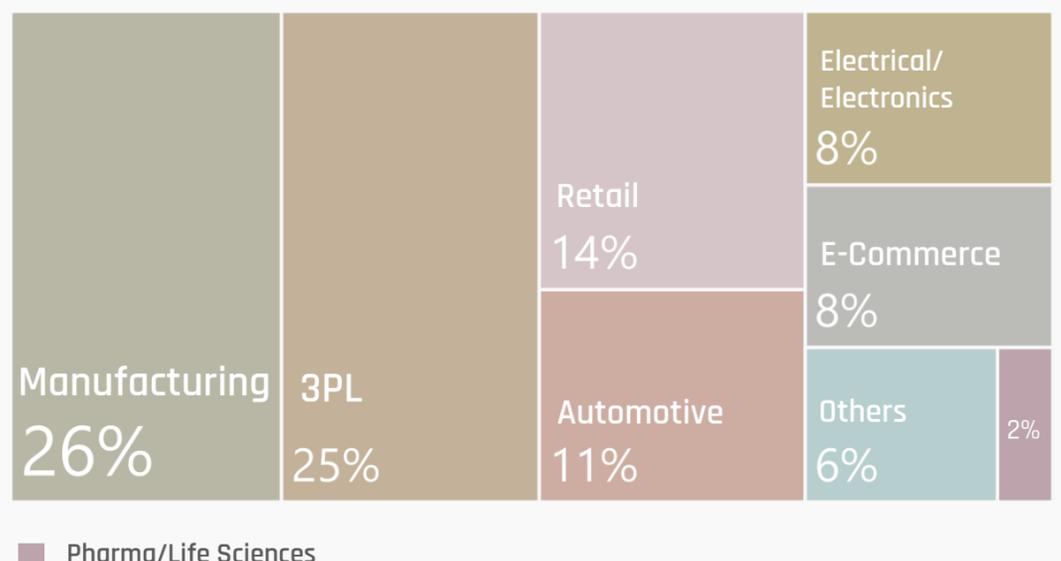


## Market Trends



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## Sector Occupancy- As of Q4 CY'25



## Grade A Fundamentals

CY'25 Supply (msf)	9.3
CY'25 Demand (msf)	11.1
Current Grade A Stock (msf)	56.4
Vacancy	4.7%

## Warehousing Transaction Size- Q4 CY'25



## Major Transactions- Q4 CY'25

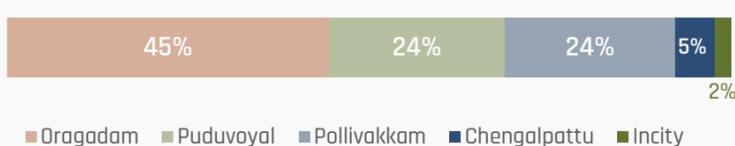
**DHL,**  
CCI Logistics and Industrial Park  
349,543 sqft | ₹21.0 psf

