



Corporate address

Horizon Industrial Parks Pvt Ltd
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HiParks.com

Site address

Horizon Industrial Park Malur
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For leasing inquiries

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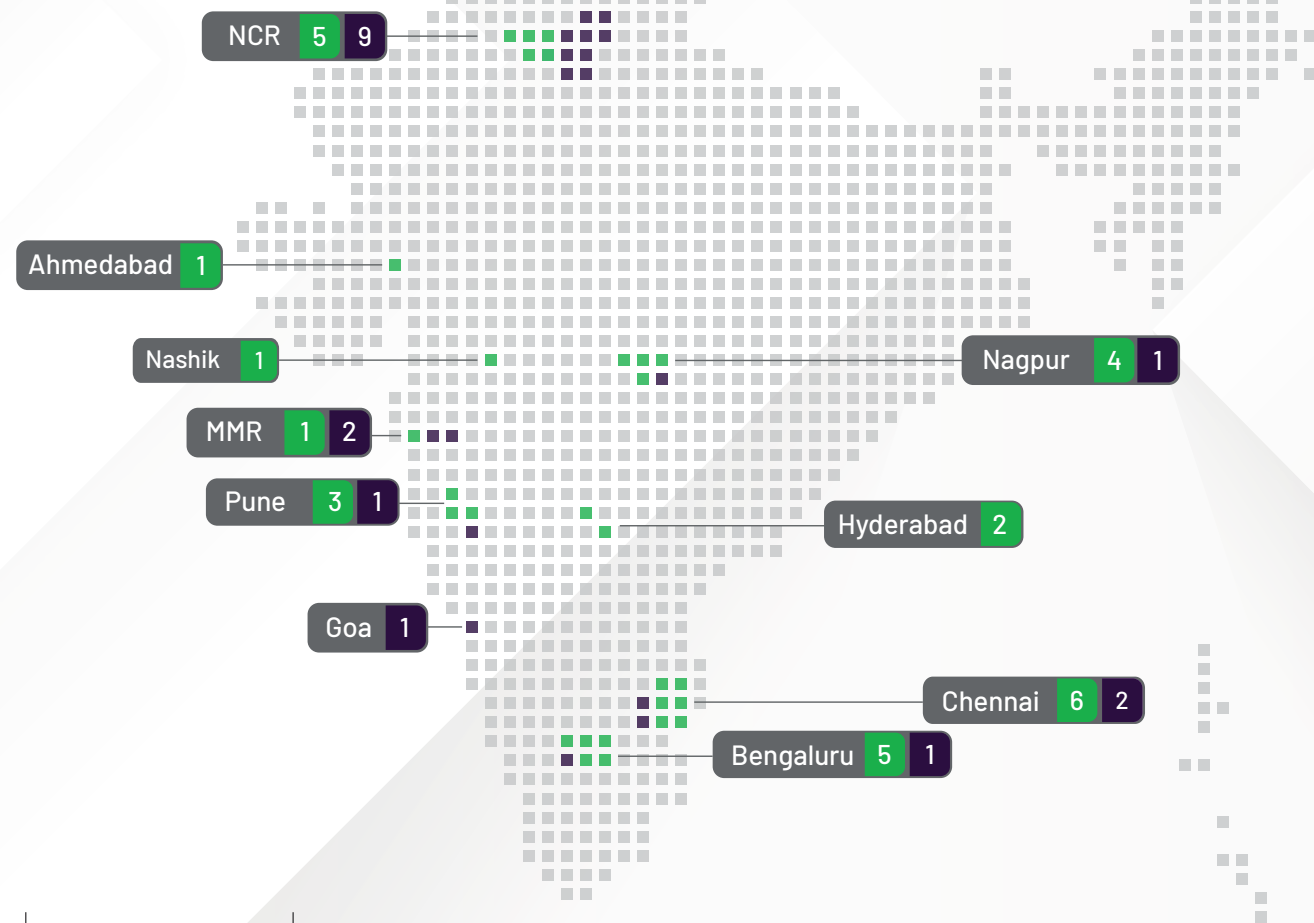
NCR | GUJARAT | MAHARASHTRA | GOA | TELANGANA | **KARNATAKA** | TAMIL NADU



HORIZON INDUSTRIAL PARK MALUR
PLATINUM CERTIFIED BY IGBC

PAN-INDIA PRESENCE

- Industrial Parks
- InCity Centers



45 Parks | 10 Markets | 58 MSFT Leasable Area | 2200 Acres

AGILE. FOR YOUR GROWTH.

