FIGURES

India Logistics Figures H2 2025

REPORT

INDIA

REAL ESTATE

CBRE RESEARCH
FEBRUARY 2026

India's Logistics Leasing Surpassed 30 million sq. ft. in H2 2025, Aided by Sustained Momentum

~30.4
Absorption (mn sq. ft.)
in H2 2025

~17.6
Supply (mn sq. ft.)
in H2 2025

Note: Arrows indicate annual change (H2 2025 vs H2 2024)

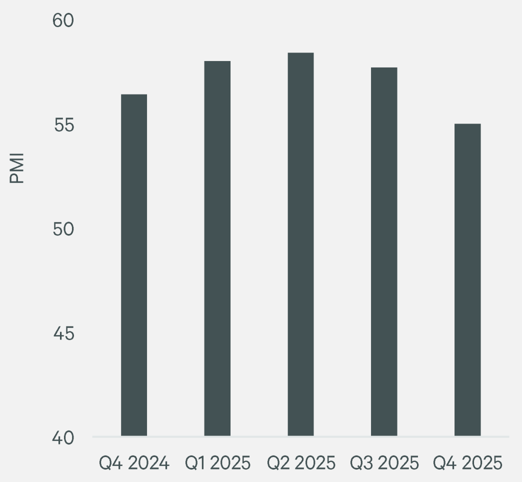
Economy at a Glance

- India's real GDP grew 8.2% in Q2 FY2026, up from 7.8% in the previous quarter and 7.4% in Q4 FY2025, supported by robust domestic demand amidst global trade and policy uncertainties. Real gross value added expanded by 8.1%, led by industrial and services activity.
- As per the First Advance Estimates (FAE) released in January 2026, real GDP is estimated to grow 7.4% in FY2026. The Economic Survey 2025-26, Union Budget 2026-27, and the Reserve Bank of India's (RBI) February 2026 MPC review indicate continued growth support from private consumption, investment activity, government capital expenditure, and conducive financial conditions, along with recently concluded and prospective trade agreements with the European Union (EU), New Zealand, Oman, and the United States. Taken together, these factors support the near-term growth outlook, while the RBI notes that upside and downside risks around its baseline projections remain broadly balanced amidst geopolitical tensions and an uncertain global trade environment.
- Price indicators remained contained through late 2025. CPI inflation rose to 1.33% in December from 0.7% in November, after **hitting a record low of 0.25%** in October 2025. The December increase reflected a narrowing of food deflation. Core inflation, excluding food and fuel, rose to 4.8%, a 28-month high, largely due to higher precious metals prices, but the RBI noted that underlying core pressures remained contained. WPI inflation stood at 0.83% in December, driven by select manufacturing and commodity categories.

Note: CY indicates Calendar Year (Jan-Dec) and FY indicates Financial Year (April – March)
Source: Reserve Bank of India, February 2026; Government of India: First Advance Estimates & Economic Survey (January 2026); Ministry of Commerce & Industry (December 2025); CBRE Research, Q4 2025

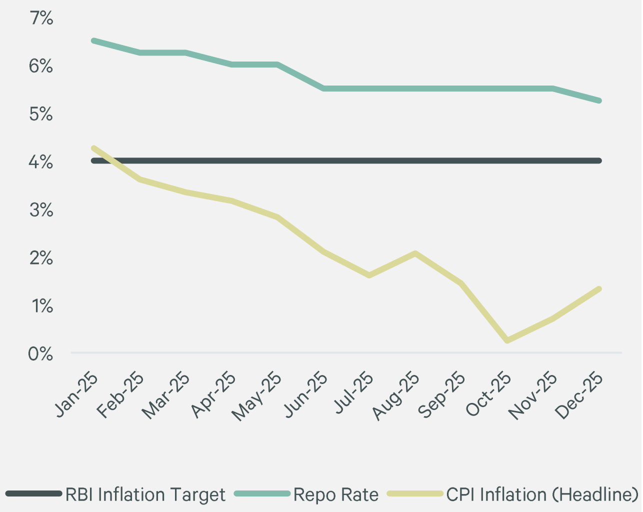
- During 2025, the RBI reduced the repo rate by a cumulative 125 basis points to 5.25% and adjusted the policy corridor with the Standing Deposit Facility (SDF) and Marginal Standing Facility (MSF) rates at 5.00% and 5.50%, respectively. The central bank, in its February 2026 policy review, noted that domestic growth remains resilient and inflation remains below the tolerance band, with the near-term outlook for growth and prices assessed as positive.
- The HSBC India Manufacturing PMI stood at 55.0 in December, compared with 56.6 in November, with new orders and production growth easing from the previous month amidst softer domestic and global demand. The index remained above the 50 threshold throughout 2025, indicating continued expansion in manufacturing activity.
- India's merchandise exports rose 1.86% Y-o-Y to USD 38.51 bn in December 2025, led by electronic goods and marine products, with shipment growth across the UAE, China, Hong Kong, Spain, and Malaysia.

FIGURE 1.1: PMI



Source: MoSPI; CBRE Research Q4 2025

FIGURE 1.2: KEY POLICY RATES, INFLATION TRENDS



Source: Reserve Bank of India; CBRE Research Q4 2025

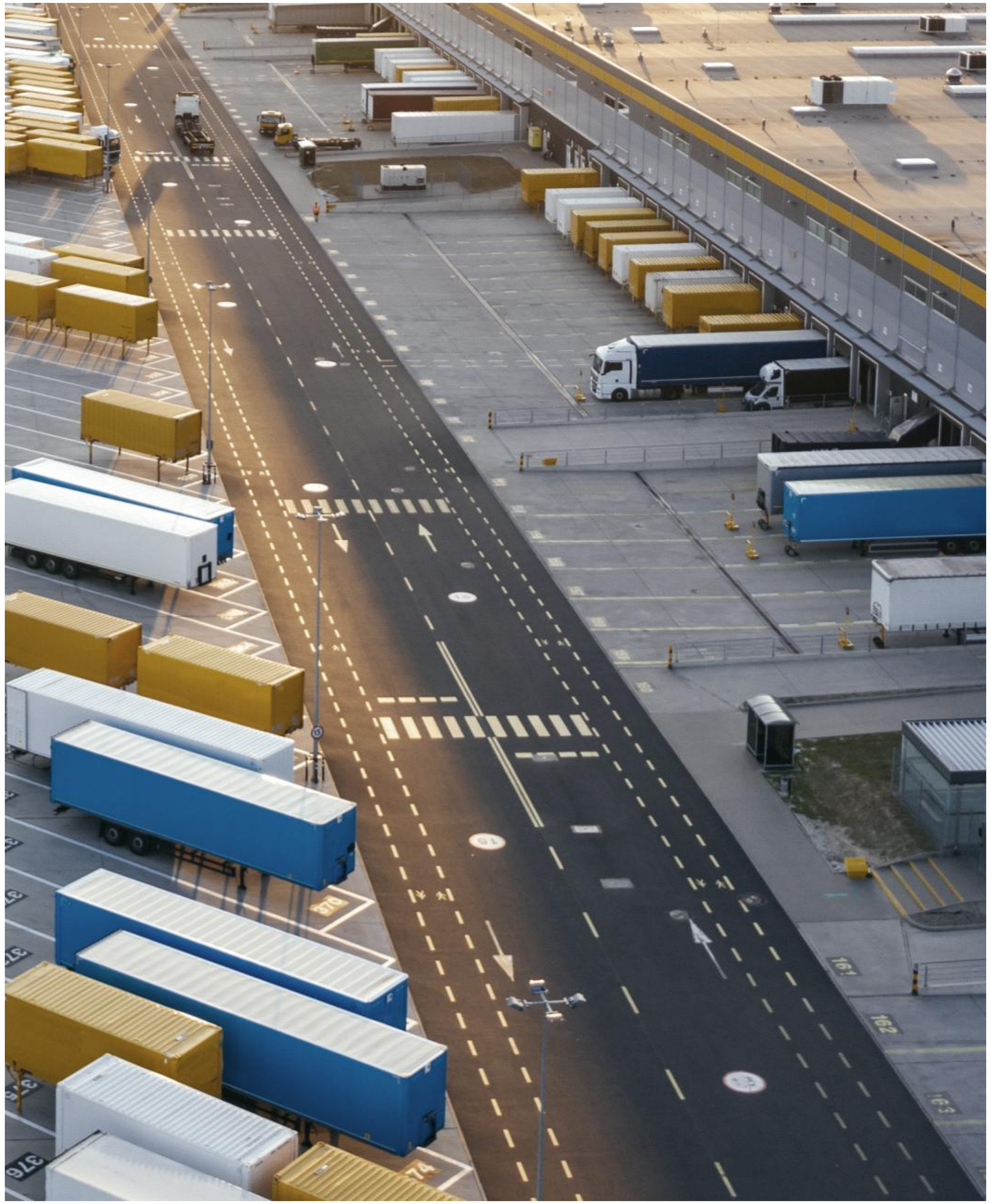
Policy and Infrastructure Snapshot

In H2 2025, central and state governments advanced the industrial and logistics (I&L) sector through targeted policies and infrastructure-linked incentives. Key initiatives announced during the period are summarised below.

