Industrial & Logistics
H1 2026 India: State of the Nation

July 2026

JLL SEE A BRIGHTER WAY

India Industrial & Logistics Scenario, H1 2026

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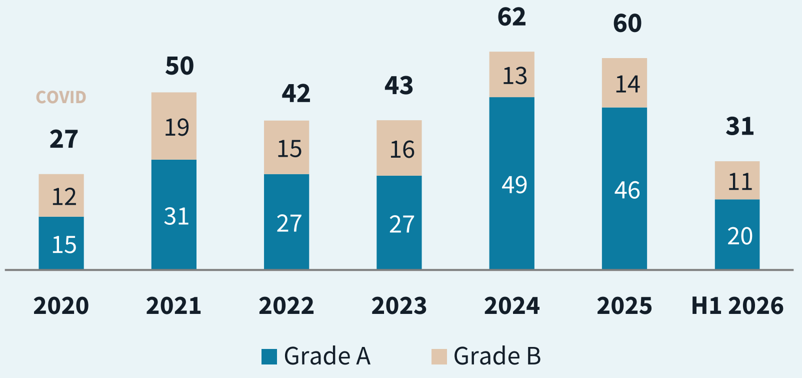
Supply / Total Stock: Y-o-Y New Additions:
Top 8 Cities (Mn. sft.)

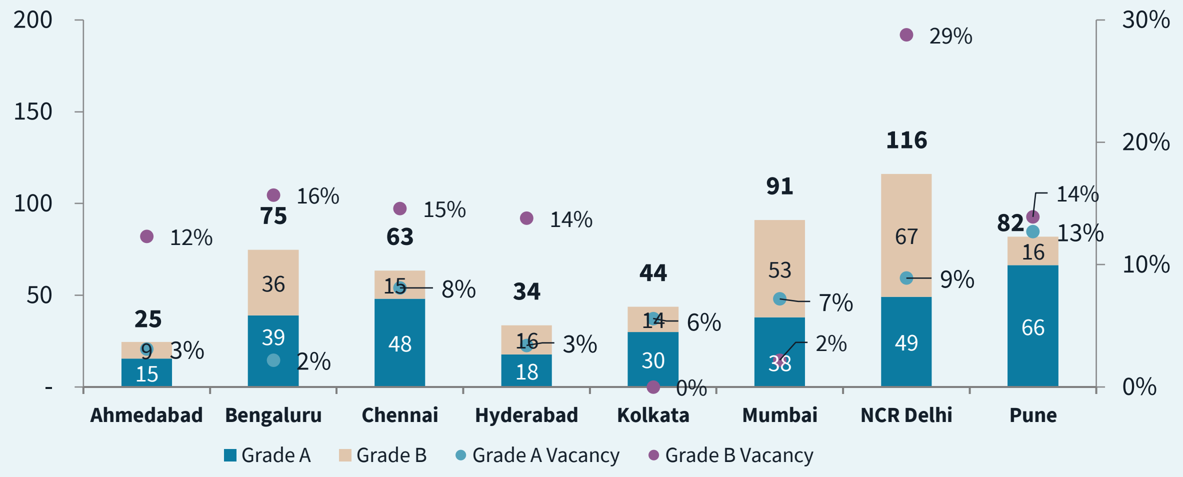


Cumulative Total Supply
(Total Stock, H1 2026)
529 mn. sft.
Projected – 850 mn. sft. by 2030