Horizon Industrial Parks offers one of the largest Grade A portfolios of modern, high-quality industrial and logistics parks across India.

Our parks are built to global standards of institutional players, with world-class infrastructure, standardised specifications and facilities designed to make the work environment more productive.

Horizon provides unparalleled global experience in logistics management and operating expertise, combined with local partnership prospects.

This ensures we always deliver the right opportunity for our clients to grow and for our communities to thrive.

INTEGRATED SOLUTIONS

We create value for our clients by leveraging our pan-India presence and global experience in acquiring, building and managing industrial and logistics parks.



Strategic land acquisition

- ▶ Prime locations with seamless connectivity
- ▶ Easy access to developed neighbourhoods and resources
- ▶ Expansion capabilities and local government and community support



Project development

- ▶ Co-creation of bespoke solutions that are NBC-compliant
- ▶ Vast experience and strong partner-network that accelerates the design process, maximises value engineering, provides reliable technical expertise and post-delivery support
- ▶ An array of solutions including plug-and-play as well as built-to-suit



Park compliances and approvals

- ▶ Expertise and experience in complying with regulatory and statutory requirements
- ▶ Stringent due diligence during land and asset acquisition
- ▶ Procurement of all mandatory licenses and approvals



Operations and asset management

- ▶ The upkeep of all facilities to ensure a safe and productive working environment
- ▶ Multi-disciplinary facility management services like maintenance park infrastructure and common areas, civil and engineering services, landscaping, gardening, safety and security, first-aid centre and 24/7 ambulance, waste management and emergency response solutions

PARTNERS TO A DIVERSE CUSTOMER BASE

We partner with the world's leading brands from across industries and deliver bespoke solutions for their unique requirements.

It is our endeavour to delight our customers by setting benchmarks in construction quality and turnaround times, anticipating and proactively delivering to their expectations and co-creating win-win solutions through collaborative partnerships.

Auto & Auto Components

Anand Auto
Benteler Automotive
Faurecia
General Electric
GMB Corporation
JOST India
KLT Automotive
Lumax
Magna International
Nexteer Automotive
Nirmiti Precision
SRI Gotec India
TACO EV Component
TACO Prestolite Electric
TACO Punch Powertrain
Toprun Automotive
Tubular Products
Volvo Eicher
Yazaki India

E-Commerce

Amazon
Blinkit
FirstCry
Flipkart
Meesho
Myntra
Reliance
Zepto
Zomato

Logistics

Avon Solutions
BusyBees Logistics
Carry You
CEVA Logistics
Crown Worldwide
DHL
Delhivery
DNX
DSV Logistics
Ecom Express
eKart Logistics
Flyjac Logistics
Gati
Geodis India
Kantaneeram
Kuehne + Nagel

Logistics

Maersk
Mahindra Logistics
Movin
OM Logistic
Prozo Distribution
Rhenus Logistics
Safexpress
Yusen Logistics

Packaging

Canpac
Krishca Strapping
SIG Group

Engineering & Aerospace

Arvos Energy
Chowgule and Company
Cooper & Turner
GKN Fokker Elmo India
Hellerman Tyton
Hydra Specma
Indutch Composites
JEH Aerospace
Micronics
Naffco
NCR Corporation
OBO Betterman
RENK Gears
Sanmina Corporation
SKAPS
Solflux Technologies
Uplus Technology