**DHL,**  
Indospace Industrial & Logistics Park  
Vishnuvakkam  
234,849 sqft | ₹22.5 psf

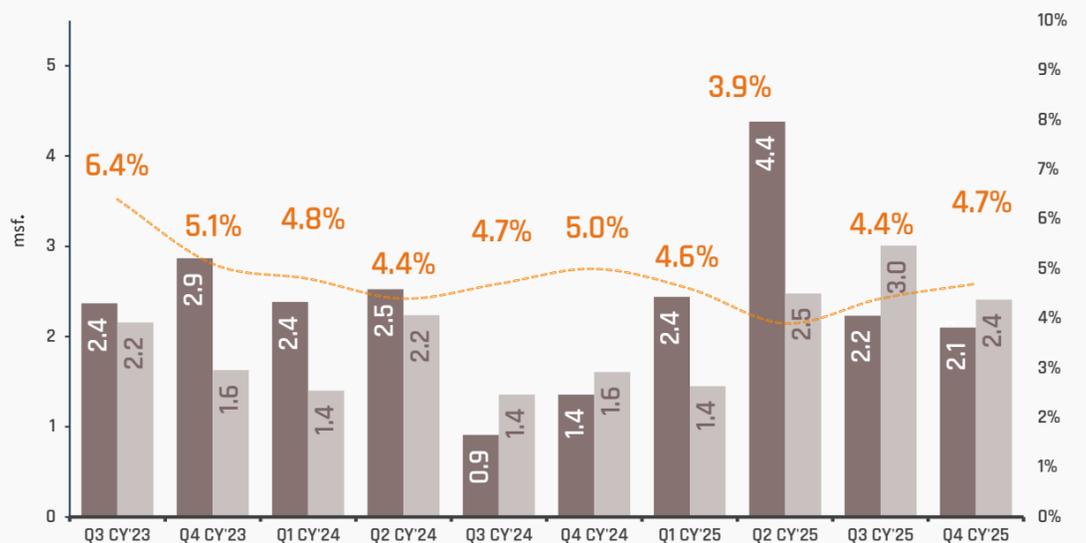
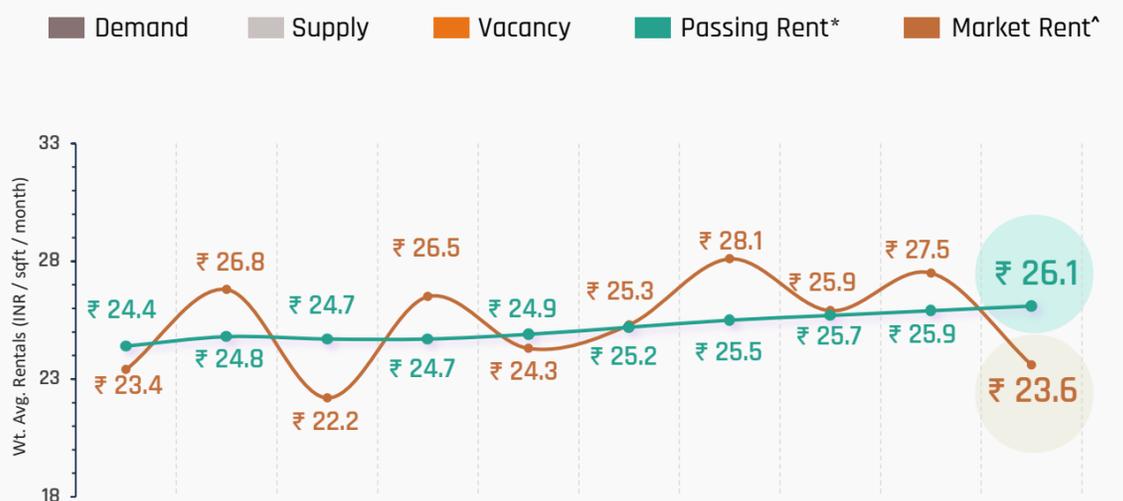
**DP World Multimodal Logistics,**  
Survey No. 4/1/2/3/4A1A (Durainallur  
Chennai)  
127,954 sqft | ₹20.0 psf

