

CIPD

ONE OF A KIND INDUSTRIAL SHEDS IN INDIA
SRI CITY – INVESTOR

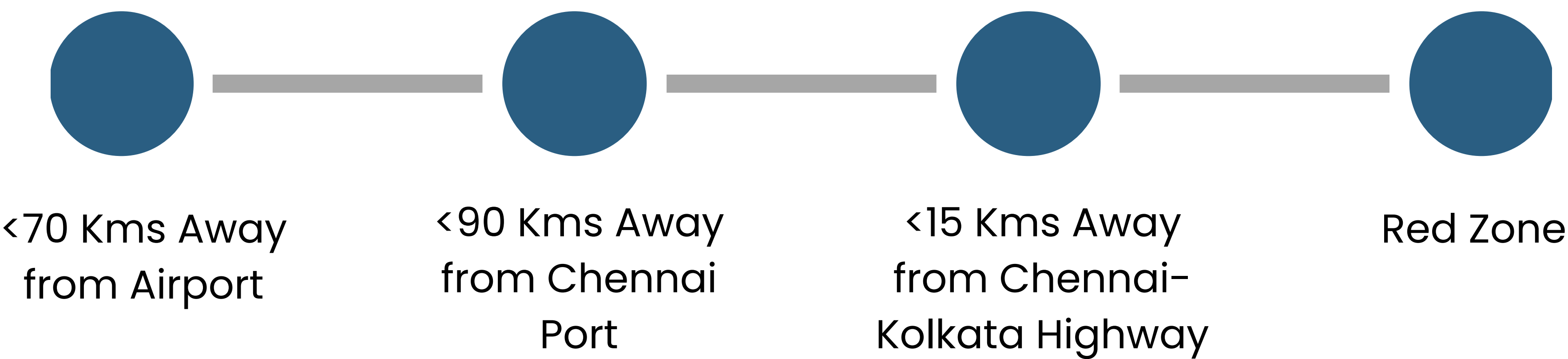
CHATELS INDUSTRIAL PARK DEVELOPERS

Your Gateway to **Growth Corridors**

➤ LOCATION OVERVIEW

The site offers **freehold, converted red-zone land**—ideal for immediate development.

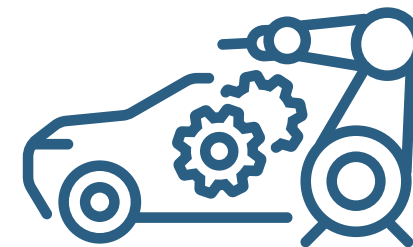
Positioned at the **intersection of Andhra Pradesh and Tamil Nadu’s industrial ecosystems**, it benefits from cross-border synergies and infrastructure, with LG’s largest Indian plant also coming up in the region.



