MARKETBEAT

DELHI NCR

INDUSTRIAL H1 2026

MARKET FUNDAMENTALS

	H2 2025	H1 2026
Inventory Grades A+B (in MSF)	76	80
Vacancy (%)	11	5
Upcoming Supply in next 12 months (MSF)	2.8 (H2 2026)	4.0 (H1 2027)
L&I Leasing (in MSF)	8.7	8.7
Average Rentals Range (INR PSFPM)	22	24
Land Transacted (in acres)	250	220
Land Values Range (INR Mn per acre)	27-30	27-30

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.

WAREHOUSE LEASING CONTINUES STRONG MOMENTUM IN H1-26

In H1-2026, Delhi NCR saw warehouse leasing of 8.0 MSF, which was 66% higher y-o-y and 12% higher than H2-25. Gurgaon sub-market led leases with a 38% share, followed by Farukhnagar (24%) and Ghaziabad (18%). The 3PL firms led warehouse space take-up with 44% share, followed by FMCG (15%) and Automobile firms (12%). Warehouse leasing by 3PL players has grown by 2x y-o-y as they absorbed space on behalf of select e-commerce and quick-commerce brands seeking to accelerate market entry and deepen penetration across new catchments. Faced with mounting cost, US tariffs, and supply-chain pressures due the West Asia war, large occupiers are increasingly leaning on the flexibility that 3PL partners offer while improving compliance, especially Scope 3 (including supply chains) carbon emissions.

Warehouse leasing by FMCG companies in H1-26 grew by 101% y-o-y, led by beverages brands, which saw a jump in demand for ready-to-drink options due to prolonged, intense heat, which boosted impulse consumption. A powerful El Niño is expected to further drive sales for both the aerated and non-aerated drinks for the rest of the year. Large-sized deals accounted for 82% of the warehouse leasing volume in H1-26, followed by mid-sized (12%) and small-sized (6%) deals. As leasing has outpaced supply addition in the past 12-18 months, vacancy has dropped to single digits by the end of H1-26.

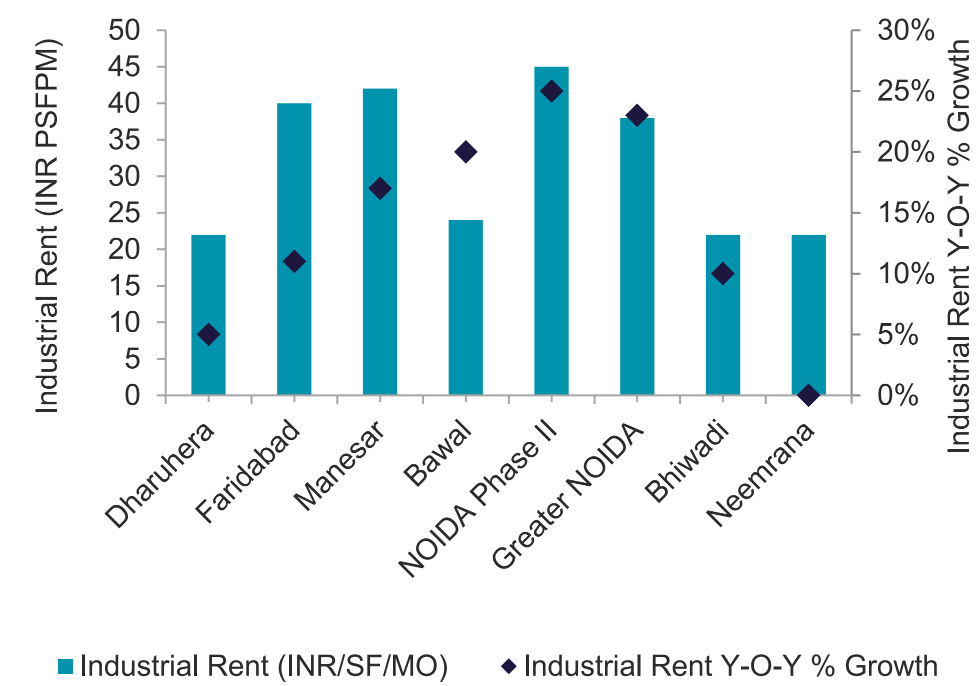
INDUSTRIAL LEASING IN H1-26 DOUBLES YOY

Industrial shed leasing in Delhi NCR during H1-26 reached 0.7 MSF, 107% higher y-o-y and 59% below H2-25. Farukhnagar sub-market led H1-26 leases, with 37% share, followed by Greater Noida and Sonipat with 30% and 12% share, respectively. Engineering & manufacturing (E&M) firms dominated industrial shed leasing, accounting for 49% share of the leasing, followed by automobile-sector (34%) and FMCG (12%) firms.. Clean energy product manufacturers and automotive component manufacturers led industrial shed leasing in the E&M and automotive sectors, respectively. An important reason for rise in industrial shed leasing is policy-and-investment-led expansion of India's manufacturing base.

RENTALS WITNESS STRONG INCREASE; LAND PRICES SURGE

Warehouse and industrial shed rates have climbed by 10-15% across the Delhi NCR, with the Palwal submarket seeing 20% y-o-y growth in warehouse rents. Land prices have soared by ~20-30% in the NCR region over the last 12 months, with Palwal, Faridabad and Bhiwadi leading with over 30% y-o-y appreciation.

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
NH-8 (Bilaspur Kalan,Tauru, Pataudi)	27	13%	60	0.63	0.54	20%
Hassangarh	22	16%	45	0.48	0.41	29%
NH-1 (Panipat, Kundli, Barhi)	24	4%	75	0.79	0.68	19%
NH-2 (Palwal)	24	20%	60	0.63	0.54	50%
NH-2 (Ballabhgarh)	26	8%	80	0.85	0.72	14%

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
Dharuhera	22	5%	70	0.74	0.63	0%
Haryana - Faridabad	40	11%	200	2.11	1.81	67%
Haryana - Manesar	42	17%	320	3.38	2.90	33%
Haryana - Bawal	24	20%	100	1.06	0.91	19%
NOIDA Phase II	45	25%	350	3.70	3.17	40%
Greater NOIDA	38	23%	200	2.11	1.81	25%
Rajasthan I (Bhiwadi)	22	10%	140	1.48	1.27	40%
Rajasthan III (Neemrana)	22	0%	80	0.85	0.72	23%

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= 94.6 INR and Euro 1 = INR 110.4

SIGNIFICANT INDUSTRIAL / WAREHOUSE TRANSACTIONS H1 2026

LESSEE	LESSOR	TYPE	SUBMARKET	AREA (SF)
Dixon Technologies	Individual	Industrial	Greater Noida	247,000
Kuehne + Nagel	ESR Logistics	Warehouse	Gurgaon	300,000
Nestle	Individual	Warehouse	Sonipat	215,000
VIP Industries	Individual	Warehouse	Ghaziabad	150,000
Innovist	Horizon Logistics	Industrial	Gurgaon	200,000

SIGNIFICANT LAND TRANSACTIONS H1 2026

BUYER	SELLER	TYPE	SUBMARKET / LOCATION	AREA (ACRE)
Michelin Tyres	Individual	Sale	Ghamroj	14

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