MARKETBEAT

PUNE

INDUSTRIAL H1 2025

MARKET FUNDAMENTALS

	H2 2024	H1 2025
Inventory (in MSF)	21.2	24.6
Vacancy (%)	30	35
Upcoming Supply in next 12 months (MSF)	0.7	1.0
L&I Leasing (in MSF)	6.0	4.7
Average Rentals Range (INR PSFPM)	22-30	23-32
Land Transacted (in acres)	40-60	40-60
Land Values Range (INR Mn per acre)	35-50	40-60

WAREHOUSING LEASING EASES; TALEGAON AND CHAKAN LEAD TRANSACTIONS

Pune's warehousing market recorded 1.4 msf of leasing activity in H1 2025, reflecting a 24% dip YOY compared to H1 2024, and a 33% fall over the previous half-year. Among the sub-markets, Talegaon led with 33% of the volume, followed by Chakan at 26% and Sanaswadi with a 19% share.

3PL providers dominated demand, accounting for 68% of all leasing, while E-commerce and consumer durables sectors contributed 13% each. Deal sizing remained balanced: large-format (over 100,000 sf) and mid-sized (50,000–100,000 sf) transactions each constituted 42% of overall activity, underpinning the market's reliance on sizable occupier requirements.

INDUSTRIAL LEASING MODERATES; CHAKAN DRIVES DEMAND

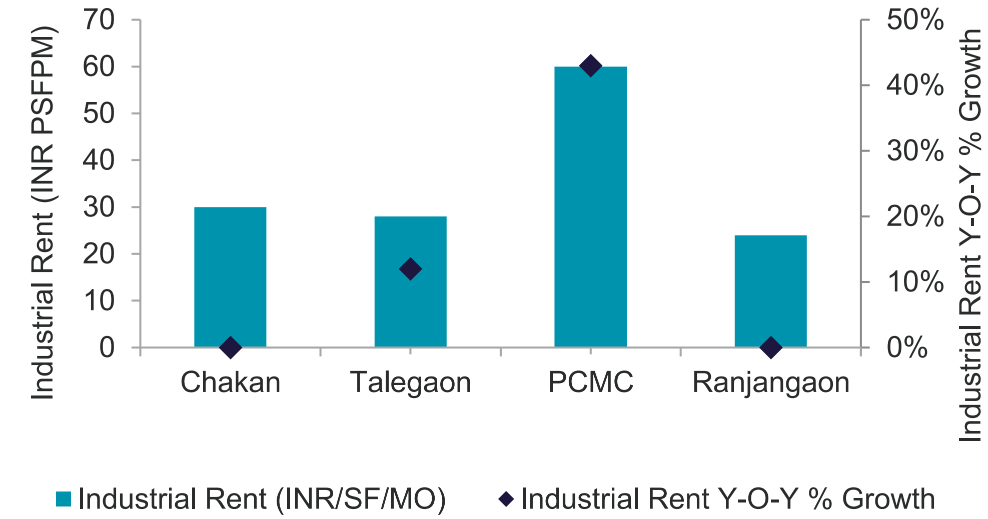
In H1 2025, industrial space absorption reached 3.1 msf, a 25% YOY but a 16% rise from H2 2024, with Chakan holding 69% of the market, followed by Talegaon (13%) and Sanaswadi (8%).

Engineering and manufacturing sector anchored leasing, taking up 63% of leasing volume, with the automobile sector close behind at 30%. Demand skewed toward larger-format transactions deals above 100,000 sf led with 54% market share , while mid-sized leases (50,000–100,000 sf) contributed 33%.

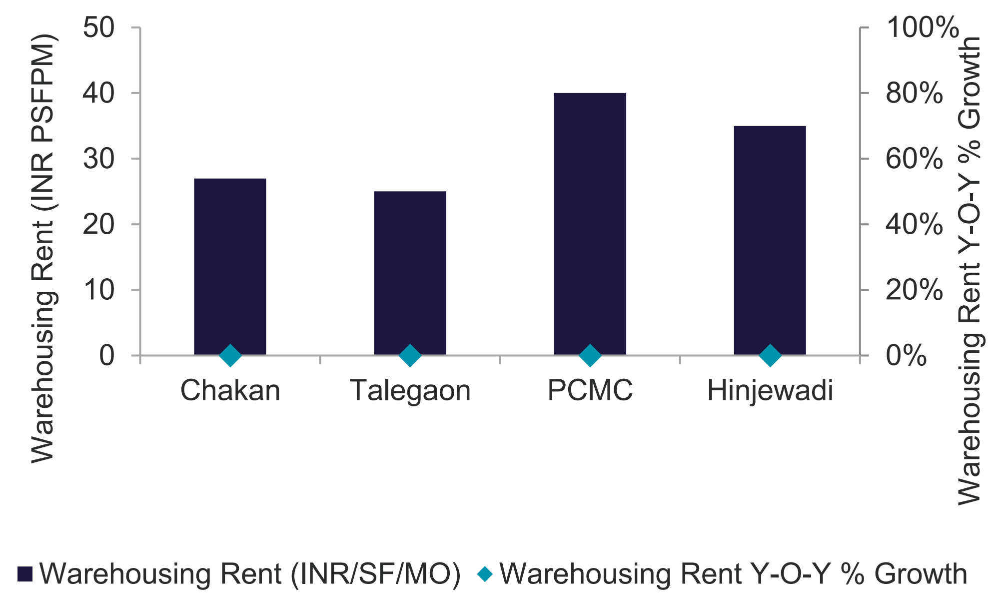
WAREHOUSE RENTS STABLE; INDUSTRIAL AND LAND VALUES RISE

