AHMEDABAD

INDUSTRIAL H1 2026

MARKET FUNDAMENTALS

	H2 2025	H1 2026
Inventory (in MSF)	21.2	25.1
Vacancy (%)	7	15
Upcoming Supply in next 12 months (MSF)	0.5	3.8
L&I Leasing (in MSF)	1.3	2.2
Average Rentals Range (INR PSFPM)	19-22	19-24
Land Transacted (in acres)	100	119
Land Values Range (INR crore per acre)	15-50	15-52

WAREHOUSE LEASING INCREASED FOUR-FOLD IN H1 2026

In H1 2026, Ahmedabad witnessed robust warehouse leasing of 1.8 MSF, up 3.5x from H2 2025 and an increase of 54% y-o-y. The healthy leasing momentum was driven by expansionary demand from the consumer durables occupiers, which accounted 33% share of the leasing activity. E-commerce and 3PL operators followed with 22% and 18% of the total leasing, respectively.

At the submarket level, Kheda emerged as the most active warehousing submarket, with a 45% share of the total warehouse leasing activity, supported by several large-format deals from 3PL and E-commerce occupiers. Changodar (20%) and Sanand (17%), reflecting sustained occupier preference for established corridors owing to their proximity to key manufacturing clusters.

INDUSTRIAL LEASING ENTIRELY LED BY HIGH-TECH E&M OCCUPIERS

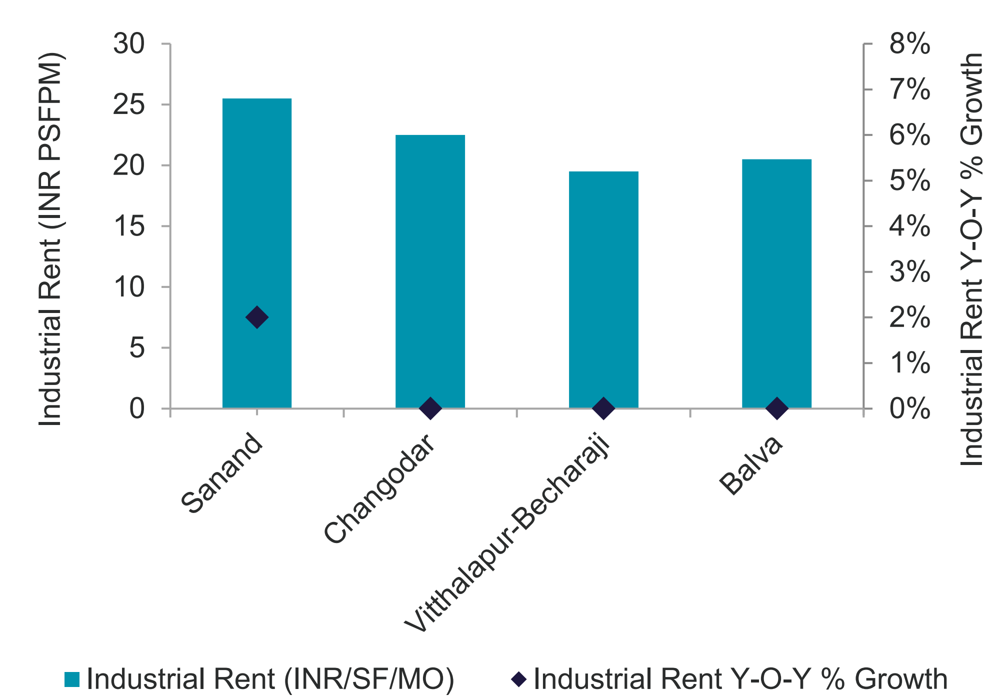
The city recorded industrial leasing volume of 0.4 MSF in H1 2026, a decline of 55% compared to H2 2025 and down by 18% y-o-y. Despite the moderation in the industrial leasing activity, Engineering & Manufacturing (E&M) occupiers entirely led the industrial space take-up, driven by high-tech and semi-conductor manufacturing companies.

Bavla led the industrial leasing activity with 46% share during the period, and Sanand followed with a 28%, driven by demand from E&M sectors.