Retail

ABFRL
Bestseller
Colgate
Decathlon
H&M
IFB
Nestle

Oil, Energy & Chemicals

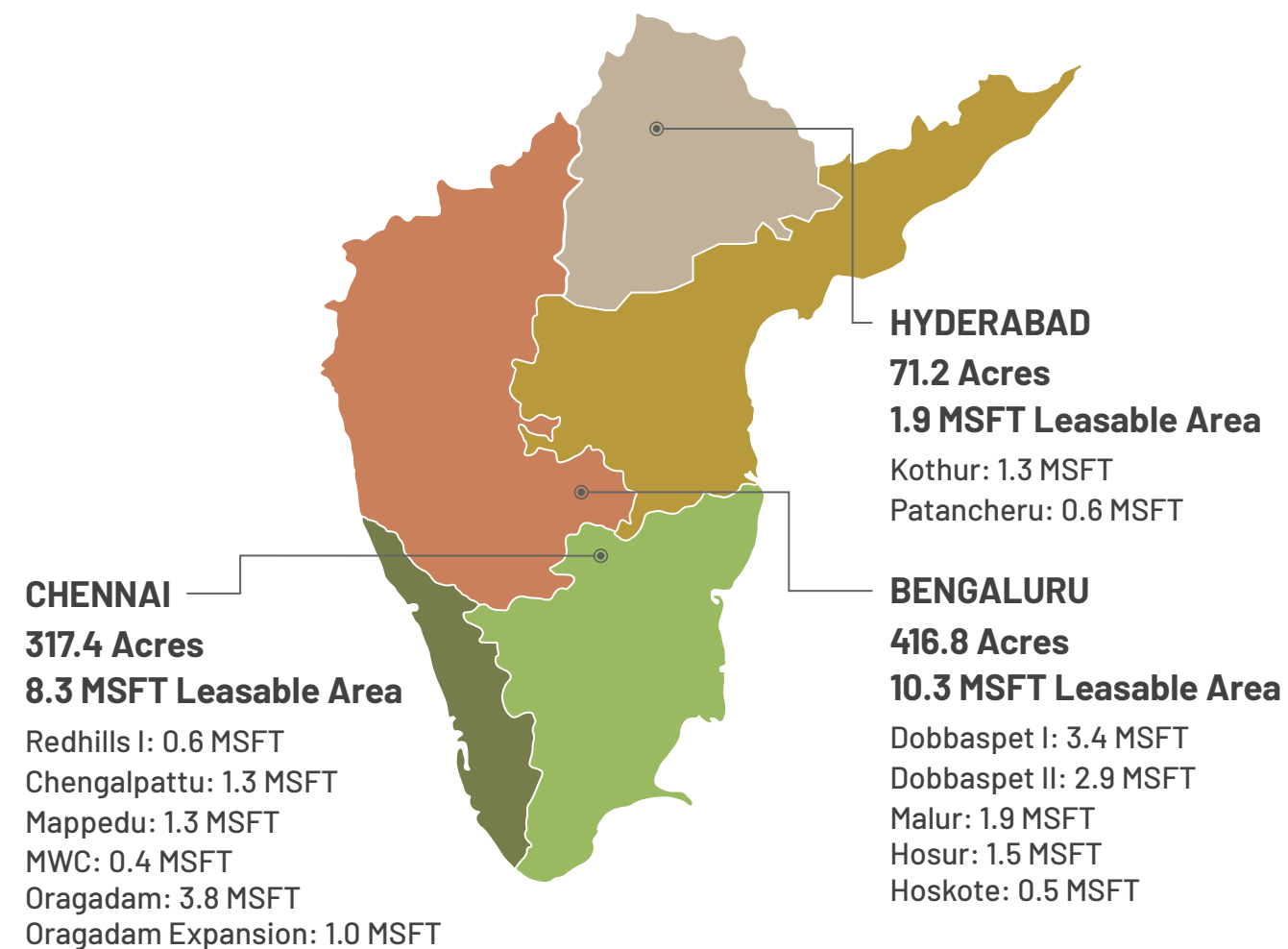
Barranquesa
Dow
Fosroc
Frontier Energy
GE Oil & Gas
Gurit
Premier Energies
Snowman Logistics
Vestas

Other Industries

IG International
Iron Mountain
MESPL
Molbio Diagnostics
OEC Records
Prose Technologies
Schneider Electric
Thermo Fisher
V Guard

HORIZON INDUSTRIAL PARKS SOUTH INDIA

Horizon Industrial Parks South India, spans 805 acres and comprises the most crucial locations for large-scale as well as niche businesses.



ABOUT BENGALURU AND MALUR

Nestled in the heart of South India, the city of Bengaluru has emerged as a beacon of rapid development and growth. It is set to be the third fastest-growing city in the world between 2019 and 2035, with an impressive average annual growth rate of 8.5%. Moreover, the state itself is in line to become the no. 1 manufacturing hub of Asia. With excellent road and rail connectivity, Bengaluru is the nucleus for industrial growth, attracting both national and global companies. These include information technology (IT) and electronics, telecommunications, aerospace, pharmaceuticals, biotechnology, food processing, automobiles, banking and finance, mining, steel production and cement manufacturing.