**SV Global Logistics,**  
Survey No. 94/1A1A2 (Sengadu Chennai)  
48,000 sqft | ₹24.0 psf

## Top Markets by Demand- CY'25

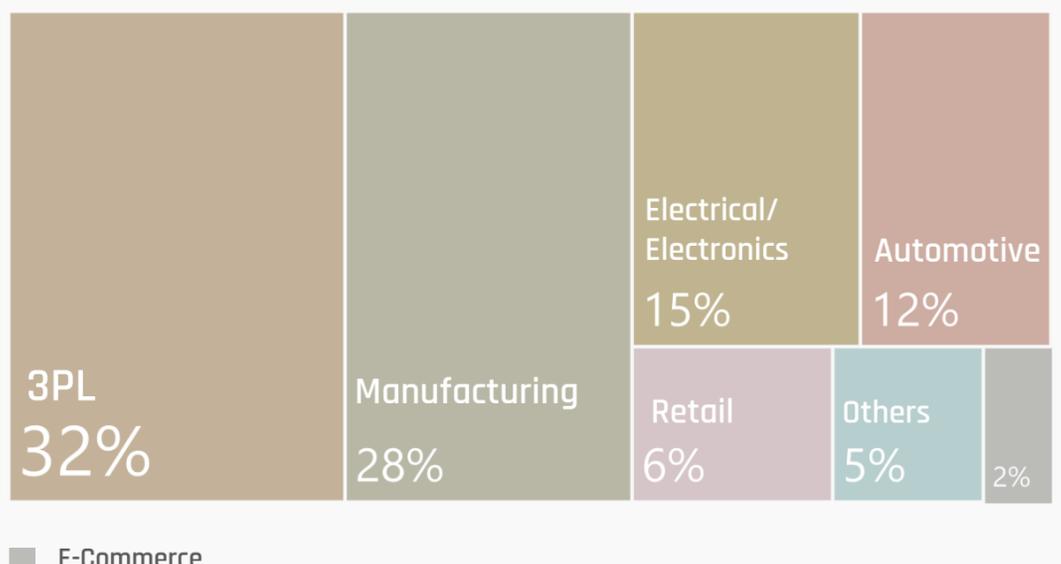


## Market Trends



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## Sector Occupancy- As of Q4 CY'25

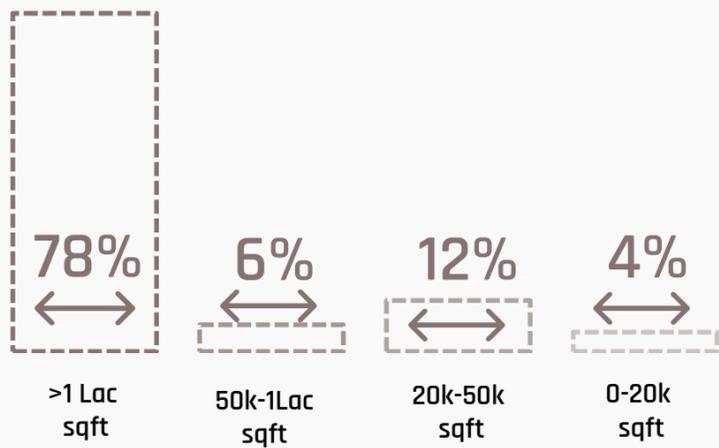


# Hyderabad

## Grade A Fundamentals

CY'25 Supply (msf)	3.8
CY'25 Demand (msf)	5.2
Current Grade A Stock (msf)	24.2
Vacancy	8.6%

## Warehousing Transaction Size- Q4 CY'25



## Major Transactions- Q4 CY'25

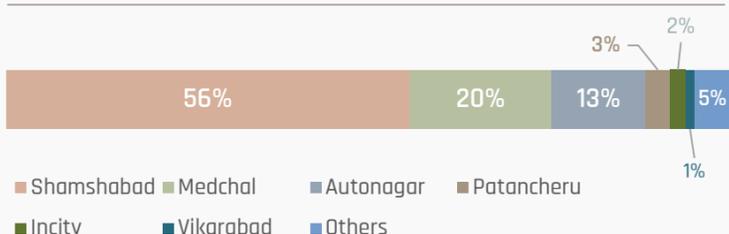
**Mahindra Logistics,**  
Sri Aditya Plutus Warehousing Park  
360,889 sqft | ₹19.1 psf