TABLE 1.1: KEY I&L POLICIES AND INFRASTRUCTURE INITIATIVES

INITIATIVE	DESCRIPTION	IMPACT
Assam Logistics & Warehousing Policy, 2025 (December 2025)	• Targets a reduction in logistics costs to below 10% of GSDP by 2030 and a 20% cut in average lead times by 2028 across key freight corridors such as Guwahati-Silchar and Bangladesh border routes. Infrastructure goals include adding 30,000 MT of cold storage capacity and developing at least two Multimodal Logistics Parks (MMLPs). • Offers financial incentives to attract private investment in logistics infrastructure, including capital subsidies of up to 30% for warehousing (capped at INR 7.5 crore), 30% for logistics parks (up to INR 10 crore), 25% for MMLPs (up to INR 20 crore), and 30% for cold storage (capped at INR 3 crore). Provides 100% stamp duty reimbursement for logistics land acquisition and requires 15% area reservation for logistics use within industrial parks. Workforce support includes one-time training subsidies of INR 10,000 per male worker and INR 12,500 per female worker, with a target of 20,000 jobs by 2030. Logistics startups are eligible for incentives of up to INR 50 lakh.	• Positions Assam as a regional logistics hub and primary supply chain corridor for the Northeast and neighbouring markets, while leveraging proximity to Bangladesh, Bhutan, and Southeast Asia for cross-border trade. • Provides single-window approvals, sets up a Nodal Logistics Division for coordination, and promotes sustainable practices including recyclable packaging and gradual transition away from fossil-fuel commercial fleets in cities by 2030.
Tamil Nadu Warehousing Policy, 2026 (January 2026)	• Grants Industry status to warehousing units to enable easier financing and regulatory approvals, increases permissible warehouse height to 24 metres, and prioritises development in tier-II, tier-III, Delta, and Category C districts. Incentives include a 25% green subsidy, 50% employee training support, and additional benefits for projects in priority districts. • Extends single-window clearance to warehousing and designates TIDCO as the nodal agency. Supports multimodal connectivity through integration with upcoming MMLPs and rail infrastructure, and promotes specialised storage for agriculture, marine products, pharmaceuticals, and engineering goods.	• Provides a five-year roadmap to decentralise storage capacity and support the state's growth target of USD 1 trillion economy by 2030. • Improves project viability through industry status benefits, capital and green subsidies, and higher land-use efficiency through increased building height norm.
Delhi Industrial Policy (2025–2035) (July 2025)	• Focuses on frontier technologies, IT and R&D-led services, MICE and hospitality infrastructure, and green industries, supported by space-efficient formats such as flatted factories. • Financial incentives include an INR 400 crore VC fund, 50% capital investment reimbursement up to INR 50 crore, 100% state GST reimbursement for 5 years, 6% interest subsidy for 5 years, and R&D grants up to INR 10 lakh for priority sectors.	• Supports ease of doing business through single-window clearance, redevelopment of industrial areas, expert support for MSMEs, and 24X7 operating permissions for most commercial establishments.

Source: Department of Industries, Commerce & Public Enterprise, Government of Assam, 2025; Industries, Investment Promotion and Commerce, Government of Tamil Nadu, 2026; Department of Industries, Government of NCT of Delhi, 2025 ; CBRE Research, Q4 2025



Union Budget 2026-27: Key Logistics & Infrastructure Announcements

The Union Budget 2026-27 outlined several measures relevant to manufacturing, logistics, and supply chain infrastructure, with implications for industrial and warehousing demand. Key announcements are summarised below.

TABLE 1.2: KEY BUDGET ANNOUNCEMENTS AND MEASURES

DESCRIPTION	IMPACT
• **Manufacturing and supply chain push:** Public capex outlay of INR 12.2 lakh crore, with major schemes including Biopharma SHAKTI (INR 10,000 crore) and India Semiconductor Mission 2.0 to build global-scale biologics and semiconductor supply chains. • **Electronics & chemicals:** Enhanced INR 40,000 crore allocation for the Electronics Components Manufacturing Scheme and announcement of three plug-and-play Chemical Parks to strengthen industrial ecosystems. • **Logistics and customs reforms:** Introduction of an operator-centric customs framework based on self-declarations and digital tracking, alongside an INR 10,000-crore container manufacturing scheme. • **Freight & tax measures:** Announcement of an East-West Dedicated Freight Corridor (Dankuni-Surat) and a Safe Harbour rule that reduces effective tax to ~0.7% for non-resident component warehousing operations, boosting just-in-time global logistics.	• The Budget reinforces logistics as a strategic, tech-driven enabler of global competitiveness by easing customs processes and encouraging faster, more reliable supply-chain operations. It signals a shift towards making India a preferred hub for international distribution. • It also outlines a long-term push towards an integrated, multi-modal logistics network. The focus is on strengthening manufacturing linkages and improving export pathways, ensuring the sector supports rising trade volumes and enhances India's global positioning.

Source: Ministry of Finance, Government of India, 2026; CBRE Research, Q4 2025

*Maritime Development Fund

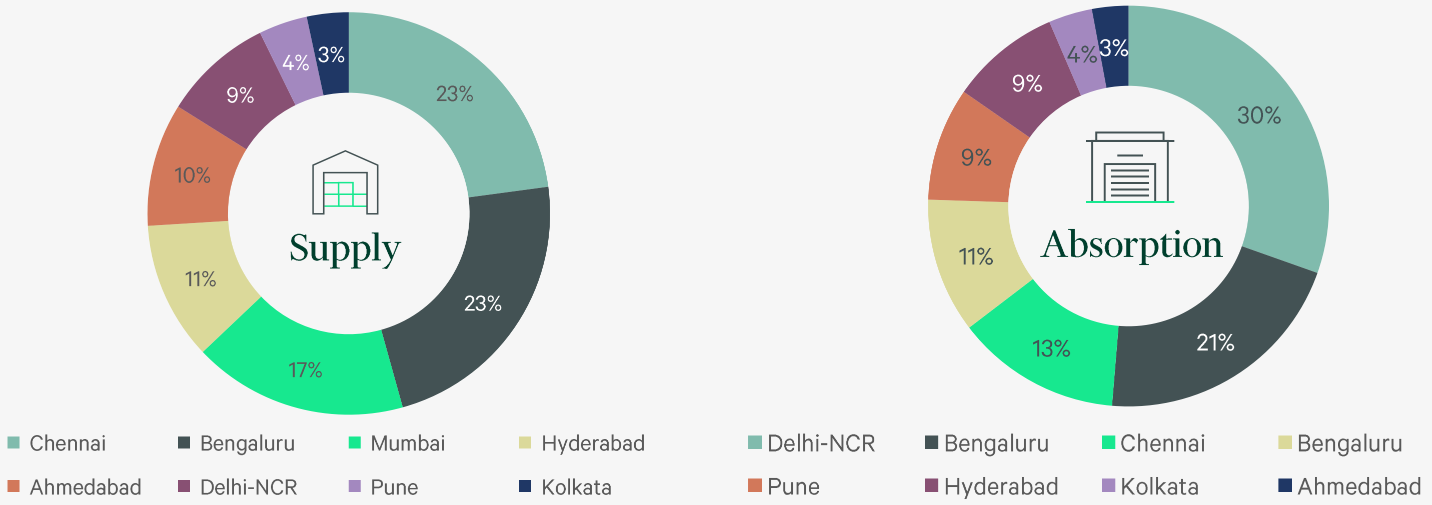
I&L Sector Overview

Market Trends

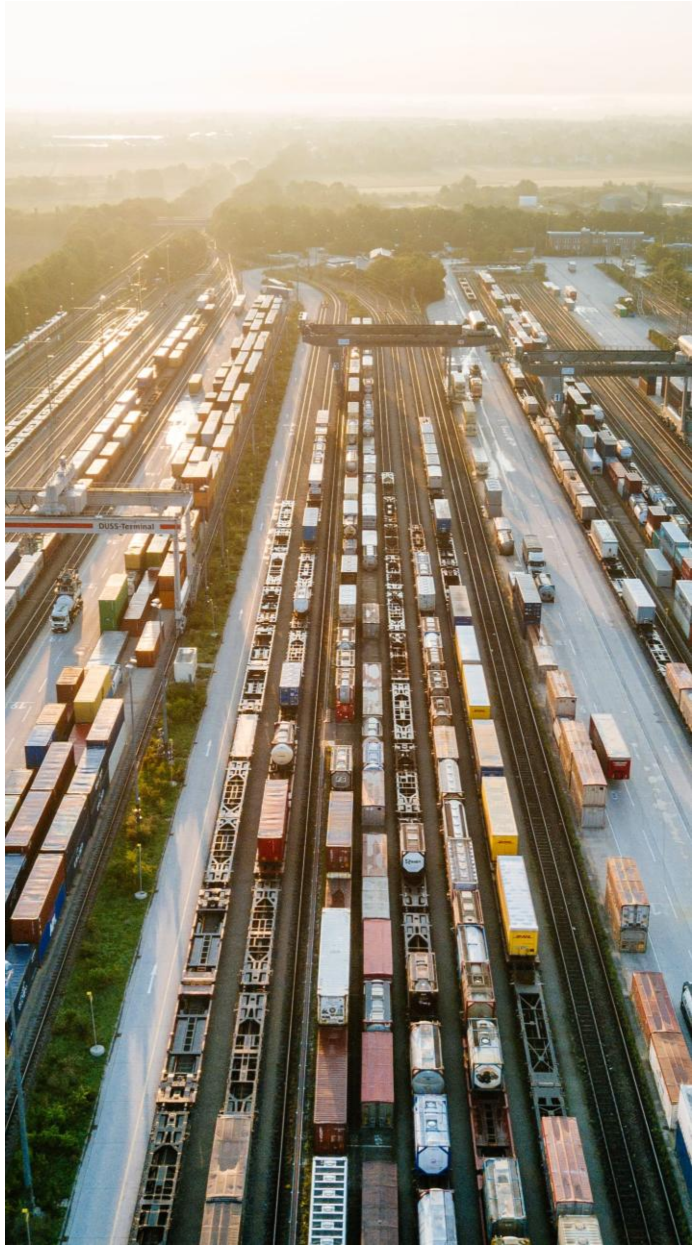
India's logistics real estate sector sustained robust momentum in July-December (H2) 2025, with warehousing absorption exceeding 30 million sq. ft. Demand was led by third-party logistics (3PL) and engineering and manufacturing (E&M) occupiers, alongside continued activity from e-commerce and quick-commerce players. Delhi-NCR, Mumbai, and Chennai together accounted for 64% of total leasing, each recording higher space take-up on an annualised basis.