Horizon Industrial Parks has three Grade A properties in Bengaluru – one in Malur, and the other two are in the KIADB allotted area, in Dobbaspet. Malur, located just 50 km from Bangalore, is a rapidly growing manufacturing hub covering over 1,000 acres. The area boasts robust infrastructure, such as an independent 66 KVA power station, metalled roads, and a skilled labour force. Strategically positioned near the Chennai-Bangalore rail line, the Chennai-Mumbai Industrial Corridor, and Kempegowda International Airport, Malur offers excellent access to both domestic and international markets.

GREEN
RECOGNITION



Horizon Industrial Park Chakan II



HORIZON INDUSTRIAL PARK MALUR

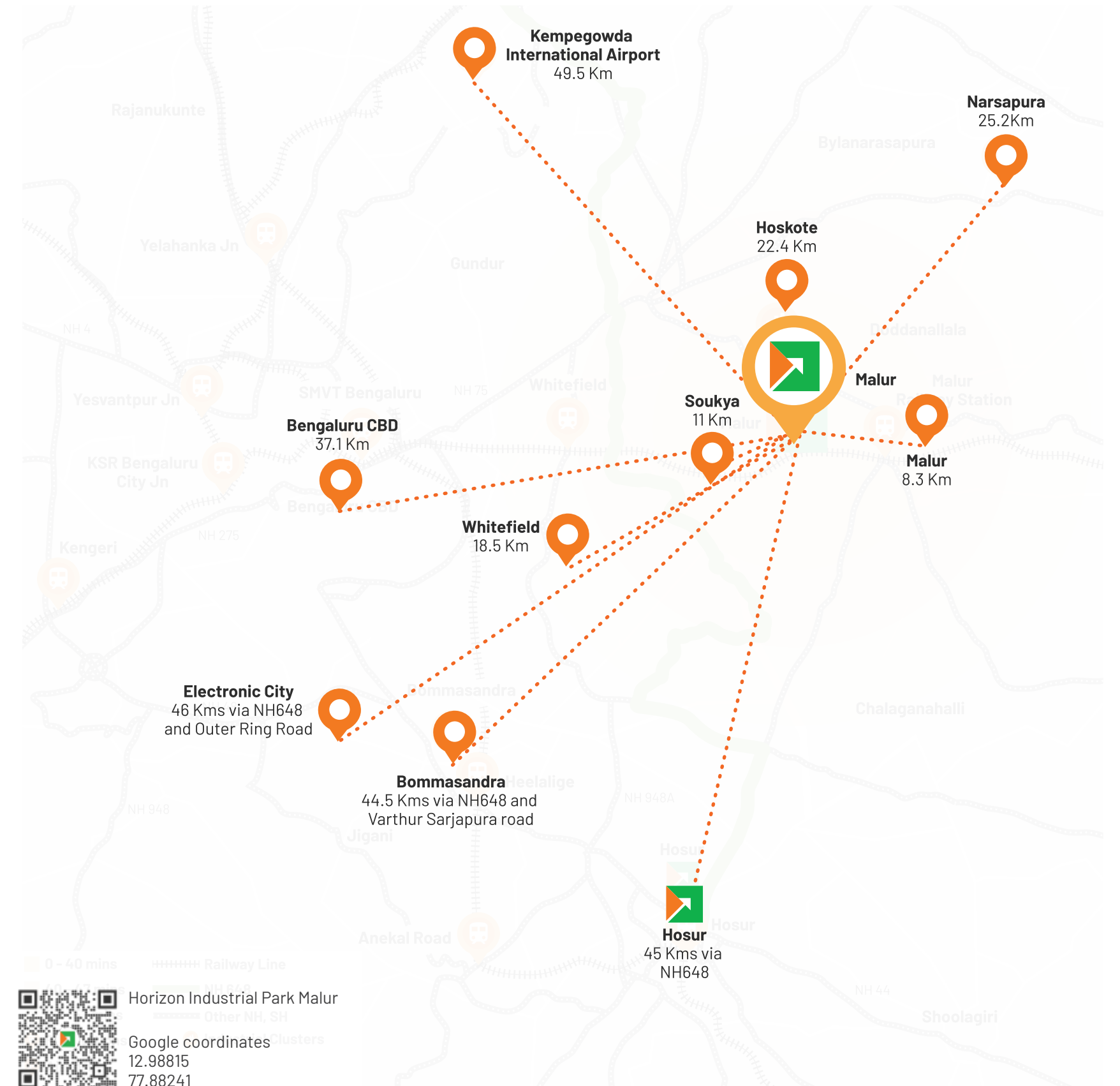
Horizon Industrial Park Malur is strategically located close to Bengaluru and borders two important states, Andhra Pradesh and Tamil Nadu. It is well situated on the Malur-Whitefield Road, within access to railway stations and Bengaluru's Kempegowda International airport 50 km away.