**Marico,**  
Zeromile Warehousing Park (Pudur Hyderabad)  
95,560 sqft | ₹23.5 psf

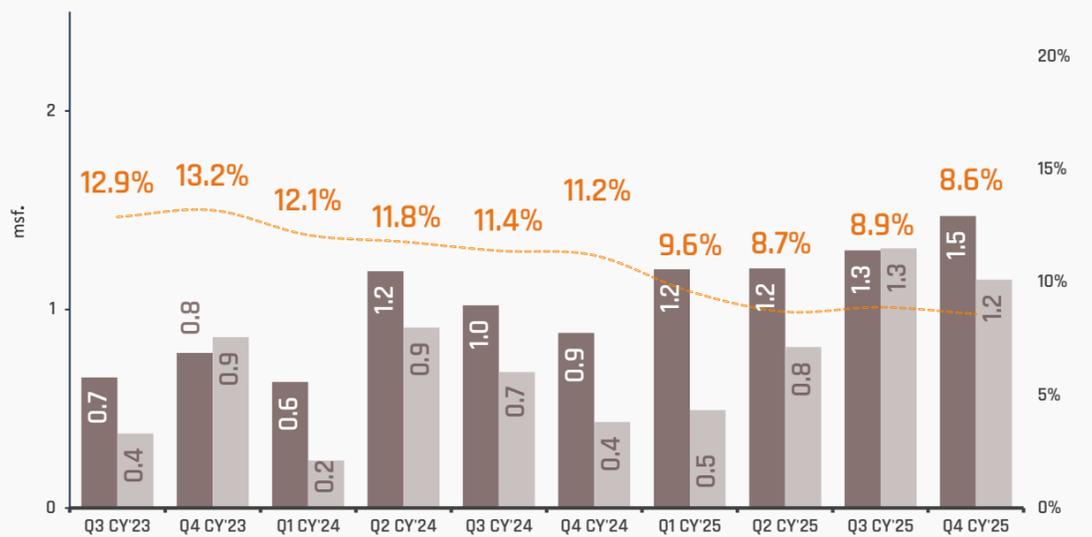
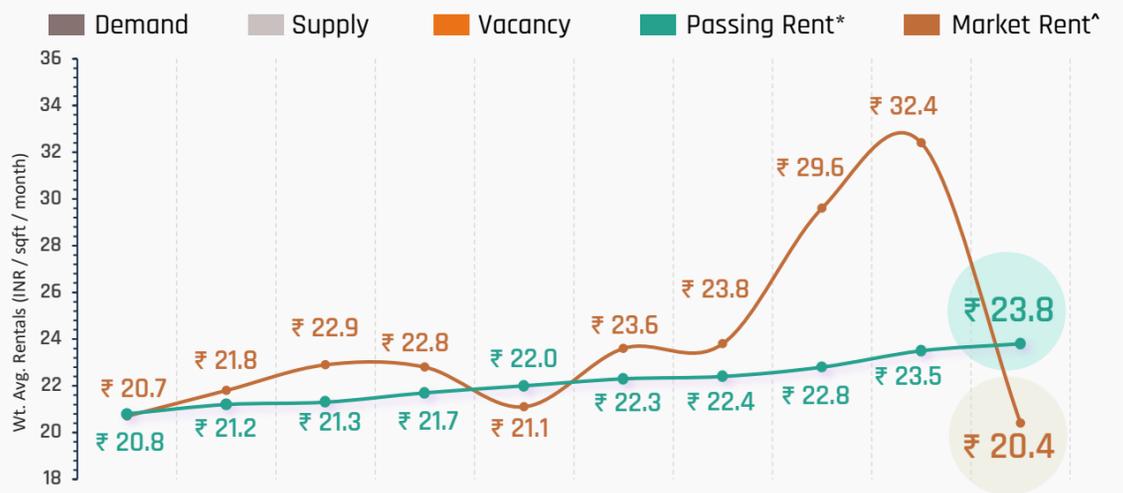
**Navsys Marine Technologies,**  
Plot No. B 58-60 (Balanagar Hyderabad)  
50,000 sqft | ₹23.6 psf