Supply additions remained stable, with 17.6 million sq. ft. completed in H2 2025, mirroring H1 levels. Chennai, Bengaluru, and Mumbai led new completions and together contributed 63% of total supply during the period.

FIGURE 1.3: CITY-WISE SHARE OF SUPPLY AND ABSORPTION IN H2 2025



Source: CBRE Research, Q4 2025

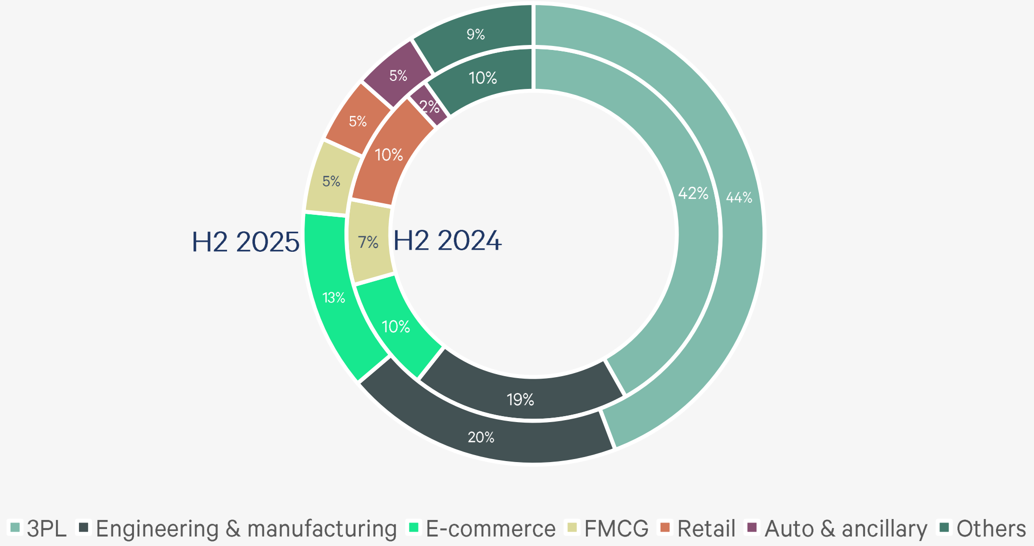


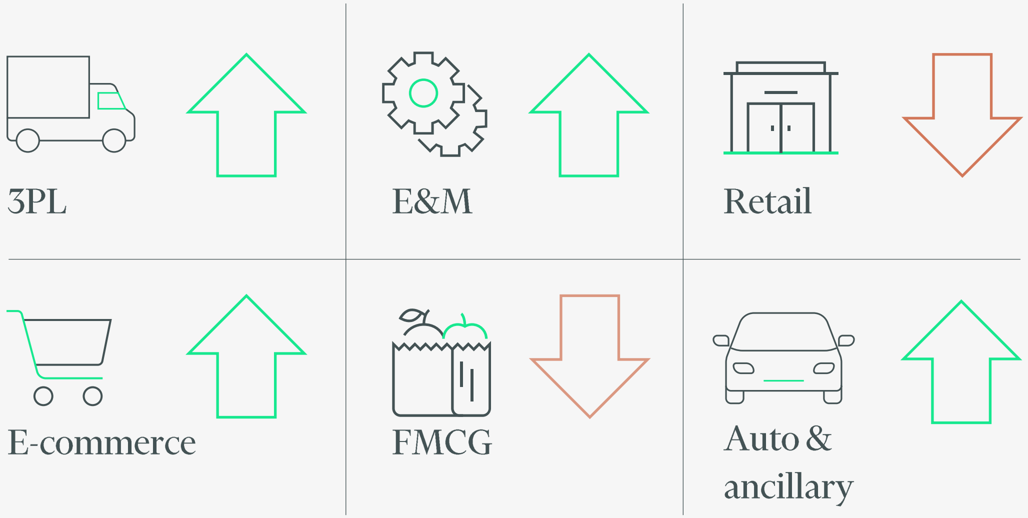
Key Sectoral Trends

3PL occupiers dominated logistics leasing activity in H2 2025, accounting for about 44% of total space take-up. Engineering and manufacturing (E&M) players increased their share to about 20%, up from 19% a year earlier, supported by ongoing infrastructure programmes and policy initiatives such as the PLI scheme and Make in India 2.0, which continue to support domestic manufacturing and related warehousing demand.

Leasing by e-commerce and quick-commerce operators also increased, driven by rising consumer demand and tighter delivery timelines. The e-commerce sector's share of total absorption rose to 13% in H2 2025 from 10% in H2 2024. FMCG, retail, and auto and ancillary sectors each contributed ~5% of half-yearly demand. These trends collectively point to a more diversified occupier base and their steady expansion across key sectors.

FIGURE 1.4: SEGMENTATION OF TRANSACTION ACTIVITY AS PER INDUSTRY SECTOR (H2 2025 vs. H2 2024)





Note: Others include Electronics & Electricals, Pharmaceutical / Healthcare and Telecommunication

Note: Arrows indicate annual change in share in total leasing in H2 2025

Source: CBRE Research, Q4 2025

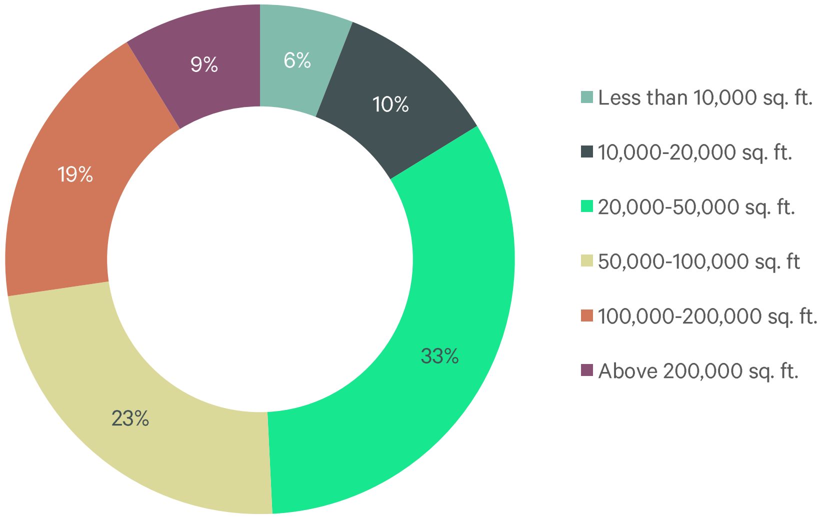
Deal Sizes

Small-sized transactions below 50,000 sq. ft. led leasing activity in H2 2025, accounting for about 49% of all deals, compared with 38% in H2 2024. 3PL occupiers drove most "small-box" leasing by both deal value and volume. E&M firms ranked next in transaction count, while e-commerce operators were second by total area leased. These three sectors together leased about 3.4 million sq. ft., or ~71% of total small-sized space take-up.

The share of mid-sized deals between 50,000 and 100,000 sq. ft. and large-sized deals above 100,000 sq. ft. were about 23% and 27%, respectively, compared with 28% and 34% recorded in H2 2024.

Large-sized deal closures were concentrated in Delhi-NCR, followed by Mumbai and Chennai. These markets together contributed ~55% of such transactions.