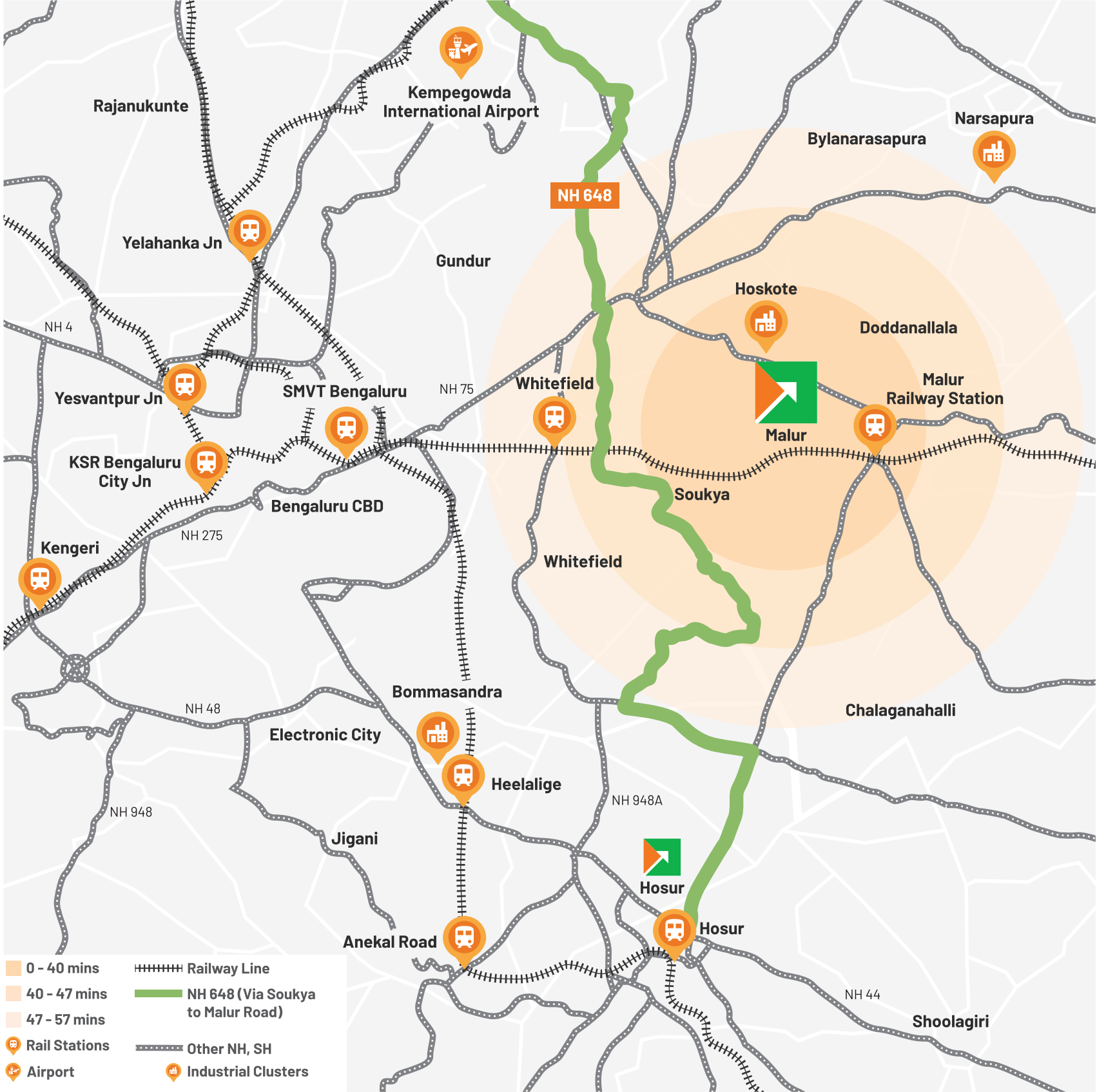
With built-to-suit warehouses that exemplify excellence in design and engineering and meet international safety standards, the park's Grade A status means assured compliance and offers versatile solutions, either plug-and-play or built-to-suit and is perfect for a diverse set of customer requirements.