**Guts Electromech,**  
Plot No. 197 (Cherlapally Hyderabad)  
41,000 sqft | ₹26.8 psf

## Top Markets by Demand- CY'25

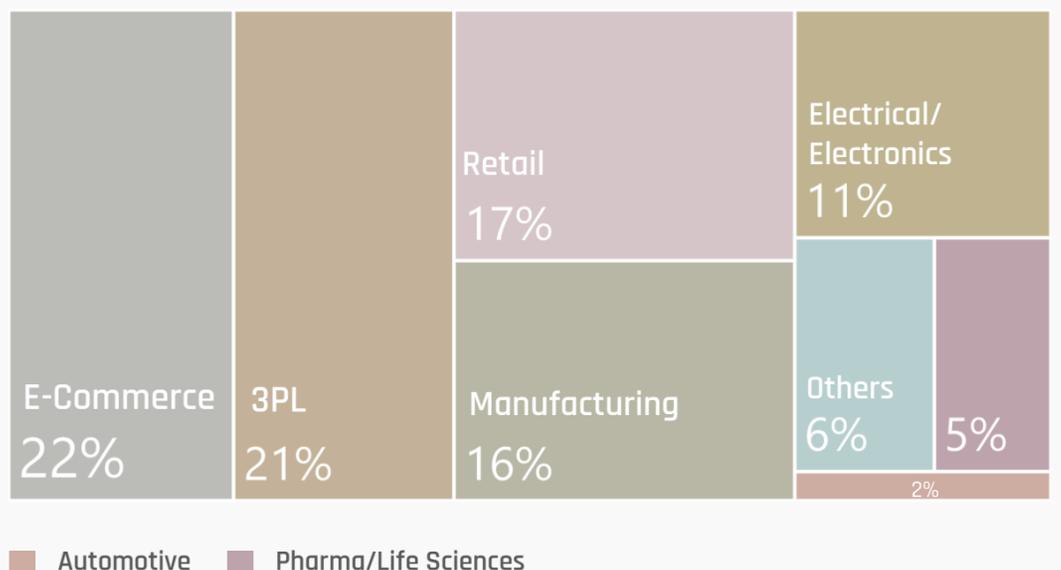


## Market Trends



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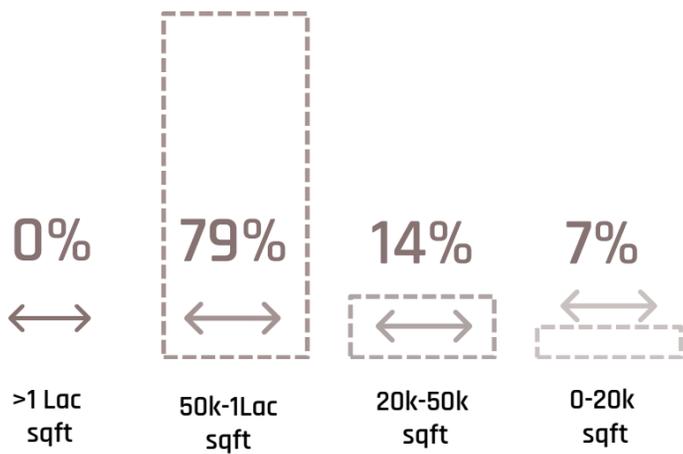
## Sector Occupancy- As of Q4 CY'25



## Grade A Fundamentals

CY'25 Supply (msf)	1.6
CY'25 Demand (msf)	2.3
Current Grade A Stock (msf)	21.7
Vacancy	11.9%