FIGURE 1.5: SEGMENTATION OF ABSORPTION AS PER DEAL SIZE IN H2 2025



Rental Trends

Quoted rental values increased year-on-year (Y-o-Y) across key micro-markets in major cities, supported by flight-to-quality demand, premiums for investment-grade assets, limited availability of quality developments, and rising land costs. An overview of annual rental growth trends across cities is presented below:

Mumbai

0-10%* in Bhiwandi (NH-3) and Navi Mumbai-Panvel

Pune

5-6% in Chakan-Talegaon, and Sanaswadi-Ranjangaon

Ahmedabad

Stable in Sanand and Bavla

Bengaluru

2-6% in Eastern Corridor, Northern Corridor, Southern Corridor, and Western Corridor

Kolkata

Stable in Taratala-Budge Budge Trunk Road

Delhi-NCR

Stable in Gurgaon (NH-8), Faridabad/Palwal/ Ballabgarh, and Ghaziabad (NH-24, 58, 91)

Chennai

2-3% in Northern Corridor, Western Corridor-I, and Western Corridor-II

Hyderabad

1-8% in Western Corridor, Eastern Corridor, Southern Corridor, and Northern Corridor

Source: CBRE Research, Q4 2025

*Pertains to TTC MIDC and remains stable in other micro-markets

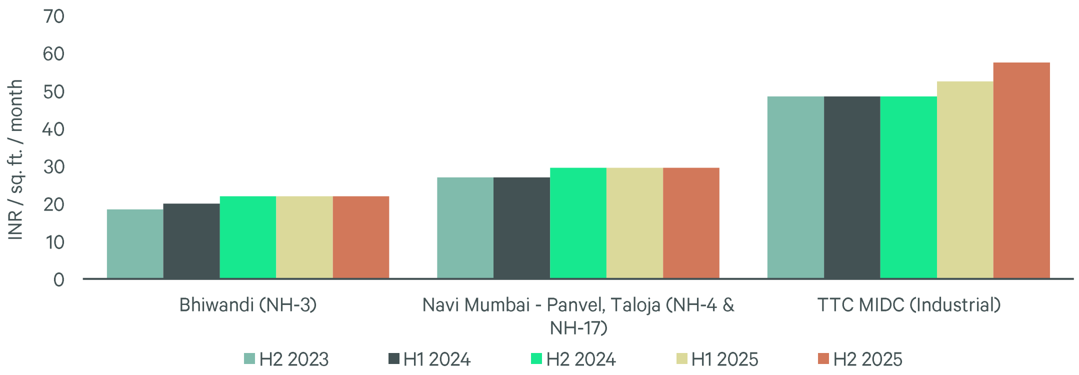
Mumbai: Bhiwandi (NH-3) micro-market led half-yearly supply and leasing

▼ ~3.0
Supply (mn sq. ft.)

▲ ~6.4
Absorption (mn sq. ft.)

Note: Arrows indicate annual change (H2 2025 vs H2 2024)

FIGURE 2.1: RENTAL VALUE MOVEMENT



Source: CBRE Research, Q4 2025

TABLE 2.1: KEY LEASING TRANSACTIONS IN H2 2025

PROPERTY	MICRO-MARKET	SIZE (IN SQ. FT.)	TENANT
Shakti Logistics Park	Bhiwandi (NH-3)	600,000	20Cube Logistics
Hiranandani Industrial Parks	Bhiwandi (NH-3)	530,680	Eternal
One Samruddhi Park	Bhiwandi (NH-3)	403,000	DHL

Source: CBRE Research, Q4 2025

TABLE 2.2: KEY SECTORS DRIVING ABSORPTION IN H2 2025

SECTOR	% SHARE	ANNUAL TREND
3PL	59%	▲
Engineering & manufacturing	18%	▼
E-commerce	15%	▲

Source: CBRE Research, Q4 2025

TABLE 2.3: KEY MICRO-MARKET TRENDS IN H2 2025

MICRO-MARKET	SUPPLY (ANNUAL TREND)	ABSORPTION (ANNUAL TREND)
Bhiwandi (NH-3)	▼	▲
Navi Mumbai-Panvel, Taloja and TTC MIDC (NH-4 & NH-17)	▲	▲

Source: CBRE Research, Q4 2025

DEAL SIZES DOMINATING ABSORPTION IN H2 2025

SMALL | MEDIUM | LARGE

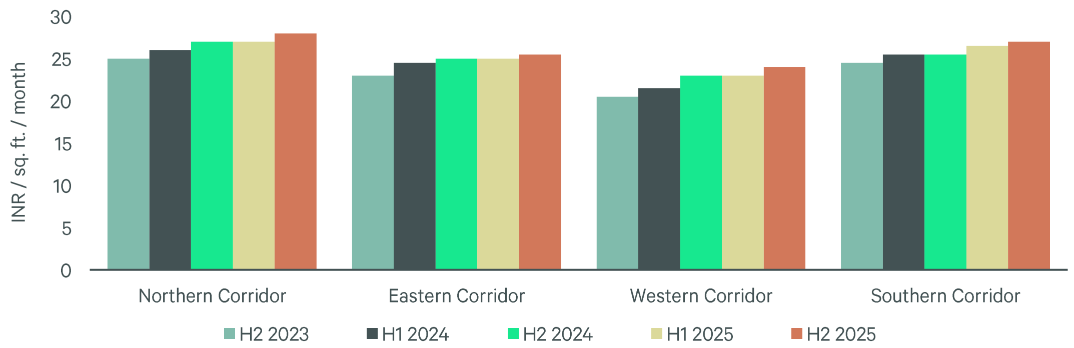
Bengaluru: Key driver of overall supply addition in H2 2025

▼ ~4.0
Supply (mn sq. ft.)

▼ ~3.3
Absorption (mn sq. ft.)

Note: Arrows indicate annual change (H2 2025 vs H2 2024)

FIGURE 3.1: RENTAL VALUE MOVEMENT



Source: CBRE Research, Q4 2025

TABLE 3.1: KEY LEASING TRANSACTIONS IN H2 2025

PROPERTY	MICRO-MARKET	SIZE (IN SQ. FT.)	TENANT
Horizon Industrial Parks	Western Corridor	350,000	Swiggy
Ascendas-Firstspace	Eastern Corridor	350,000	Honda Motors
Independent warehouse	Eastern Corridor	280,000	MORE

Source: CBRE Research, Q4 2025

TABLE 3.2: KEY SECTORS DRIVING ABSORPTION IN H2 2025

SECTOR	% SHARE	ANNUAL TREND
Retail	26%	▲
3PL	25%	▼
Engineering & manufacturing	18%	▼

Source: CBRE Research, Q4 2025

TABLE 3.3: KEY MICRO-MARKET TRENDS IN H2 2025

MICRO-MARKET	SUPPLY (ANNUAL TREND)	ABSORPTION (ANNUAL TREND)
Northern Corridor	▼	▲
Eastern Corridor	▼	▼
Western Corridor	▼	▼

Source: CBRE Research, Q4 2025

DEAL SIZES DOMINATING ABSORPTION IN H2 2025

SMALL | MEDIUM | LARGE

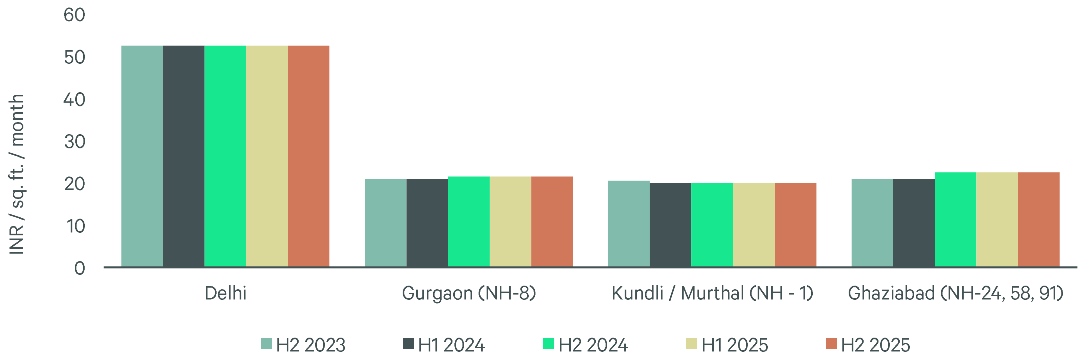
Delhi-NCR: Demand surpassed supply; 3PL and e-commerce drove space take-up

▼ **~1.6**
Supply (mn sq. ft.)

▲ **~9.3**
Absorption (mn sq. ft.)

Note: Arrows indicate annual change (H2 2025 vs H2 2024)

FIGURE 4.1: RENTAL VALUE MOVEMENT



Source: CBRE Research, Q4 2025

TABLE 4.1: KEY LEASING TRANSACTIONS IN H2 2025

PROPERTY	MICRO-MARKET	SIZE (IN SQ. FT.)	TENANT
Independent warehouse	Gurgaon (NH-48)	340,000	Kapoor Diesels
Independent warehouse	Gurgaon (NH-48)	292,000	FM Logistic
IndoSpace Industrial & Logistics Park	Gurgaon (NH-48)	271,000	A leading e-commerce player

Source: CBRE Research, Q4 2025

TABLE 4.2: KEY SECTORS DRIVING ABSORPTION IN H2 2025

SECTOR	% SHARE	ANNUAL TREND
3PL	47%	▼
E-commerce	13%	▲
Engineering & Manufacturing	12%	▼

Source: CBRE Research, Q4 2025

TABLE 4.3: KEY MICRO-MARKET TRENDS IN H2 2025

MICRO-MARKET	SUPPLY (ANNUAL TREND)	ABSORPTION (ANNUAL TREND)
Gurgaon (NH-8)	▲	▼
Kundli / Murthal (NH-1)	▶	▲
Ghaziabad (NH - 24, 58, 91)	▶	▼

Source: CBRE Research, Q4 2025

DEAL SIZES DOMINATING ABSORPTION IN H2 2025

SMALL | MEDIUM | LARGE

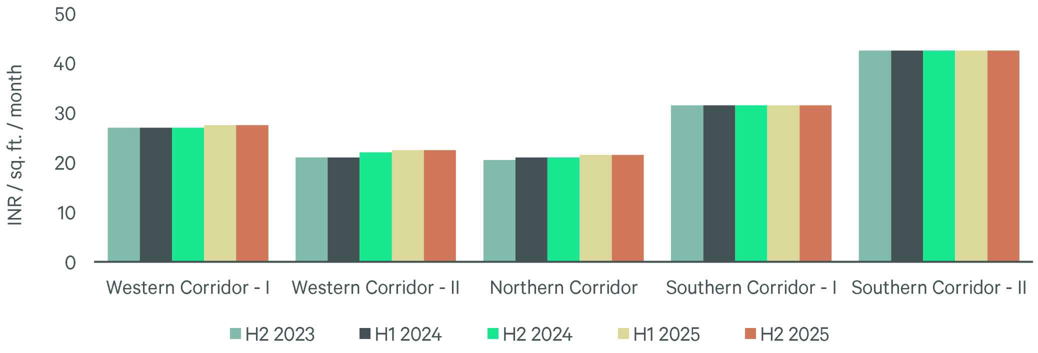
Chennai: Among top cities in half-yearly supply and absorption

▲ ~4.0 Supply (mn sq. ft.)