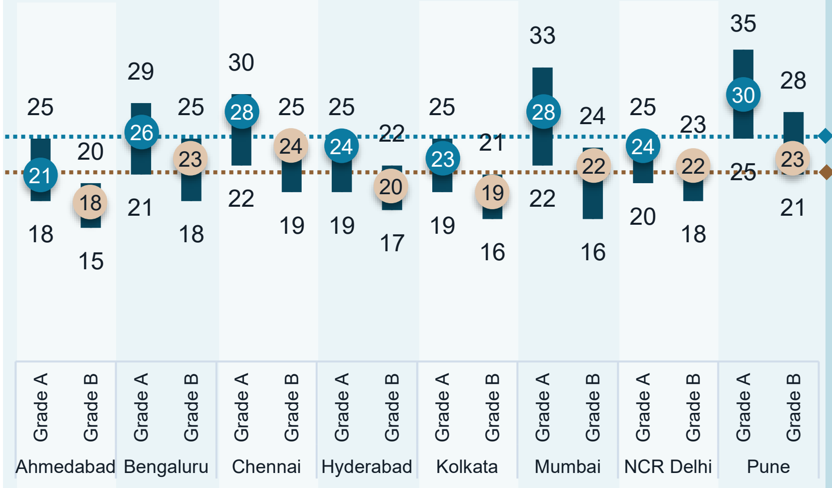
Grade Split H1 2026
A: 304 mn. sft.
B: 225 mn. sft.

Vacancies (H1 2026 vs H1 2025)
A: 7.6% (UP from 7.4%)
B: 16.1% (DOWN from 16.2%)

Stock distribution across the country & vacancy
Top 8 Cities (in Mn. sft., H1 2026)



Rents in India
Grade A and Grade B

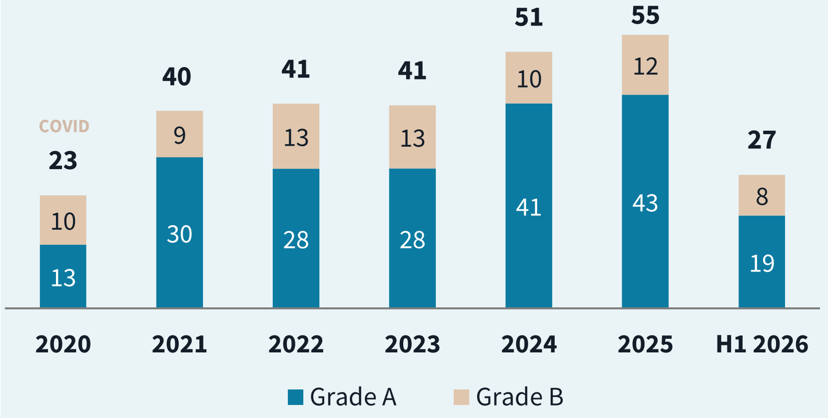


India **Grade A Average Rent:**
INR 25.5 per sft. per month

India **Grade B Average Rent:**
INR 21.2 per sft. per month

Note: Rents are on Chargeable / Built-up Area. Loading varies between cities and projects, from 10% standard to 25% in Mumbai

Demand / Y-o-Y Net Absorption:
Top 8 Cities (Mn. sft.)



Gross Absorption (H1 2026)
37.1 mn. sft.
Gross Absorption = Net Absorption + Renewals + Churnings - Vacated space

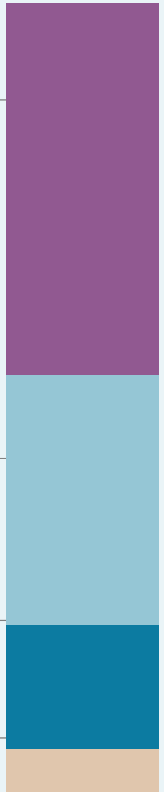
Grade Contribution in Net Absorption (H1 2026 vs H1 2025)
A: 69% (DOWN from 81%)
B: 31% (UP from 19%)

I&L Sectoral Absorption Scenario (Leasing), H1 2026

Sector-wise Gross Absorption Share (Top 8 cities), Grade A & B

Manufacturing Gross Absorption

10.2 Mn. sft.



Engineering | 47%

Key Transactions of H1 2026
ReNew Sys – 792,900 sft. in Mumbai
Envision – 425,000 sft. in Ahmedabad
Aggreko – 321,000 sft. in Pune

Auto & Ancillaries | 32%

Key Transactions of H1 2026
Honda Motorcycle – 600,000 sft. in Bengaluru
Tata Auto Comp – 243,000 sft. in Pune
Euler Auto – 200,000 sft. in NCR Delhi