## Warehousing Transaction Size- Q4 CY'25



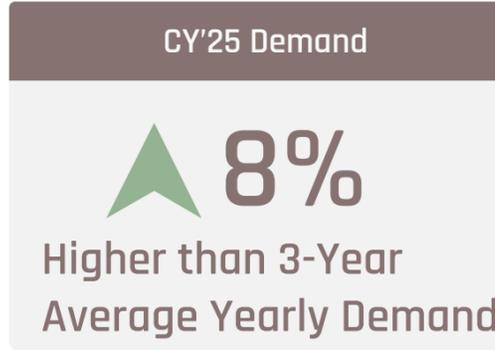
## Major Transactions- Q4 CY'25

**DHL,**  
Survey No. 125/1 (Vasana Chacharvadi)  
82,001 sqft | ₹15.9 psf

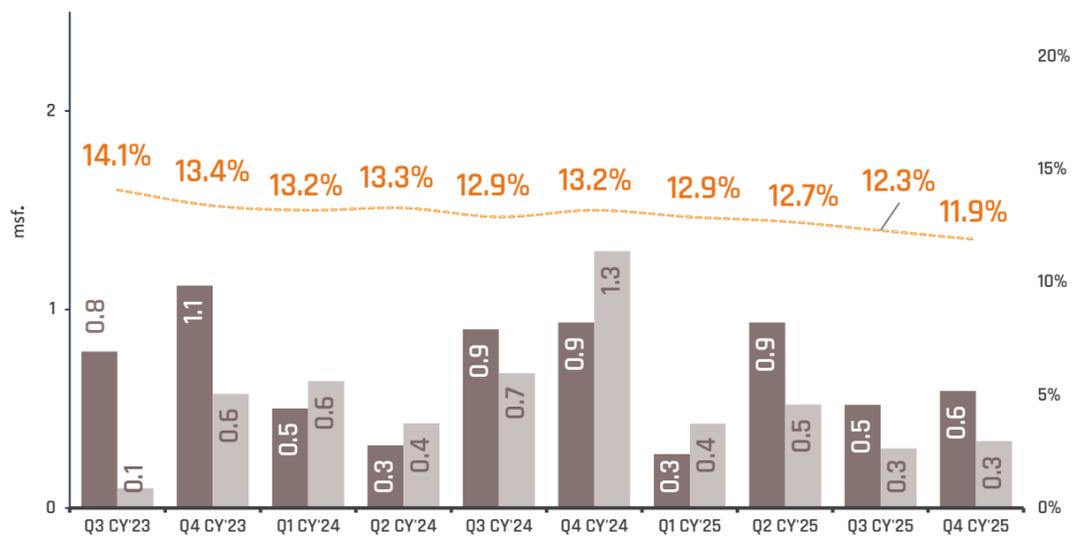
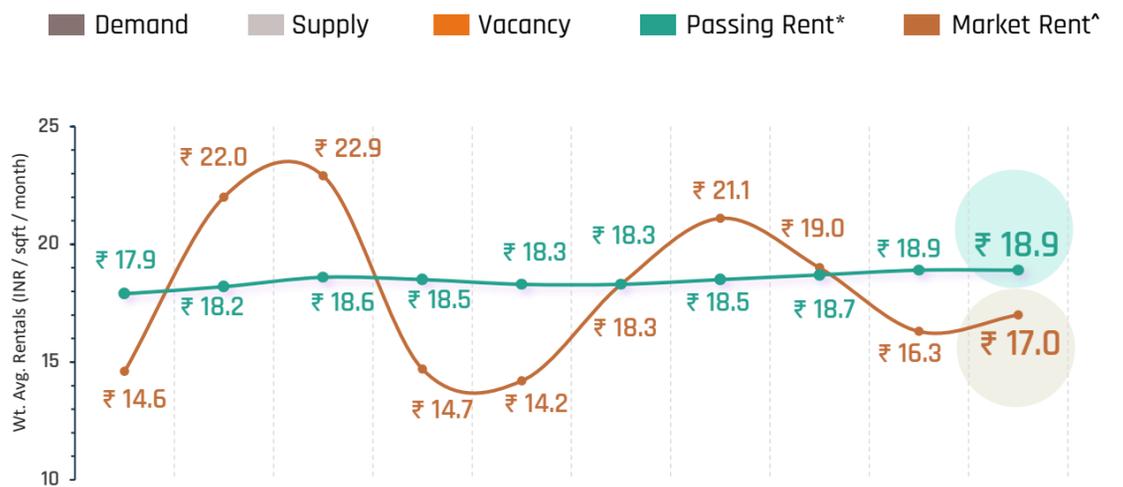
**Kintetsu World Express,**  
Gallops Industrial Park 1 (Rajoda)  
80,366 sqft | ₹16.5 psf

