MARKETBEAT

BENGALURU

INDUSTRIAL H1 2026

CUSHMAN & WAKEFIELD

MARKET FUNDAMENTALS

	H2 2025	H1 2026
Inventory (in MSF)	49	51
Vacancy (%)	13%	11%
Upcoming Supply in next 12 months (MSF)	3.0	3.0
L&I Leasing (in MSF)	2.7	4.4
Average Rentals Range (INR PSFPM)	22.5	22.5
Land Transacted (in acres)	145	100
Land Values Range (INR MN per acre)	25-35	25-35

Large deals:100,000 sq. ft. and above;
Mid-sized deals: 50,001 – 99,999 sq. ft.;
Small deals: Up to 50,000 sq. ft.

3PL OPERATORS DOMINATED WAREHOUSE LEASING IN H1

Bengaluru recorded 3.1 msf of warehousing lease volumes in H1 2026, a 78% jump over the same period last year and a growth of 64% over H2 2025. The western corridor dominated warehouse leasing activity, accounting for around 52% of lease volumes in H1 with Nelamangala and Dabaspete recording robust leasing activity. Eastern submarket followed with a contribution of 46% in half yearly leasing with Hoskote accounting for a significant proportion of transactions. North and South submarkets cumulatively accounted for the remaining 2% with locations such as Doddaballapur and Jigani-Anekal Road recording some deals. 3PL operators dominated leasing in H1 with a share of 58% followed by manufacturing firms (16%). E-commerce and FMCG contributed 15% and 8% respectively to half yearly leasing.

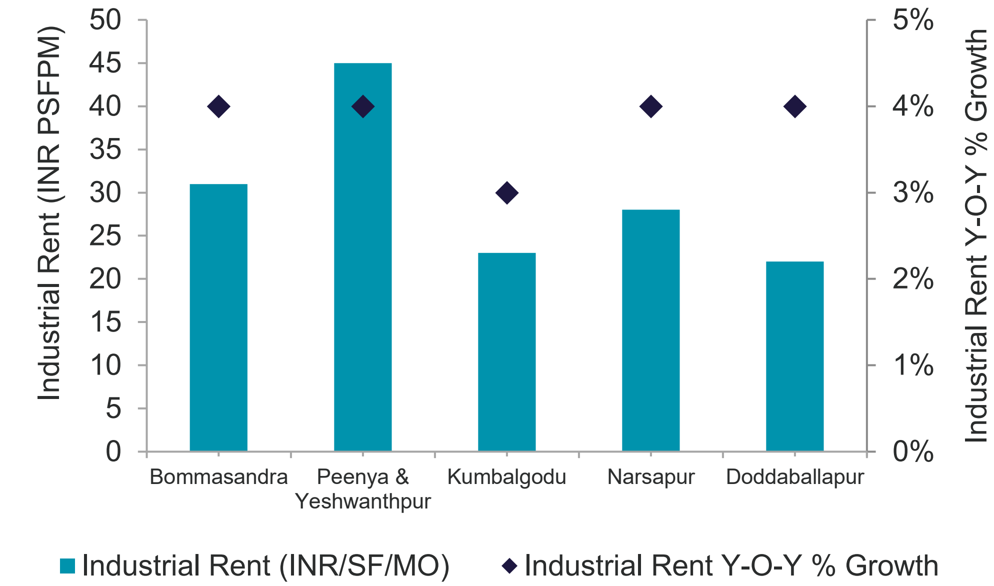
NORTH AND WEST SUBMARKETS DROVE INDUSTRIAL LEASING

Bengaluru recorded industrial leasing of nearly 1.4 msf in H1, a 56% growth as compared to H2 2025 though a 15% decline as compared to the first half of 2025. North submarket recorded 35% of industrial leasing primarily at Doddaballapur and KIADB Hardware Park at Devanahalli. West submarket followed with a 28% share with transactions concentrated at Dabaspete. South submarket contributed 27% in half yearly leasing.