▲ ~4.0 Absorption (mn sq. ft.)

Note: Arrows indicate annual change (H2 2025 vs H2 2024)

FIGURE 5.1: RENTAL VALUE MOVEMENT



Source: CBRE Research, Q4 2025

TABLE 5.1: KEY LEASING TRANSACTIONS IN H2 2025

PROPERTY	MICRO-MARKET	SIZE (IN SQ. FT.)	TENANT
Ascendas-Firstspace	Western Corridor - I	400,000	Transystem Logistics International
Ascendas-Firstspace	Northern Corridor	400,000	DB Schenker
OneHub Chennai	Western Corridor - I	334,000	DHL

Source: CBRE Research, Q4 2025

TABLE 5.2: KEY SECTORS DRIVING ABSORPTION IN H2 2025

SECTOR	% SHARE	ANNUAL TREND
3PL	40%	▼
Engineering & manufacturing	35%	▲
E-commerce	8%	▼

Source: CBRE Research, Q4 2025

TABLE 5.3: KEY MICRO-MARKET TRENDS IN H2 2025

MICRO-MARKET	SUPPLY (ANNUAL TREND)	ABSORPTION (ANNUAL TREND)
Western Corridor - I	▼	▲
Western Corridor - II	▲	▲
Northern Corridor	▲	▲

Source: CBRE Research, Q4 2025

DEAL SIZES DOMINATING ABSORPTION IN H2 2025

SMALL	MEDIUM	LARGE

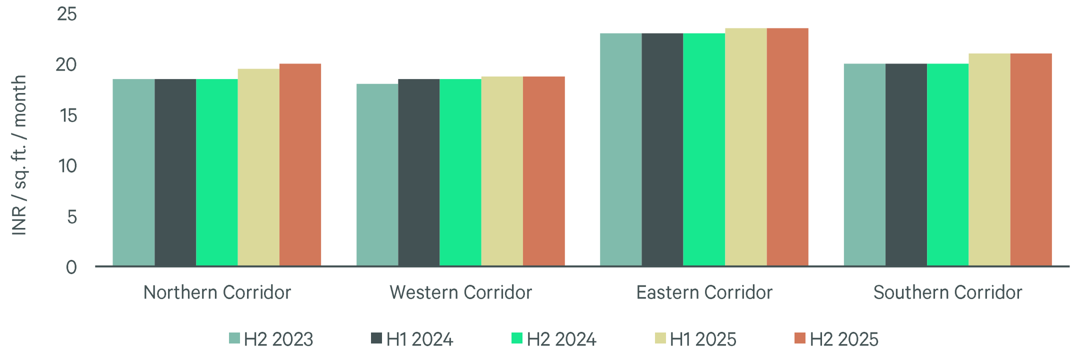
Hyderabad: E&M and 3PL activity drove half-yearly leasing

▼ ~2.0
Supply (mn sq. ft.)

▲ ~2.7
Absorption (mn sq. ft.)

Note: Arrows indicate annual change (H2 2025 vs H2 2024)

FIGURE 6.1: RENTAL VALUE MOVEMENT



Source: CBRE Research, Q4 2025

TABLE 6.1: KEY LEASING TRANSACTIONS IN H2 2025

PROPERTY	MICRO-MARKET	SIZE (IN SQ. FT.)	TENANT
Sri Aditya Industrial Logistics Park	Southern Corridor	356,600	Mahindra Logistics
TGIIC	Southern Corridor	200,000	Premier Energies
Independent warehouse	Northern Corridor	121,000	Bajaj Electricals

Source: CBRE Research, Q4 2025

TABLE 6.2: KEY SECTORS DRIVING ABSORPTION IN H2 2025

SECTOR	% SHARE	ANNUAL TREND
Engineering & manufacturing	32%	▲
3PL	20%	▲
E-commerce	14%	▲

Source: CBRE Research, Q4 2025

TABLE 6.3: KEY MICRO-MARKET TRENDS IN H2 2025

MICRO-MARKET	SUPPLY (ANNUAL TREND)	ABSORPTION (ANNUAL TREND)
Northern Corridor	▼	▼
Southern Corridor	▲	▲
Eastern Corridor	▲	▼

Source: CBRE Research, Q4 2025

DEAL SIZES DOMINATING ABSORPTION IN H2 2025

SMALL	MEDIUM	LARGE

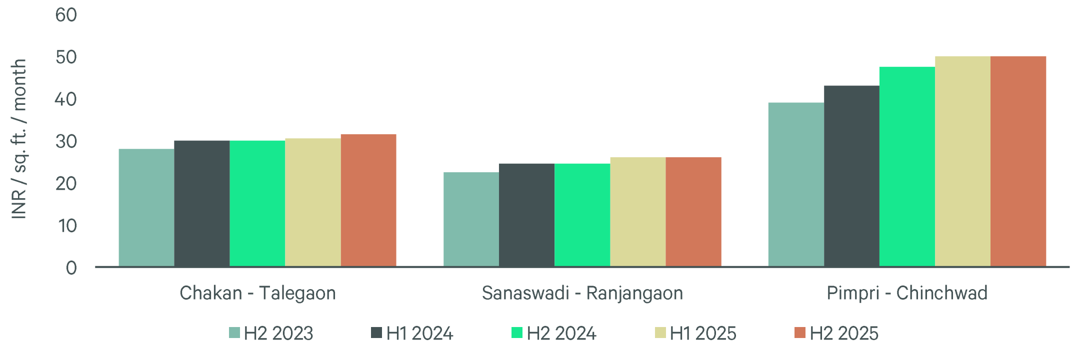
Pune: Diversified sectoral demand accelerated absorption

▼ ~0.7
Supply (mn sq. ft.)

▲ ~2.8
Absorption (mn sq. ft.)

Note: Arrows indicate annual change (H2 2025 vs H2 2024)

FIGURE 7.1: RENTAL VALUE MOVEMENT



Source: CBRE Research, Q4 2025

TABLE 7.1: KEY LEASING TRANSACTIONS IN H2 2025

PROPERTY	MICRO-MARKET	SIZE (IN SQ. FT.)	TENANT
NDR Tradehouse	Chakan-Talegaon	218,000	A leading e-commerce player
IndoSpace Industrial & Logistics Park	Chakan-Talegaon	150,000	KSH Logistics
Vijay Logistics	Chakan-Talegaon	136,500	Bajaj

Source: CBRE Research, Q4 2025

TABLE 7.2: KEY SECTORS DRIVING ABSORPTION IN H2 2025

SECTOR	% SHARE	ANNUAL TREND
3PL	43%	▲
Engineering & manufacturing	18%	▼
E-commerce	12%	▼

Source: CBRE Research, Q4 2025

TABLE 7.3: KEY MICRO-MARKET TRENDS IN H2 2025

MICRO-MARKET	SUPPLY (ANNUAL TREND)	ABSORPTION (ANNUAL TREND)
Chakan-Talegaon	▼	▲
Sanaswadi-Ranjangaon	▼	▲
Pimpri-Chinchwad	▶	▲

Source: CBRE Research, Q4 2025

DEAL SIZES DOMINATING ABSORPTION IN H2 2025

SMALL | MEDIUM | LARGE

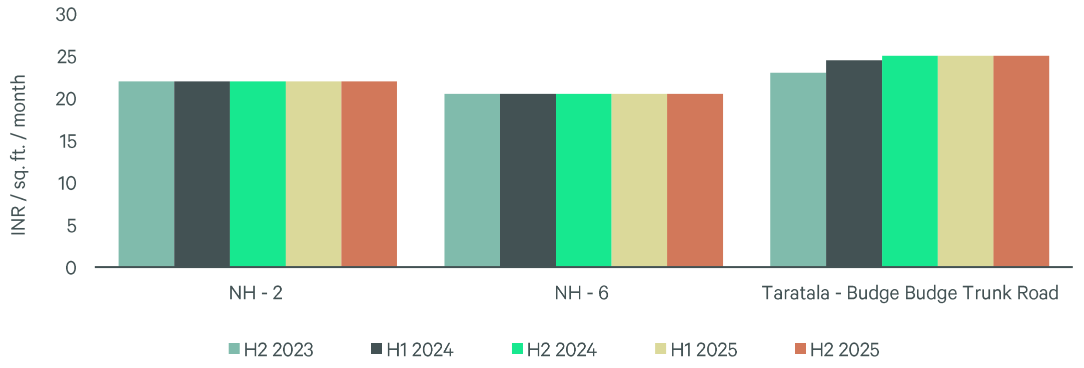
Kolkata: 3PL occupiers led absorption; NH-6 drove half-yearly space take-up

▼ ~0.6
Supply (mn sq. ft.)

▲ ~1.1
Absorption (mn sq. ft.)