**D Mart,**  
Sumar Logistics And Industrial Park  
51,739 sqft | ₹11.5 psf

## Top Markets by Demand- CY'25

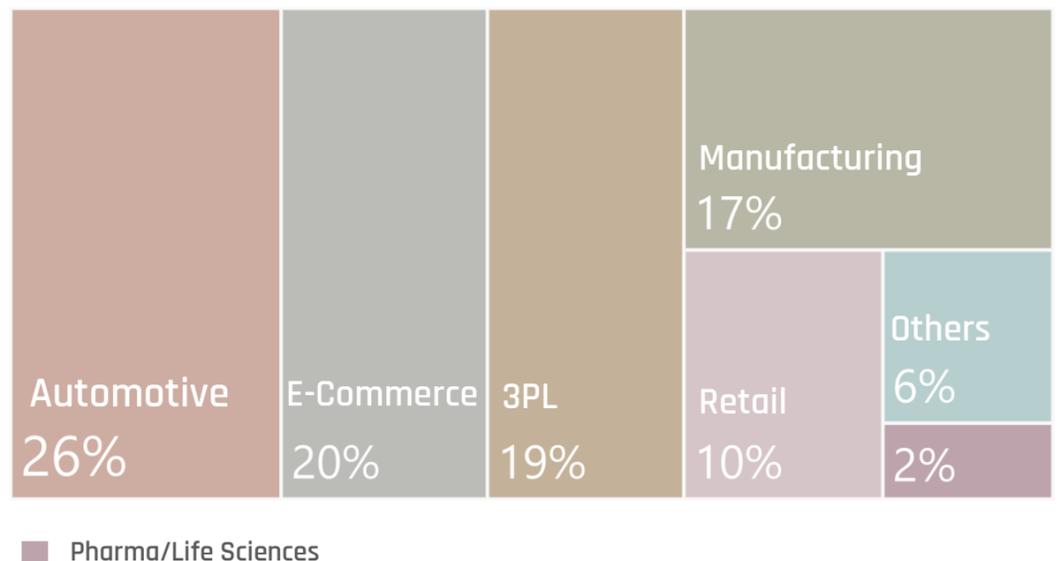


## Market Trends



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## Sector Occupancy- As of Q4 CY'25



