

Warehousing firms turning to big-box & built-to-suit solutions

Companies that require complex warehousing, automation, or light manufacturing are increasingly turning to big-box solutions and built-to-suit units for warehouse management, optimised logistics, and streamlined processes.

Pooja Malik, Head of Leasing, Horizon Industrial Parks, discusses how the warehousing industry in India has changed and grown in recent years as a result of the rapid expansion of the e-commerce sector, the government's "Make in India" programme, the implementation of GST, and the growing demand for faster, more efficient supply chain management. Customers want high-quality, compliant, ecologically friendly, and technologically advanced facilities inside fully managed logistics and industrial parks that offer a wide range of services and solutions to a wide range of businesses.

Built-to-suit facilities, multi-story buildings, and in-city warehousing are some of the significant developments affecting the warehousing business. Because of their potential for vertical extension to maximise land utilisation, multi-story and in-city warehouses offer substantial advantages in space-constrained urban locations. Multi-city warehouses provide speedier delivery times to meet consumer demands for same-day deliveries due to their close proximity to urban centres.

Companies that require complex warehousing and automation (e-commerce, chemicals, cold chain) or light manufacturing (auto,



components, engineering) are increasingly turning to big-box solutions and built-to-suit units for warehouse management, optimised logistics, and streamlined processes.

Another key trend is the preference for partnering with organised developers such as Horizon, which are dedicated to offering safe, fully compliant, and environmentally sustainable warehouses as well as renewable energy solutions. This assists tenants in risk mitigation, reducing the environmental impact of their

operations, and reaching their ESG goals.

Overcoming challenges

RK Narayan, President, Strategy & Business Development, Horizon Industrial Parks, discusses the primary difficulties encountered by India's warehousing business, including infrastructure, regulations, and workforce, and how they are being addressed. He explains that the Indian warehousing industry faces a number of challenges that must be overcome in order for it to



Pooja Malik
Head of Leasing
Horizon Industrial Parks



RK Narayan, President
Strategy & Business Development
Horizon Industrial Parks,



Mahendra Waghule
Head of Projects & Development
Horizon Industrial Parks

attain its full potential.

The mere implementation of regional-level development plans that have previously allocated new greenfield infrastructure as well as the extension of existing infrastructure for transportation from hubs to demand centres can provide a boost to new industrial and logistics real estate development supply. This will improve the availability of suitable sites for logistics and industrial parks, increasing access to services and facilitating the transportation of commodities. A single nodal body providing land-related clearances in a timely manner, which is one of the industry's largest issues, can go a long way towards easing the industry's ease of doing business. The Indian warehousing business confronts various obstacles that must be solved in order for it to reach its full potential.

Warehousing facilities

Mahendra Waghule, Head of Projects & Development, Horizon Industrial Parks, outlines the warehousing facilities and services available in India, as well as how



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they meet the demands of various enterprises. Warehouses can be used for storage and/or light manufacturing, and they can be designed to fulfil the specific demands of various industries. Cold storage facilities for perishable goods, e-commerce fulfilment centres, multi-user warehouses for shared use by third-party logistics service providers, and specialised build-to-suit facilities for the e-commerce, OEMS, and manufacturing industries, such as engineering, automotive, chemicals, and pharma, are examples of warehousing facilities.

Sustainability and environmental concerns

Mahendra Waghule also discusses how the Indian warehouse business

is addressing environmental and sustainability issues, such as energy efficiency, waste management, and green practises. To decrease their carbon footprint, warehousing firms are using energy-efficient practices like rooftop solar panels, LED lighting, low-flow water faucets, rainwater harvesting, and the development of Miyawaki woods. Waste management practices such as recycling and waste segregation are also being implemented to minimise the environmental impact of the industry. Apart from this, at the design and construction stages, care is taken to minimise environmental impact by investing in materials with low embodied energy. Institutional developers are also applying for green certifications like IGBC, EDGE, and LEED. ●