Note: Arrows indicate annual change (H2 2025 vs H2 2024)

FIGURE 8.1: RENTAL VALUE MOVEMENT



Source: CBRE Research, Q4 2025

TABLE 8.1: KEY LEASING TRANSACTIONS IN H2 2025

PROPERTY	MICRO-MARKET	SIZE (IN SQ. FT.)	TENANT
Lynq Logistic Park	NH - 2	160,000	A leading e-commerce player
Sankrail Industrial & Logistics Park	NH - 6	130,000	Shree Vasu Logistics
Independent warehouse	NH - 6	100,000	Ashirvad Pipes

Source: CBRE Research, Q4 2025

TABLE 8.2: KEY SECTORS DRIVING ABSORPTION IN H2 2025

SECTOR	% SHARE	ANNUAL TREND
3PL	47%	▼
Engineering & manufacturing	24%	▲
E-commerce	24%	▲

Source: CBRE Research, Q4 2025

TABLE 8.3: KEY MICRO-MARKET TRENDS IN H2 2025

MICRO-MARKET	SUPPLY (ANNUAL TREND)	ABSORPTION (ANNUAL TREND)
NH-2	▼	▼
NH-6	▼	▼
Taratala-Budge Budge Trunk Road	▲	▲

Source: CBRE Research, Q4 2025

DEAL SIZES DOMINATING ABSORPTION IN H2 2025

SMALL | MEDIUM | LARGE

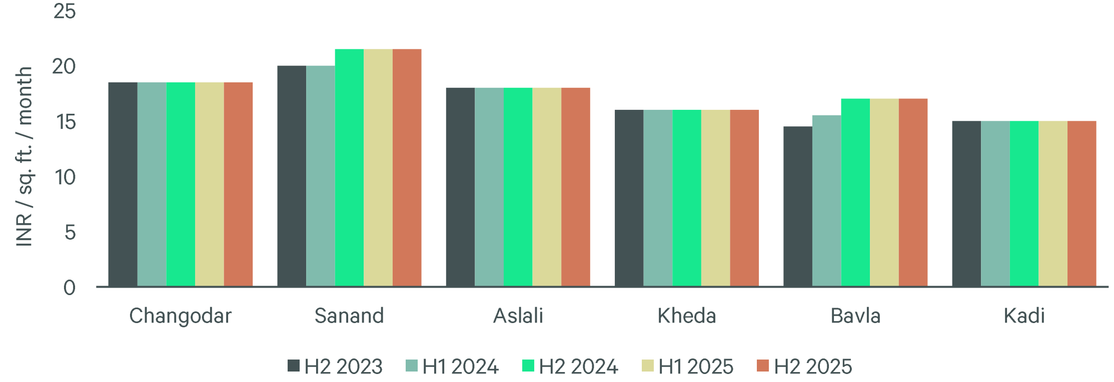
Ahmedabad: Large-scale transactions anchored leasing activity

▲ ~1.7
Supply (mn sq. ft.)

▼ ~0.9
Absorption (mn sq. ft.)

Note: Arrows indicate annual change (H2 2025 vs H2 2024)

FIGURE 9.1: RENTAL VALUE MOVEMENT



Source: CBRE Research, Q4 2025

TABLE 9.1: KEY LEASING TRANSACTIONS IN H2 2025

PROPERTY	MICRO-MARKET	SIZE (IN SQ. FT.)	TENANT
Sumar Industrial Park	Kheda	210,000	Blue Dart
Prime Logistics Park	Sanand	120,000	ProConnect
Radha Vallabh Warehousing	Kheda	110,000	Shree Maruti Courier

Source: CBRE Research, Q4 2025

TABLE 9.2: KEY SECTORS DRIVING ABSORPTION IN H2 2025

SECTOR	% SHARE	ANNUAL TREND
3PL	77%	▲
Engineering & manufacturing	8%	▼
FMCG	6%	▲

Source: CBRE Research, Q4 2025

TABLE 9.3: KEY MICRO-MARKET TRENDS IN H2 2025

MICRO-MARKET	SUPPLY (ANNUAL TREND)	ABSORPTION (ANNUAL TREND)
Changodar	▼	▼
Aslali	▼	▼
Kheda	▼	▲

Source: CBRE Research, Q4 2025

DEAL SIZES DOMINATING ABSORPTION IN H2 2025

SMALL	MEDIUM	**LARGE**

India Logistics Outlook 2026

Leasing activity expected to maintain upward trajectory

The logistics sector is expected to maintain its upward trajectory in 2026, building on the record volumes witnessed in recent periods. Market confidence remains strong, driven by sustained investment flows and a structural shift toward investment-grade warehousing that serves expanding manufacturing and e-commerce demand. Delhi-NCR, Mumbai, Bengaluru, and Chennai are expected to remain key demand drivers during the year, while markets such as Kolkata and Ahmedabad may also experience improved leasing activity.

Market absorption is projected to be anchored by the 3PL, e-commerce, and E&M sectors, which are expected to sustain their 65-70% share of annual leasing activity. While 3PL providers are likely to maintain their market-leading position, the occupier mix is expected to become more diversified. This is expected to be driven by the rapid scaling of quick-commerce and continued manufacturing expansion linked to the Make in India and Production Linked Incentive (PLI) schemes. Export-oriented sectors such as electronics, auto-ancillaries, and textiles are anticipated to maintain a calibrated approach to domestic warehousing and currently account for ~5-7% of leasing activity. The recently announced interim trade framework between India and the United States is also expected provide a sentimental boost to India's export-oriented manufacturing segments and strengthen cross-border supply chain linkages.

Institutional players likely to further expand footprint

The near-term supply pipeline remains stable, supported by institutional investor-backed capital. Developers are taking a measured approach to new supply in response to elevated capital costs and rising land prices amidst moderate rental growth, thereby maintaining market balance. Furthermore, developers are increasingly focusing on peripheral locations and key highway corridors where land availability is more cost-effective. In parallel, efforts are underway to optimise land economics through higher Floor Space Index (FSI) utilisation and multi-storey warehouse formats. Overall, new warehouse completions are expected to remain broadly in line with 2025 levels.

Key Trends Likely to Shape Logistics Sector in 2026

Rental growth expected across key micro-markets: Driven by flight-to-quality leasing, alongside an expanding share of investment-grade supply and rising land and construction costs, warehousing rents are expected to witness continued upward movement across key micro-markets in most cities. Landlords continue to follow a flexible pricing approach to support healthy occupancy levels and long-term tenant retention. This enables steady rental movement across assets, with growth in several micro-markets broadly aligned with prevailing inflation levels, against a backdrop of elevated input costs. Cities such as Mumbai, Bengaluru, Chennai and Kolkata are likely to witness single-digit growth in rents in key micro-markets by the end of 2026.

In-city warehousing to remain a key focus: In-city warehousing is poised for continued momentum in 2026, catalysed by the rapid expansion of quick-commerce and e-commerce platforms. To meet rising requirements for faster delivery timelines, these companies are aggressively expanding their hyperlocal networks across high-consumption metros such as Bengaluru, Delhi-NCR, Mumbai, and Hyderabad. This demand is shifting leasing preference towards urban warehousing hubs with automation-ready layouts and modern infrastructure capabilities. As urbanisation and technology adoption increase, supply chain networks are expected to evolve further, with a stronger focus on proximity to consumers to support faster fulfilment and better operating outcomes.

Increased preference for new-age warehouse with sustainable facilities: The growing preference for new-age warehouses with sustainable facilities is driven by occupiers' increasing focus on operational efficiency, regulatory compliance and ESG commitments. Modern warehouses offer energy-efficient building designs, renewable power integration, water management systems and green certifications, which help reduce operating costs and environmental impact. According to CBRE 2025 India Logistics Occupier Survey, nearly 52% of the respondents reported that "availability of on-site renewable energy" is a leading ESG criterion for building selection. "Smart technology" followed closely, with approximately 49% of the occupiers prioritising it for its ability to enhance energy efficiency. Prominent 3PL and e-commerce players have already embraced automation to enhance cost-effectiveness and operational efficiencies, and this pattern is anticipated to expand across additional industry segments.