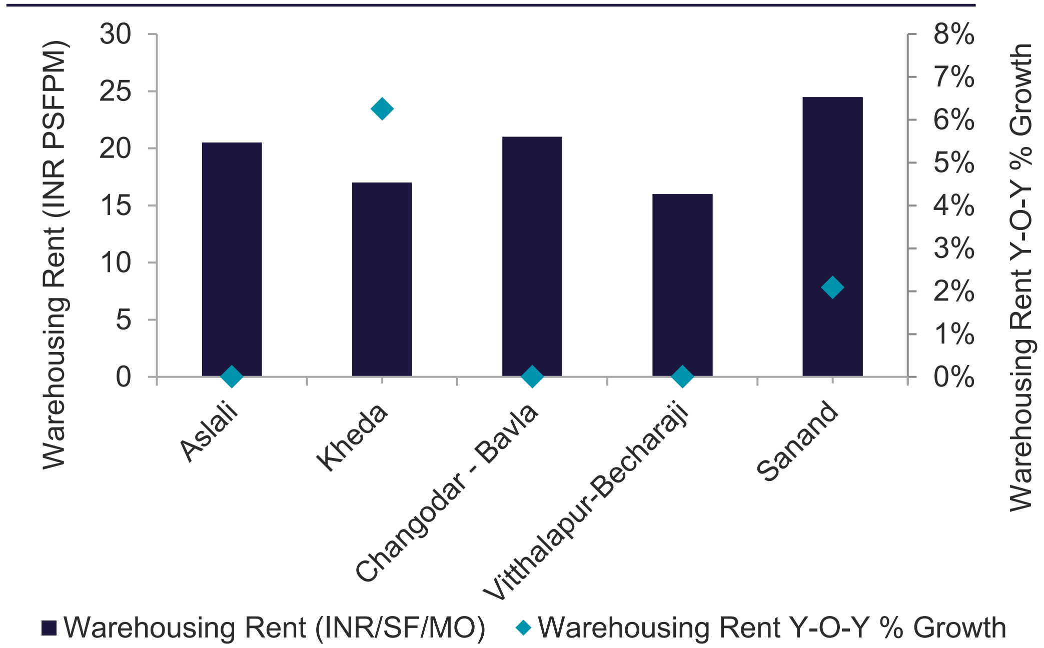
RENTAL AND LAND VALUES RECORDED ANNUAL GROWTH

The average warehouse rentals across the key submarkets increased by 2% on y-o-y, with Kheda and Sanand recording 2-6% annual rental appreciation, supported by the limited availability of grade-A warehousing space and sustained occupier demand. In contrast, industrial rentals remained largely unchanged on annual basis, with Sanand being the only submarket to witness marginal 2% annual appreciation, supported by the tight vacancy on existing industrial space. Average industrial land values appreciated by 9-15% y-o-y across the submarkets, with Sanand and Bavla leading the growth, following a period of robust demand witnessed over the last year. The upcoming pipeline of grade-A industrial and warehousing supply across the established corridors, coupled with the latest Viksit Gujarat industrial policy 2026 aimed to strengthen semiconductor and advanced-tech manufacturing ecosystem in the city, is expected to support healthy occupier demand in the near term.

INDUSTRIAL RENT / Y-O-Y GROWTH



WAREHOUSING RENT / Y-O-Y GROWTH



KEY WAREHOUSING SUBMARKETS – RENTALS AND LAND RATES – JUNE 2026

SUBMARKET	WAREHOUSE RENT		LAND RATES			
	INR/SF/MONTH	Y-O-Y CHANGE	INR MN/ACRE	US$ MN/ACRE	EURO MN/ACRE	Y-O-Y CHANGE
Aslali	19 - 22	0%	48 – 60	0.57	0.49	0%
Kheda	16 – 18	6%	16 – 20	0.19	0.16	0%
Changodar - Bavla	20 – 22	0%	43 – 65	0.57	0.49	0%
Vitthalapur-Becharaji	15 – 17	0%	11 – 15	0.14	0.12	0%
Sanand	23 – 26	2%	32 – 50	0.43	0.37	26%

KEY INDUSTRIAL SUBMARKETS – RENTALS AND LAND RATES – JUNE 2026

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
Sanand	24 – 28	2%	28 – 40	0.36	0.31	15%
Changodar	21 – 24	0%	35 – 50	0.45	0.38	9%
Vitthalapur-Becharaji	18 – 21	0%	18 – 22	0.21	0.18	8%
Balva	19 – 22	0%	50 – 70	0.63	0.54	10%

Note: Quoted industrial and warehousing rents are historically corrected to reflect accurate market conditions.
Quoted land rates for serviced industrial land parcels are mentioned. # Represents government owned serviced plots in industrial parks. Percentage growth are in local currency; YOY – Year on Year.
Conversion Rate: US$1= 94.6 INR and Euro 1 = INR 110.4

SIGNIFICANT INDUSTRIAL / WAREHOUSE TRANSACTIONS H1 2026

LESSEE	LESSOR	TYPE	SUBMARKET	AREA (SF)
Ceva Logistics	Vishesh Infra	Warehouse	Kheda	133,000
Trico	Godwitt Constructions	Industrial	Sanand	90,000
Swiggy	Prime Indraprasth	Warehouse	Kheda	190,000
Amazon	Ashwika Warehousing	Warehouse	Kheda	100,000
Voltas Beko	Local developer	Warehouse	Sanand	300,000
Arabelle	Local developer	Warehouse	Changodar	60,000

SIGNIFICANT LAND TRANSACTIONS H1 2026

BUYER	SELLER	TYPE	SUBMARKET / LOCATION	AREA (ACRE)
Sayaji	Arvind Smartspaces	-	Kalyangadh	~25

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