96.8
Acres

1.9
MSFT

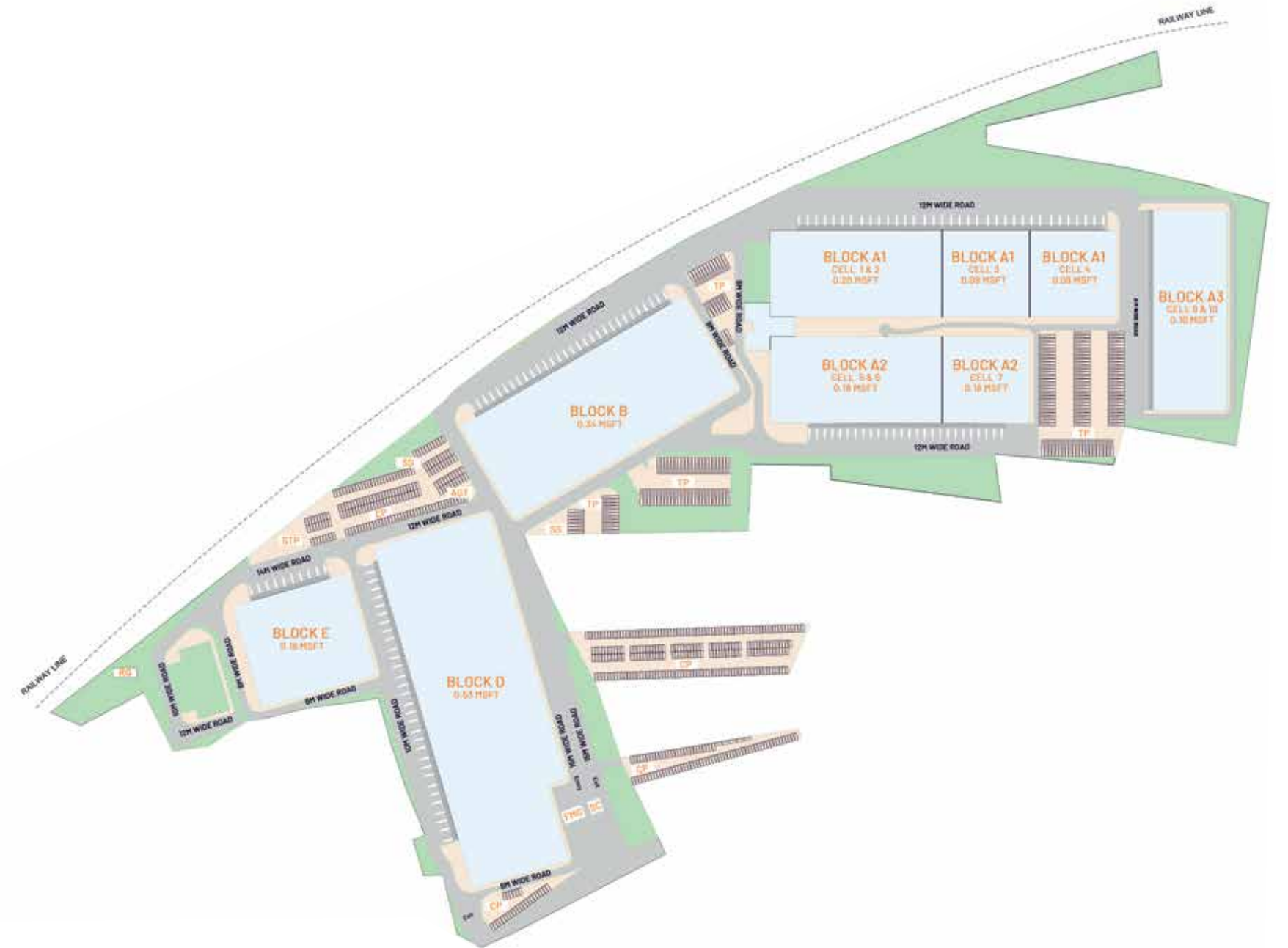
Industrial &
Warehousing





MASTER PLAN MALUR

FMO	FACILITY MANAGEMENT OFFICE
SS	SUBSTATION
RG	RECREATION GROUND
STP	SEWAGE TREATMENT PLANT
SC	SECURITY CABIN
TP	TRUCK PARKING
AGT	ABOVE GROUND WATER TANK
CP	CAR PARKING



This master plan is for representation purpose only and could be modified as may be deemed fit.