Annexure

ANNEXURE I - Capital values for land in industrial estates and integrated logistics parks

CITY	MICRO-MARKET	LOCATION	LAND VALUE (INR Cr / ACRE)	LAND VALUE (USD Mn / ACRE)*
Delhi-NCR	Gurgaon - NH-8	Manesar	24.0-26.0	2.6-2.9
Delhi-NCR	Gurgaon - NH-8	Taoru Road	3.5-5.0	0.4-0.6
Delhi-NCR	Gurgaon - NH-8	Dharuhera	9.0-12.0	1.0-1.3
Delhi-NCR	Gurgaon - NH-8	Bhiwadi	7.0-10.0	0.8-1.1
Delhi-NCR	Gurgaon - NH-8	Bawal	8.0-12.0	0.9-1.3
Delhi-NCR	Gurgaon - NH-8	Neemrana	5.0-7.0	0.6-0.8
Delhi-NCR	Gurgaon - NH-8	Pataudi	4.5-6.0	0.5-0.7
Delhi-NCR	Gurgaon - NH-8	Luhari	2.8-3.2	0.3-0.4
Delhi-NCR	Gurgaon - NH-8	Kulana	2.3-2.5	0.3-0.3
Delhi-NCR	Gurgaon - NH-8	Jamalpur	4.5-5.5	0.5-0.6
Delhi-NCR	Gurgaon - NH-8	Farukhnagar	4.5-7.5	0.5-0.8
Delhi-NCR	Gurgaon - NH-8	Jhajjar	2.5-3.5	0.3-0.4
Delhi-NCR	Gurgaon - NH-8	Badli	2.5-3.2	0.3-0.4
Delhi-NCR	NH-2	Ballabhgarh	9.0-11.0	1.0-1.2
Delhi-NCR	NH-24	Dasna	5.0-9.0	0.6-1.0
Delhi-NCR	Noida	Phase-II	21.0-25.0	2.3-2.8

*The USD Mn / acre values are basis exchange rate as on 12th February 2026.
Note – Micro-markets considered are within a large industrial or logistics base for the cities. The given land values indicate quoted price per acre (not the FSI values).
Source: CBRE Research, Q4 2025

Annexure

ANNEXURE I - Capital values for land in industrial estates and integrated logistics parks

CITY	MICRO-MARKET	LOCATION	LAND VALUE (INR Cr / ACRE)	LAND VALUE (USD Mn / ACRE)*
Delhi-NCR	Noida	Phase-III	21.0-25.0	2.3-2.8
Delhi-NCR	Greater Noida	Ecotech-I	16.0-20.0	1.8-2.2
Delhi-NCR	Greater Noida	Ecotech-II	15.0-19.0	1.7-2.1
Delhi-NCR	Greater Noida	Ecotech-III	15.0-19.0	1.7-2.1
Delhi-NCR	Greater Noida	Ecotech-XII	25.0-30.0	2.8-3.3
Delhi-NCR	Kundli / Murthal (NH-1)	Kundli	13.0-17.0	1.4-1.9
Delhi-NCR	Kundli / Murthal (NH-1)	Akbarpur Barota	7.0-9.0	0.8-1.0
Delhi-NCR	Kundli / Murthal (NH-1)	Bahalgarh	7.0-9.0	0.8-1.0
Delhi-NCR	Kundli / Murthal (NH-1)	Murthal	6.0-8.0	0.7-0.9
Mumbai	Navi Mumbai - Panvel, Taloja (NH-4 & NH-17)	Taloja MIDC	6.5-8.5	0.7-0.9
Mumbai	TTC MIDC (Industrial)	TTC MIDC (Industrial)	22.0-26.0	2.4-2.9
Mumbai	Thane	Wagle Estate MIDC	25.0-30.0	2.8-3.3
Mumbai	Bhiwandi - (NH-3)	Bhiwandi (NH-3)	2.3-3.4	0.3-0.4
Mumbai	Tarapur MIDC	Tarapur MIDC	3.5-7.0	0.4-0.8
Mumbai	Navi Mumbai - Panvel, Taloja (NH-4 & NH-17)	Patalganga MIDC	2.6-3.5	0.3-0.4
Mumbai	Navi Mumbai - Panvel, Taloja (NH-4 & NH-17)	Panvel (NH-4 and NH-17)	4.0-8.2	0.4-0.9

*The USD Mn / acre values are basis exchange rate as on 12th February 2026.

Note – Micro-markets considered are within a large industrial or logistics base for the cities. The given land values indicate quoted price per acre (not the FSI values).

Source: CBRE Research, Q4 2025

Annexure

ANNEXURE I - Capital values for land in industrial estates and integrated logistics parks

CITY	MICRO-MARKET	LOCATION	LAND VALUE (INR Cr / ACRE)	LAND VALUE (USD Mn / ACRE)*
Bengaluru	Western Corridor	Nelamangala	3.9-4.4	0.4-0.5
Bengaluru	Western Corridor	Kunigal Road (Solur)	2.2-2.6	0.2-0.3
Bengaluru	Western Corridor	Dabaspet	2.6-3.0	0.3-0.3
Bengaluru	Western Corridor	Dabaspete (Daddaballapura STRR)	2.6-3.3	0.3-0.4
Bengaluru	Western Corridor	Nelamangala - Doddaballapur Road	2.8-3.5	0.3-0.4
Bengaluru	Eastern Corridor	Hoskote	3.5-4.4	0.4-0.5
Bengaluru	Eastern Corridor	Shidalgatta Road	2.6-3.5	0.3-0.4
Bengaluru	Eastern Corridor	Chintamani Road	2.6-3.5	0.3-0.4
Bengaluru	Eastern Corridor	Narasapura	2.4-3.0	0.3-0.3
Bengaluru	Eastern Corridor	Malur	3.3-3.7	0.4-0.4
Bengaluru	Eastern Corridor	Vemgal	2.0-2.4	0.2-0.3
Bengaluru	Eastern Corridor	Jangamakote	1.7-2.0	0.2-0.2
Bengaluru	Southern Corridor	Jigani	13.9-16.6	1.5-1.8
Bengaluru	Southern Corridor	Attibele	3.7-4.1	0.4-0.5
Bengaluru	Southern Corridor	Anekal	2.8-3.5	0.3-0.4
Bengaluru	Northern Corridor	Sulibele	2.6-3.0	0.3-0.3

*The USD Mn / acre values are basis exchange rate as on 12th February 2026.

Note – Micro-markets considered are within a large industrial or logistics base for the cities. The given land values indicate quoted price per acre (not the FSI values).

Source: CBRE Research, Q4 2025

Annexure

ANNEXURE I - Capital values for land in industrial estates and integrated logistics parks

CITY	MICRO-MARKET	LOCATION	LAND VALUE (INR Cr / ACRE)	LAND VALUE (USD Mn / ACRE)*
Bengaluru	Northern Corridor	STRR (Doddaballapura to Devanhalli)	2.8-4.8	0.3-0.5
Bengaluru	Northern Corridor	Doddaballapura	3.5-5.2	0.4-0.6
Bengaluru	Northern Corridor	Hi-Tech Defence Park and Aerospace Park	7.6-8.7	0.8-1.0
Bengaluru	Northern Corridor	Chikkaballapura	2.0-2.6	0.2-0.3
Bengaluru	Northern Corridor	STRR (Devanhalli to Hoskote)	2.6-3.3	0.3-0.4
Chennai	Western Corridor I	Sriperumbudur	3.5-4.0	0.4-0.4
Chennai	Western Corridor I	Oragadam	2.5-4.0	0.3-0.4
Chennai	Western Corridor II	Mannur	2.5-2.7	0.3-0.3
Chennai	Northern Corridor	Red Hills	3.5-4.0	0.4-0.4
Chennai	Northern Corridor	North Chennai (Angadu, Koduvalli and Kannigaipair)	1.7-2.5	0.2-0.3
Chennai	Western Corridor I	Mevalurkuppam	2.7-4.0	0.3-0.4
Chennai	Northern Corridor	Gummidipoondi and Ponneri	2.0-2.5	0.2-0.3
Chennai	Southern Corridor II	Paiyanur	2.5-3.0	0.3-0.3
Chennai	Southern Corridor I	Maraimalai Nagar	4.0-5.0	0.4-0.6
Hyderabad	Northern Corridor	Medchal	4.5-5.0	0.5-0.6
Hyderabad	Northern Corridor	Karkapatla (Genome valley - Phase III)	2.0-2.5	0.2-0.3

*The USD Mn / acre values are basis exchange rate as on 12th February 2026.
Note – Micro-markets considered are within a large industrial or logistics base for the cities. The given land values indicate quoted price per acre (not the FSI values).
Source: CBRE Research, Q4 2025

Annexure

ANNEXURE I - Capital values for land in industrial estates and integrated logistics parks

CITY	MICRO-MARKET	LOCATION	LAND VALUE (INR Cr / ACRE)	LAND VALUE (USD Mn / ACRE)*
Hyderabad	Northern Corridor	Kolthur	2.5-3.0	0.3-0.3
Hyderabad	Northern Corridor	Wargal	1.5-2.0	0.2-0.2
Hyderabad	Western Corridor	Pashamylaram	4.0-4.5	0.4-0.5
Hyderabad	Western Corridor	Patancheru	7.0-8.0	0.8-0.9
Hyderabad	Western Corridor	Mallepally	2.5-3.0	0.3-0.3
Hyderabad	Southern Corridor	Kothur	4.0-4.5	0.4-0.5
Hyderabad	Southern Corridor	Shamshabad	8.5-9.0	0.9-1.0
Hyderabad	Southern Corridor	Shadnagar	3.5-4.0	0.4-0.4
Hyderabad	Southern Corridor	Maheshwaram	4.0-4.5	0.4-0.5
Hyderabad	Southern Corridor	Chandanvelli	2.5-3.0	0.3-0.3
Hyderabad	Eastern Corridor	Pedda Amberpet	4.5-5.5	0.5-0.6
Hyderabad	Eastern Corridor	Batasingaram	4.5-5.0	0.5-0.6
Pune	Chakan - Talegaon	Chakan MIDC	4.3-5.2	0.5-0.6
Pune	Sanaswadi - Rajangaon	Ranjangaon MIDC	1.3-1.7	0.1-0.2
Pune	Shirwal	Shirwal	1.0-1.2	0.1-0.1
Pune	Sanaswadi - Rajangaon	Sanaswadi	1.7-2.0	0.2-0.2

*The USD Mn / acre values are basis exchange rate as on 12th February 2026.
Note – Micro-markets considered are within a large industrial or logistics base for the cities. The given land values indicate quoted price per acre (not the FSI values).
Source: CBRE Research, Q4 2025

Annexure

ANNEXURE I - Capital values for land in industrial estates and integrated logistics parks