# About CREDAI



Boman Irani  
Chairman



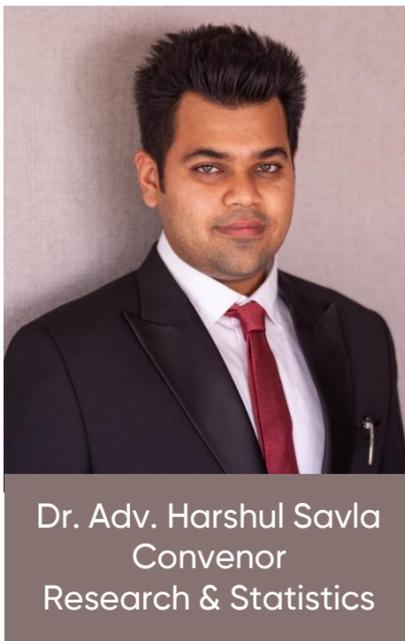
Shekhar G Patel  
President



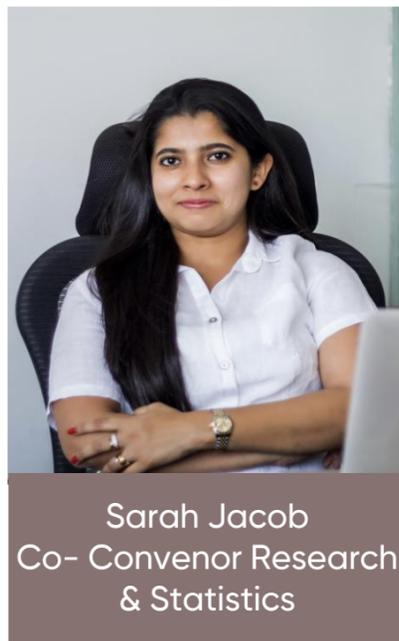
G Ram Reddy  
President - Elect



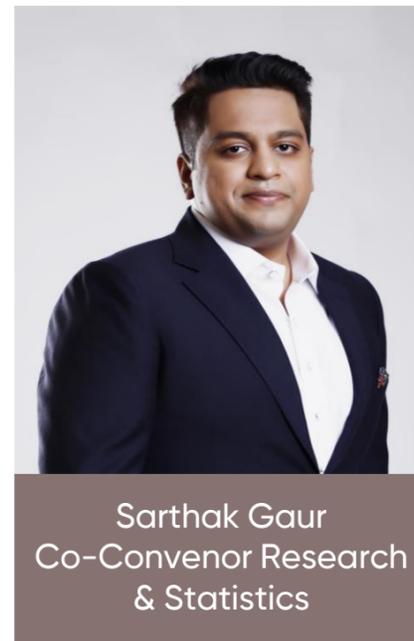
Gaurav Gupta  
Secretary



Dr. Adv. Harshul Savla  
Convenor  
Research & Statistics



Sarah Jacob  
Co- Convenor Research  
& Statistics



Sarthak Gaur  
Co-Convenor Research  
& Statistics

The Confederation of Real Estate Developers' Associations of India (CREDAI) is the apex body of private Real Estate developers in India, established in 1999, with a vision of transforming the landscape of Indian Real Estate industry and a mandate to pursue the cause of Housing and Habitat. Today, CREDAI represents 13000+ Developers across 230 city chapters in 20 states and plays an important role in policy formulation by representing the views of its members to various Ministries at regular intervals.

CREDAI's code of conduct promotes ethical practices. and is adopted proactively by all its members.

CREDAI has successfully imprinted the contribution of Real Estate to the GDP of India to Government, Policy Makers and the public at large and has become the backbone of the Indian Realty.

# Research Team

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# About us

## CRE Matrix

India's most trusted source for complete real estate intelligence, CRE Matrix has developed proprietary algorithms that relentlessly provide up-to-date information and enable deep data analytics across sectors and geographies. CRE Matrix's clients include some of the largest real estate developers, coworking players, retailers, property consultants and financial institutions.

## IndexTap

IndexTap, a product by CRE Matrix, is India's largest and most authentic platform that provides comparable transactions data across residential, commercial and loan transactions. IndexTap deploys sophisticated algorithms to empower brokers, buyers and sellers.

## CRE Lease Matrix

CRE Lease Matrix is a cloud-based Lease Management and Asset Management platform developed by CRE Matrix after experience of abstracting more than 2 Lakh leases in the commercial real estate space. The product offers Lease abstraction solutions, Inventory Management, Document Management & Invoicing for management of your commercial real estate portfolio or leases. Users can track Critical dates, create Revenue-Expense reports, configure Alerts on renewals, notices, escalations etc.

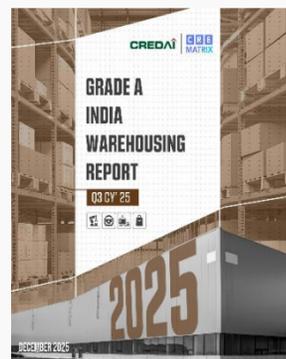
## FloorTap

FloorTap is India's first and only CRE marketplace platform that uses authentic data to empower brokers, tenants and landlords to close faster and better deals. FloorTap's technology, built on terra-bytes of authentic transactions, allows seamless collaboration, powerful automation, and efficient decision-making that are designed to empower all stakeholders.



### [India Office Report Q4 CY'25](#)

January 2026



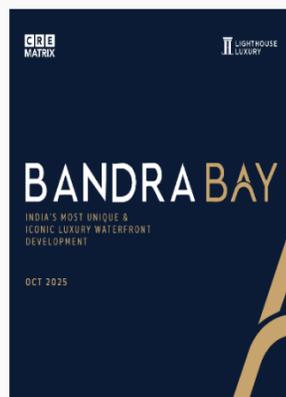
### [Grade A India Warehousing Report Q3 CY'25](#)

December 2025



### [IIMB-CRE Office Commercial Property Rental Index Q3 - CY'25](#)

December 2025



### [The Bandra Bay Report](#)

October 2025



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