Warehouse rentals in Pune broadly remained unchanged on a YOY basis. Industrial rents saw increase of up to 14% YOY majorly in the PCMC and Talegaon belt. Warehouse land values rose by up to 13% in H1 2025, led mainly by increases in Chakan, with growth also seen in PCMC and Hinjewadi. Industrial land prices rose more sharply, up to 25% YOY, driven mainly by Chakan and Ranjangaon, with Talegaon also contributing to the upswing.

INDUSTRIAL RENT / Y-O-Y GROWTH



WAREHOUSING RENT / Y-O-Y GROWTH



KEY WAREHOUSING SUBMARKETS – RENTALS AND LAND RATES – JUNE 2025

`	WAREHOUSE RENT		LAND RATES			
SUBMARKET	INR/SF/MONTH	Y-O-Y Change	INR MN/ACRE	US$ MN/ACRE	EURO MN/ACRE	Y-O-Y Change
Chakan	27	0.0%	45-50	0.56	0.49	35.7%
Talegaon	25	0.0%	28-30	0.34	0.30	0.0%
PCMC	40	0.0%	135-150	1.67	1.48	9.1%
Hinjewadi	35	0.0%	105-110	1.26	1.12	7.3%

KEY INDUSTRIAL SUBMARKETS – RENTALS AND LAND RATES – JUNE 2025

SUBMARKET	INDUSTRIAL RENT		LAND RATES			
	INR/SF/MONTH	Y-O-Y CHANGE	INR MN/ACRE	US$ MN/ACRE	EURO MN/ACRE	Y-O-Y CHANGE
Chakan	30	0.0%	48-53	0.59	0.52	44.3%
Talegaon	28	12.0%	32-35	0.39	0.35	15.5%
PCMC	60	42.9%	135-150	1.67	1.48	9.1%
Ranjangaon	24	0.0%	21-24	0.26	0.23	32.4%

Note: Quoted industrial and warehousing rents are historically corrected to reflect accurate market conditions.

** Excludes the subletting charges as mandated by TTC-MIDC*

Quoted land rates for serviced industrial land parcels are mentioned

Percentage growth are in local currency; Y-O-Y – Year on Year

Conversion Rate: US$1= 85.4 INR and Euro 1 = INR 96.4

SIGNIFICANT INDUSTRIAL / WAREHOUSE TRANSACTIONS H1 2025

LESSEE	LESSOR	TYPE	SUBMARKET	AREA (SF)
SKS Fastner	Iconic Space	Industrial	Chakan	400,000
Dinex Emission	Global	Industrial	Sanaswadi	257,000
Yusen Logistics	Mussadilal	Warehouse	Sanaswadi	250,000
Greaves cotton	RMK spaces	Industrial	Talegaon	175,000
DHL	Ascendas	Warehouse	Talegaon	175,000

SIGNIFICANT LAND TRANSACTIONS H1 2025

BUYER	SELLER	TYPE	SUBMARKET / LOCATION	AREA (ACRE)
Biorad Medisys	-	-	Shirwal	21.5
Enpro Industries	-	-	Markal	11.2

ALOKA MAJUMDER
Manager, Research
Tel: +91 40 4045555
aloka.majumder@cushwake.com

SUVISHESH VALSAN
Senior Director, Research
Tel: +91 22 6771555
suvishesh.valsan@cushwake.com

A CUSHMAN & WAKEFIELD RESEARCH PUBLICATION

About Cushman & Wakefield

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2024, the firm reported revenue of $9.4 billion across its core service lines of Services, Leasing, Capital markets, and Valuation and other. Built around the belief that *Better never settles*, the firm receives numerous industry and business accolades for its award-winning culture. For additional information, visit www.cushmanwakefield.com.