AN AGILE ECOSYSTEM OF GROWTH

Each of our parks is a self-sustaining business environment and built to global standards of institutional players.

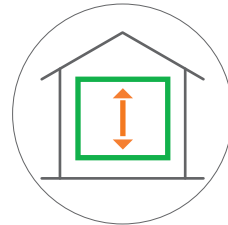
They adhere to the strictest norms to meet every mandated requirement, to support quick clearances for our customers' operations.

Our parks at Dobbaspeta offer world-class infrastructure and provide standardised building specifications with options for 100% customisation. We offer built-to-suit solutions as well as ready-to-move facilities.

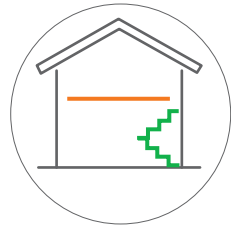
DESIGNED TO GLOBAL STANDARDS



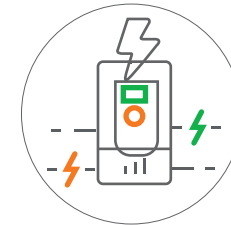
BUILDING STRUCTURE
Pre-engineered buildings with
optimised column spacing



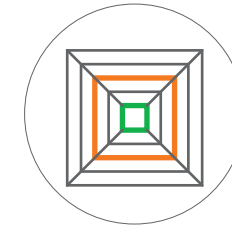
BUILDING HEIGHT
12 m clear at eaves



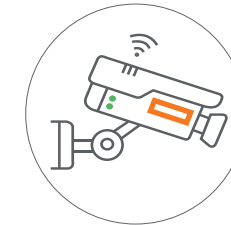
OFFICE AREA
Ground & bare-shell mezzanine
floor on 2.5% of total area



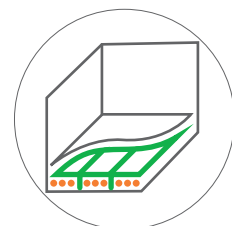
EFFICIENT LIGHTING
Skylights covering 3-4% of roof
areas; LED light fixtures



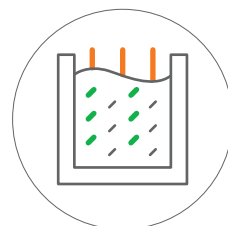
VENTILATION
4-6 air changes, passive
ventilation through louvers,
roof monitors



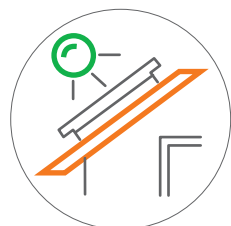
SECURITY
24x7 CCTV surveillance
at main gate



FLOOR
UDL 5T/sqm,
FM2-compliant design



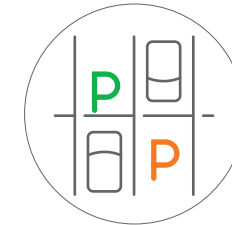
WALL
Pre-cast concrete walls/
block walls up to 3.6 m height



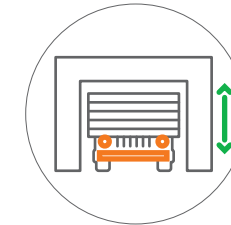
ROOF
Standing seam roof with sturdy
bare galvalume sheets



FIRE PROTECTION
Fire detection, alarms, fire escape
doors, K160 and K80 sprinklers,
external hydrants

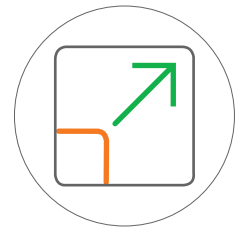


PARKING
2 and 4-wheeler parking,
truck parking designed for
peak period load

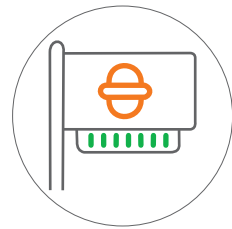


DOCK AREA
Dock height 1.2 m with rolling
shutters, dock pits

FLEXIBLE SPACES FOR UNIQUE REQUIREMENTS



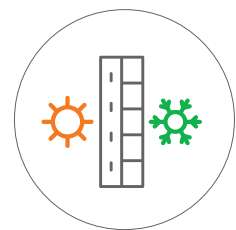
Customised loading, height and spans through smart structural upgrades