FMCG | 16%

Key Transactions of H1 2026
Reliance (Campa) – 475,000 sft. in Kolkata
Dabur – 200,000 sft. in NCR Delhi
Averna – 20,000 sft. In Bengaluru

Others | 5%

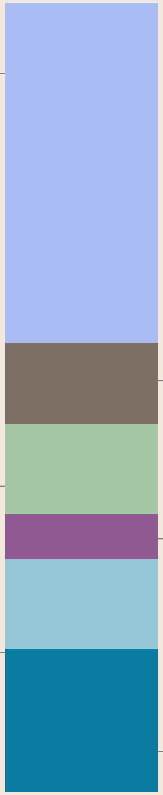
Key Transactions of H1 2026
Jabel – 355,000 sft. in Pune
Kohler – 100,000 sft. In Bengaluru
MYK Arment – 50,000 sft. in Hyderabad

H1 2026 Gross Absorption

37.1 Mn. sft.

Warehousing Gross Absorption

26.9 Mn. sft.



3PL / Logistics | 43%

Key Transactions of H1 2026
Automobile Freight Carriers – 500,000 sft. in NCR Delhi
Delhivery – 400,000 sft. in Pune
Flyjac Logistics – 130,000 sft. in Chennai

E-commerce | 10%

Key Transactions of H1 2026
Swiggy – 300,000 sft. in Bengaluru
Zomato – 130,000 sft. In NCR Delhi
Global E-Commerce – 500,000 sft. In Mumbai

FMCG & FMCD | 11%

Key Transactions of H1 2026
Reliance – 280,000 sft. in NCR Delhi
Foxconn – 138,000 sft. in Chennai
Pettie Group – 123,000 sft. in Mumbai

Retail | 5%

Key Transactions of H1 2026
Bazaar Kolkata – 400,000 sft.
Khadim's – 190,000 sft. in Kolkata
Shoppers Stop – 120,000 sft. in Bengaluru

Auto & Engineering | 16%

Key Transactions of H1 2026
Honda – 400,000 sft. in Pune
BMW – 140,000 sft. in Pune
FLEXCO– 132,520 sft. in Chennai

Others | 15%

Key Transactions of H1 2026
Nilkamal – 400,000 sft. In Mumbai
D Life Interiors – 290,000 sft. In Bengaluru
Airtel – 200,000 sft. in NCR Delhi

Note: Transaction areas rounded up.

I&L Real Estate Pulse, H1 2026

Policy update

Make in Haryana Industrial Policy 2026:

The Haryana Government has launched its landmark "Make in Haryana" Industrial Policy 2026, establishing a high-impact five-year framework designed to position the state as a global manufacturing hub.

Exclusively **targeting large, mega, and ultra-mega enterprises**, the policy **aims to attract INR 5 lakh crore in fresh investments** while generating robust employment opportunities.

By reclassifying **industrial zones into strategic blocks—Core, Intermediate, Semi-Prime, and Prime/Focus** - the state offers a highly competitive fiscal package, including up to **30% capital subsidies** and a **70% Net SGST reimbursement**.

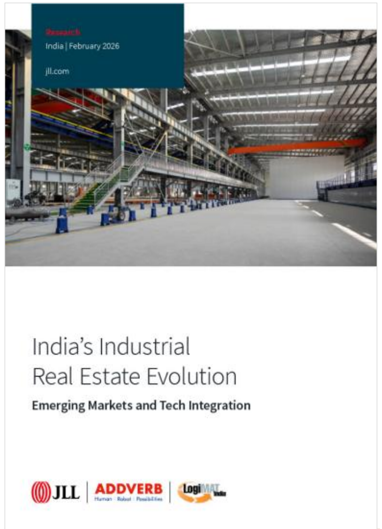
Industrial market update

- **YKK India**, Indian subsidiary of Japan-based YKK corporation, will invest USD 150 Million to establish a new manufacturing facility at Origins by Mahindra, Chennai.
- Maharashtra has secured a major industrial investment from energy and temperature control solutions company **Aggreko India**. Company to establish a new global engineering and manufacturing facility in Pune.
- **Odisha has secured fresh textile and apparel investments** worth nearly USD 40 million, strengthening its emergence as one of India's fastest growing manufacturing destinations.