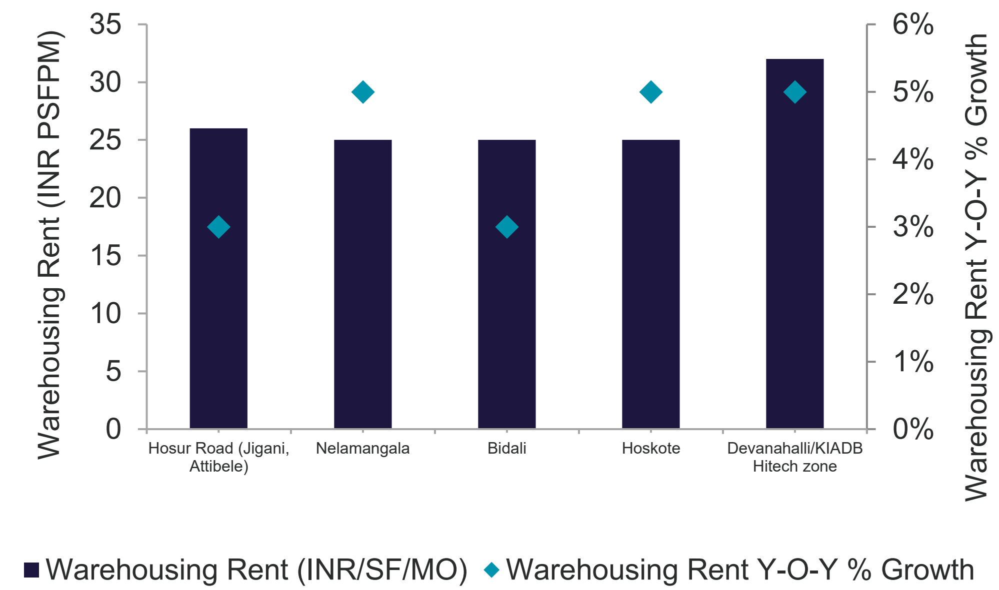
STABLE NEW WAREHOUSE SUPPLY; RENTALS CONTINUED TO RISE

Bengaluru recorded warehouse supply addition of around 2 msf in H1, similar to second half of 2025. Grade A warehouse supply pipeline remains strong with leading developers and warehouse operators expediting completions to meet strong demand. Land parcels have been transacted across the Eastern submarket for upcoming developments. Headline warehouse rentals posted a growth of 4-5% on an annual basis in H1 while land prices rose by 9-10% as compared to the same period last year. Headline industrial rentals increased by 3-4% on an annual basis in H1.

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
Hosur Road (Jigani, Attibele)	24-33	3-4%	70-120	0.74-1.27	0.63-1.09	9-10%
Nelamangala - Dabaspete	23-26	4-5%	35-50	0.37-0.53	0.32-0.45	9-10%
Bidadi	27-32	2-3%	55-65	0.58-0.69	0.49-0.59	7-8%
Hoskote, Malur	24-27	4-5%	35-45	0.37-0.48	0.32-0.41	9-10%
Devanahalli/KIADB Hitech Zone	32-36	4-5%	80-170	0.85-1.80	0.72-1.54	8-9%

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
Bommasandra	31-35	3-4%	175-230	1.85-2.43	1.59-2.08	8-10%
Peenya	43-47	2-3%	260-320	2.75-3.38	2.36-2.90	6-8%
Kumbalgodu	24-26	2-3%	110-130	1.16-1.37	0.99-1.18	6-8%
Narsapura	24-29	3-4%	25-35	0.26-0.37	0.23-0.32	8-10%
Doddaballapur	22-25	3-4%	30-40	0.32-0.42	0.27-0.36	8-10%

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; Y-O-Y – Year on Year
Conversion Rate: US$1= INR 94.6 and Euro 1 = INR 110.4

SIGNIFICANT INDUSTRIAL / WAREHOUSE TRANSACTIONS H1 2026

LESSEE	LESSOR	TYPE	SUBMARKET	AREA (SF)
Zomato Hyperpure	Sumadhura Logistics Park	Warehouse	Hoskote	360,000
NX Logistics	Horizon Industrial Park	Warehouse	Dabaspete	165,000
Kuehne+Nagel	AGP Industrial Park	Warehouse	Dabaspete	200,000
Scootsy Logistics (Swiggy)	Horizon Industrial Park	Warehouse	Dabaspete	316,000
Honda Logistics	Prologis RMZ Logistics Park	Warehouse	Hoskote	600,000

SIGNIFICANT LAND TRANSACTIONS H1 2026

BUYER	SELLER	TYPE	SUBMARKET / LOCATION	AREA (ACRE)
TE Connectivity	Individual Developer	Industrial	Devanahalli	10

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