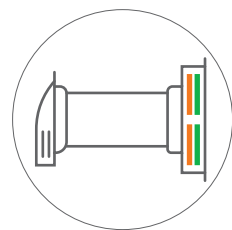
Complex utility requirements for process industries



Roof and wall insulation



Temperature-controlled zones



Combination of forced and natural ventilation systems

AN EMPLOYEE-FRIENDLY WORK ENVIRONMENT



Water body with Miyawaki gardens



Signage for navigation, regulatory information, safety and emergency guidelines



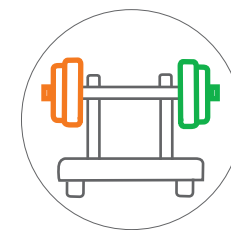
Green cover and indigenous flora



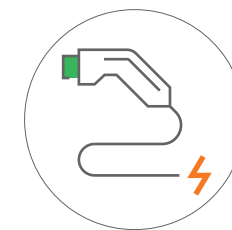
First-aid centre with an ambulance on standby



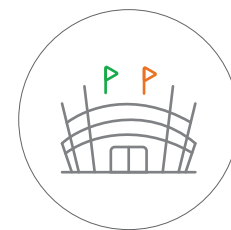
Washrooms in common areas and rest rooms for drivers



Open gymnasium



EV plug points



Multi-use sports arena

SUSTAINABILITY INITIATIVES

Environment

We are fully dedicated to forging a green and sustainable future.

Energy saving and renewable energy

- 20 MWp of solar panels have been installed at all operational industrial & logistics parks with a target of achieving 40 MWp solar capacity by March 2027.
- Mitigated 22,000 tCO₂, equivalent to planting 10 lakh trees.

Water management

We have reduced the intake of freshwater at our parks through efficient usage and recycling. This has been achieved by:

- Treating 100% of the greywater for landscaping and flushing
- Maximising stormwater retention with additional rainwater harvesting pits
- Installing low-flow plumbing fixtures to reduce freshwater utilisation
- Metering water to analyse and reduce water consumption at our parks and conducting regular third-party water audits

Biodiversity

Preserving and enhancing biodiversity across our parks by incorporating landscape features such as butterfly gardens and urban forests.

Green Certifications & Affiliations

All our operational parks are IGBC Platinum-certified with affiliations and recognitions from IGBC, GRESB, LEED, ISO, UNGC. ~100% of our portfolio is IGBC Platinum certified, and we achieved a maiden GRESB score of 90 in 2025.



SUSTAINABILITY INITIATIVES

Social

At Horizon, we believe that real progress happens when the entire community progresses. We are committed to inclusive growth by enabling opportunities to include differently-abled employees within our ecosystem.

Diversity and inclusion

We dedicatedly prioritise diversity and inclusivity in our workforce.

We welcome employees of all abilities, genders, ages, cultural backgrounds, and identities.

We also dedicatedly promote employee awareness on inclusivity, diversity, and sustainability through initiatives like POSH and women's mentorship program.

Community actions

We contribute actively to the social, economic and environmental development of the communities in which we operate:

- Our focus areas include support to schools and health facilities in our communities
- We organise health check-up camps, conduct regular fire safety drills at our parks

Governance

We uphold our ethics and our responsibility towards our stakeholders by investing in training and work with complete transparency to ensure 100% compliance. We also encourage our vendors and suppliers to practise transparency and adhere to all laws and regulations.

Compliance and reporting

We deploy a structured governance mechanism to cover all aspects of operational compliance:

- Regular reviews via operational audits to maintain global standards and meet regulatory requirements in our facilities
- Submitting periodic environmental compliances for our operational parks

Data monitoring

We strive to monitor our progress by:

- Creating a detailed roadmap for digitisation of operations
- Tracking consumption of energy, water and other utilities
- Conducting third party assessment for GHG emissions

Statutory requirements

- We ensure that statutory compliance is adhered to as per norms
- We conform to the POSH, Code of Conduct and Compliance Manual
- We say no to vendors and contractors who engage in child labour, forced labour, bribery and corruption