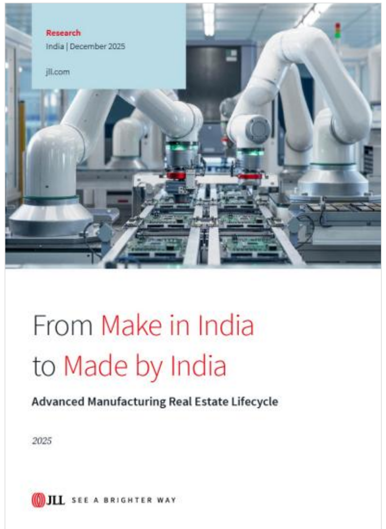
Logistics market update

- **Blackstone backed XSIO Logistics Parks** to invest more than USD 62.28 million to set up an integrated logistics hub near Indore after the MP Industrial Development Corporation allotted 23.33 hectares of land to the company at Machal village.
- **TVS Industrial and Logistics Park** has signed a MoU for 10 acres of land in Siliguri, enhancing its footprint in the Eastern Market. The site is strategically positioned to boost multimodal connectivity for the north-east and Nepal, Bhutan and Bangladesh.
- **TVS Industrial and Logistics Park** has signed a USD 20.76 million MoU with the Karnataka Government to develop industrial and logistics park in the state.

JLL India Industrial & Logistics Research Compendium

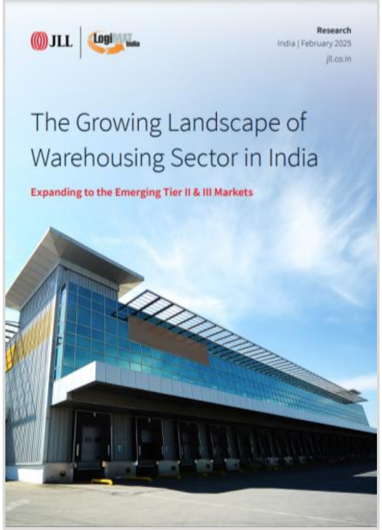


February 2026



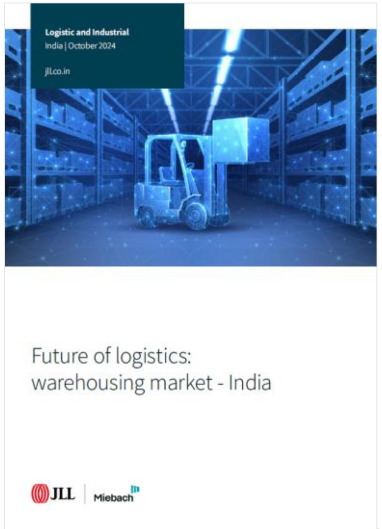
December 2025

July 2025



February 2025

January 2025

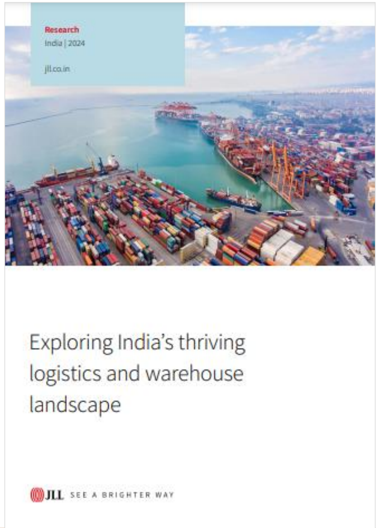


October 2024

May 2024

March 2024

February 2024



February 2024

Key

Warehousing	Integrated Logistics
Manufacturing	

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Thank You

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