CITY	MICRO-MARKET	LOCATION	LAND VALUE (INR Cr / ACRE)	LAND VALUE (USD Mn / ACRE)*
Pune	Pimpri - Chinchwad	Pimpri-Chinchwad	13.0-15.0	1.4-1.7
Kolkata	NH-2	Dankuni	2.4-3.6	0.3-0.4
Kolkata	NH-2	Old Delhi Road	2.5-3.8	0.3-0.4
Kolkata	NH-6	Dhulagrah	4.0-5.0	0.4-0.6
Kolkata	NH-6	Uluberia	2.4-3.6	0.3-0.4
Kolkata	Taratala - Budge Budge Trunk Road	BBT Road	7.2-10.0	0.8-1.1
Ahmedabad	Aslali	Aslali and Bareja	3.0-5.5	0.3-0.6
Ahmedabad	Aslali Extension (Kheda)	Kanera and Kheda	2.0-2.5	0.2-0.3
Ahmedabad	Changodar	Changodar and Matoda	3.5-5.0	0.4-0.6
Ahmedabad	Bavla	Bavla and Bhayala	2.5-3.5	0.3-0.4
Ahmedabad	Sanand	Sanand	2.5-3.5	0.3-0.4
Ahmedabad	Kadi	Bechraji	1.5-2.0	0.2-0.2
Ahmedabad	Kadi	Vithlapur	1.5-2.0	0.2-0.2

*The USD Mn / acre values are basis exchange rate as on 12th February 2026.

Note – Micro-markets considered are within a large industrial or logistics base for the cities. The given land values indicate quoted price per acre (not the FSI values).

Source: CBRE Research, Q4 2025

Annexure

ANNEXURE II – Micro-market definitions

CITY	MICRO-MARKET	LOCATIONS
Delhi - NCR	Delhi	Alipur, Bamnoli, Mayapuri, Mundka, Okhla, Rama Road and Sultanpur
Delhi - NCR	Gurgaon (NH-8)	Manesar, Taoru Road, Dharuhera, Bhiwadi, Bawal, Neemrana, Pataudi, Luhari, Kulana, Jamalpur, Farukhnagar, Jhajjar, Badli, Badshapur, Bhora Kalan, Bilaspur, Farukh Nagar, Jamalpur, Kulana, Taj Nagar and Taru Road
Delhi - NCR	Kundli / Murthal (NH-1)	Kundli, Murthal, Akbarpur Barota, Bahalgarh and Sonipat
Delhi - NCR	Ghaziabad (NH-24, 58, 91)	Ghaziabad
Delhi – NCR	NH-2*	Ballabhgarh
Delhi – NCR	NH-24*	Dasna
Delhi – NCR	Noida*	Phase-II and Phase-III
Delhi – NCR	Greater Noida*	Ecotech-I, Ecotech-II, Ecotech-III and Ecotech-XII
Mumbai	Bhiwandi (NH-3)	Wagle Estate MIDC, Bhiwandi (NH-3), Bhoirgaon, Borivali Village, Aamne Village, Lonad Village, Mankoli Village, Vadape Village and Vahuli
Mumbai	Navi Mumbai - Panvel, Taloja (NH-4 & NH-17)	Chirner, JNPT, Kopar Khairane, Mahape, Navi Mumbai, Panvel, Patalganga, Pawane, Taloja, Turbhe, Palsape village, Taloja MIDC, Kiravali village and Koproli Village
Mumbai	TTC MIDC (Industrial)	TTC MIDC, Turbhe, Rabale, Pawne, Dighe, Koparkhairne and Shiravane
Bengaluru	Northern Corridor	Industrial locations of Dodaballapur, Devanahalli KIADB SEZ, Hi-Tech Defence and Aerospace Park
Bengaluru	Southern Corridor	Industrial locations of Bannerghatta, Bommasandra, Attibele and Jigani
Bengaluru	Eastern Corridor	Industrial locations of Soukya Road, Old Madras Road, Hoskote Industrial Area, Narsapura and Vemgal
Bengaluru	Western Corridor	Industrial locations of Tumkur Road (Nelamangala, Dabaspet Industrial Area / Somapura) and Mysore Road (Bidadi and Kumbalgodh)
Chennai	Western Corridor - I	Sriperumbudur, Oragadam and Vallam

*These micro-markets are considered for I&L land values only
Source: CBRE Research, Q4 2025

Annexure

ANNEXURE II – Micro-market definitions

CITY	MICRO-MARKET	LOCATIONS
Chennai	Western Corridor - II	Mappedu, Mannur and Thiruvallur
Chennai	Northern Corridor	Puzhal, Manali and Red Hills
Chennai	Southern Corridor - I	GST Road - Maraimalai Nagar, Mahindra World City and Guduvancheri
Chennai	Southern Corridor - II	OMR-Navallur, Perungudi, Thiruporur and ECR-Akkarai
Chennai	Western Corridor - II	Mappedu, Mannur and Thiruvallur
Hyderabad	Northern Corridor	Secunderabad, Sanathnagar, GundlaPochampally, Medchal, Dundigal, Balanagar and Pashamylaram
Hyderabad	Western Corridor	Bachupally, Kukatpally, Manikonda, Pashamylaram IDA and Patancheru
Hyderabad	Eastern Corridor	Cherlapally, Uppal, Moula Ali, Mallapur, Nacharam, Pedda Amberpet and Batasingaram
Hyderabad	Southern Corridor	Adibatla, Attapur, Kothur and Shamshabad
Pune	Chakan - Talegaon	Chakan MIDC and Talegaon
Pune	Sanaswadi - Rajangaon	Sanaswadi, Ranjangaon MIDC, Lonikand, Phulgaon, Wagholi and Koregaon Bhima
Pune	Pimpri - Chinchwad	Hinjewadi, Bhosari, Pimpri, Chinchwad and Bhosari
Pune	Shirwal*	Shirwal
Kolkata	NH - 2	Dankuni-Srirampur, Old Delhi Road, Kona, Panchla and Singur
Kolkata	NH - 6	Amta Road, Dhulagarh-Bagnan, Sankrial, Uluberia, Shantragachi and Saraswati Bridge
Kolkata	Taratala - Budge Budge Trunk Road	Taratala and Budge Budge Trunk Road

*These micro-markets are considered for I&L land values only
Source: CBRE Research, Q4 2025

Annexure

ANNEXURE II – Micro-market definitions

CITY	MICRO-MARKET	LOCATIONS
Ahmedabad	Changodar	Changodar, Vasna Chacharwadi, Rajoda and Moraiya
Ahmedabad	Bavla	Bavla, Bhayala and Kalyangadh
Ahmedabad	Sanand	Sanand, Sachana, Virochannagar, Viramgam and Makhiyav
Ahmedabad	Kadi	Kadi, Chhatral, Vitthalapur and Becharaji
Ahmedabad	Aslali	Bareja, Aslali, Kanera, Jetalpur and Pirana
Ahmedabad	Kheda	Kheda, Vadala and Vasna

*These micro-markets are considered for I&L land values only
Source: CBRE Research, Q4 2025

Contacts

Research

Abhinav Joshi
Head of Research - India, Middle East & North Africa
abhinav.joshi@cbre.co.in

Vidhi Dheri
Director
Vidhi.dheri@cbre.com

Nitish Girotra
Senior General Manager
nitish.girotra@cbre.com

Uttaresh Venkateshwaran
General Manager
uttaresh.venkateshwaran@cbre.com

Abhishek Vohra
Senior Manager
abhishek.vohra@cbre.com

Jenifer Ruban
Manager
jenifer.ruban@cbre.com

Aditi Kashyap
Assistant Manager
aditi.kashyap@cbre.com

Ivan James
Analyst
ivan.james@cbre.com

Business Line

Jasmine Singh
Senior Executive Director & National Head
(Industrial, Land & Logistics Services), India
jasmine.singh@cbre.co.in

Karuna Karan
Head – A&T I&L South
karuna.karan@cbre.co.in

Balaji, S
Head – A&T I&L West
s.balaji@cbre.co.in

Hardeep Singh
Head – A&T I&L North
hardeep.singh@cbre.co.in

Sourav Hazra
Executive Director
Head – Industrial Advisory Services
sourav.hazra@cbre.com

Business Line

Nitin Chandra
Director,
Consulting & Advisory Services, India
nitin.chandra@cbre.co.in

Follow Us

CBREalty

CBRE

Business Line Contacts

Advisory & Transactions

Ram Chandnani

Managing Director,

Leasing Services, India

ram.chandnani@cbre.co.in

Consulting & Valuation

Rami Kaushal

Managing Director,

Consulting & Valuations, India, Middle East & Africa

rami.kaushal@cbre.co.in

Global Workplace Solutions

Rajesh Pandit

Managing Director,

Global Workplace Solutions, India & Property Management, India, SE Asia, Middle East & North Africa

rajesh.pandit@cbre.co.in

Project Management

Gurjot Bhatia

Managing Director,

Tuner & Townsend, Asia Pacific

gurjot.bhatia@cbre.co.in

Capital Markets

Gaurav Kumar

Managing Director & Co-Head, Capital Markets, India

gaurav.kumar@cbre.co.in

Capital Markets

Nikhil Bhatia

Managing Director & Co-Head, Capital Markets, India

nikhil.bhatia@cbre.co.in

Operations

Rajat Gupta

Managing Director, Operations, India

rajat.gupta@cbre.com

CBRE