SECTORS



Automotive



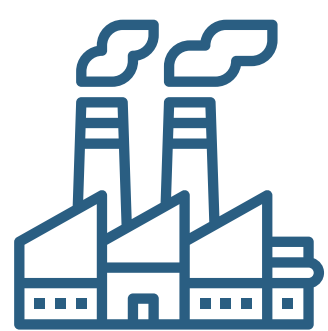
Auto Ancillaries



Electronics



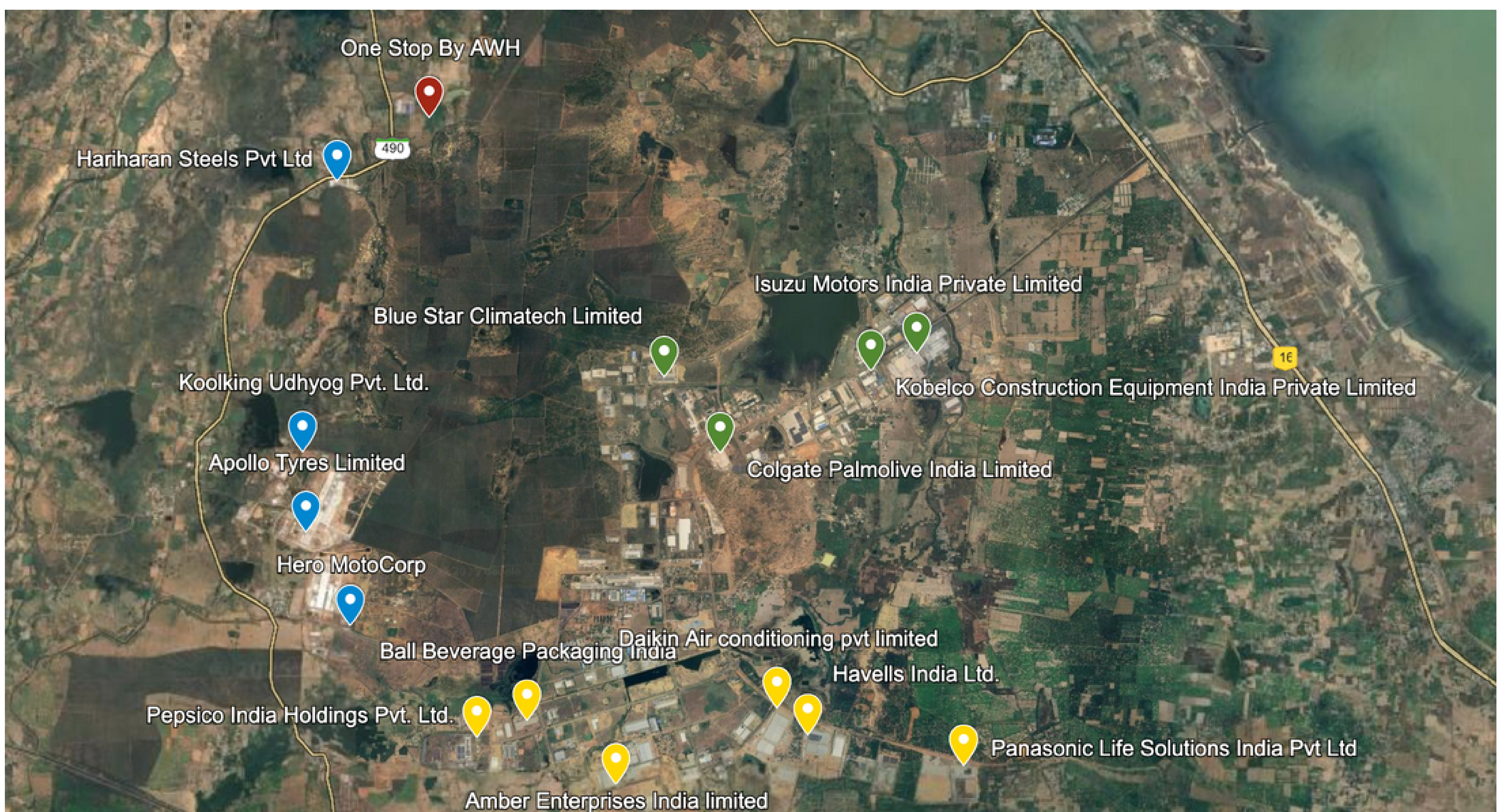
FMCG



Semi Conductor



White Goods



An Industrial Hub Hosting Giants from Every Sector

South India’s Premier **Warehousing & Industrial** Destination

Located right behind Sri City and **just 8 km from the Tamil Nadu border**, the site enjoys **direct access to a state highway** and proximity to major ports, airports, and logistics corridors.

Surrounded by 150+ global firms including **Kellogg’s, Isuzu, Voltas, Mitsubishi, and Hitachi**—the area is emerging as a high-demand industrial zone.

KEY HIGHLIGHTS



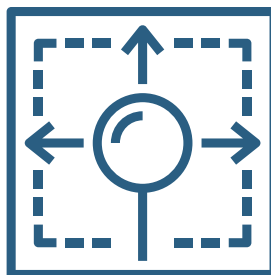
LOCATION

Behind Sri City, Andhra Pradesh



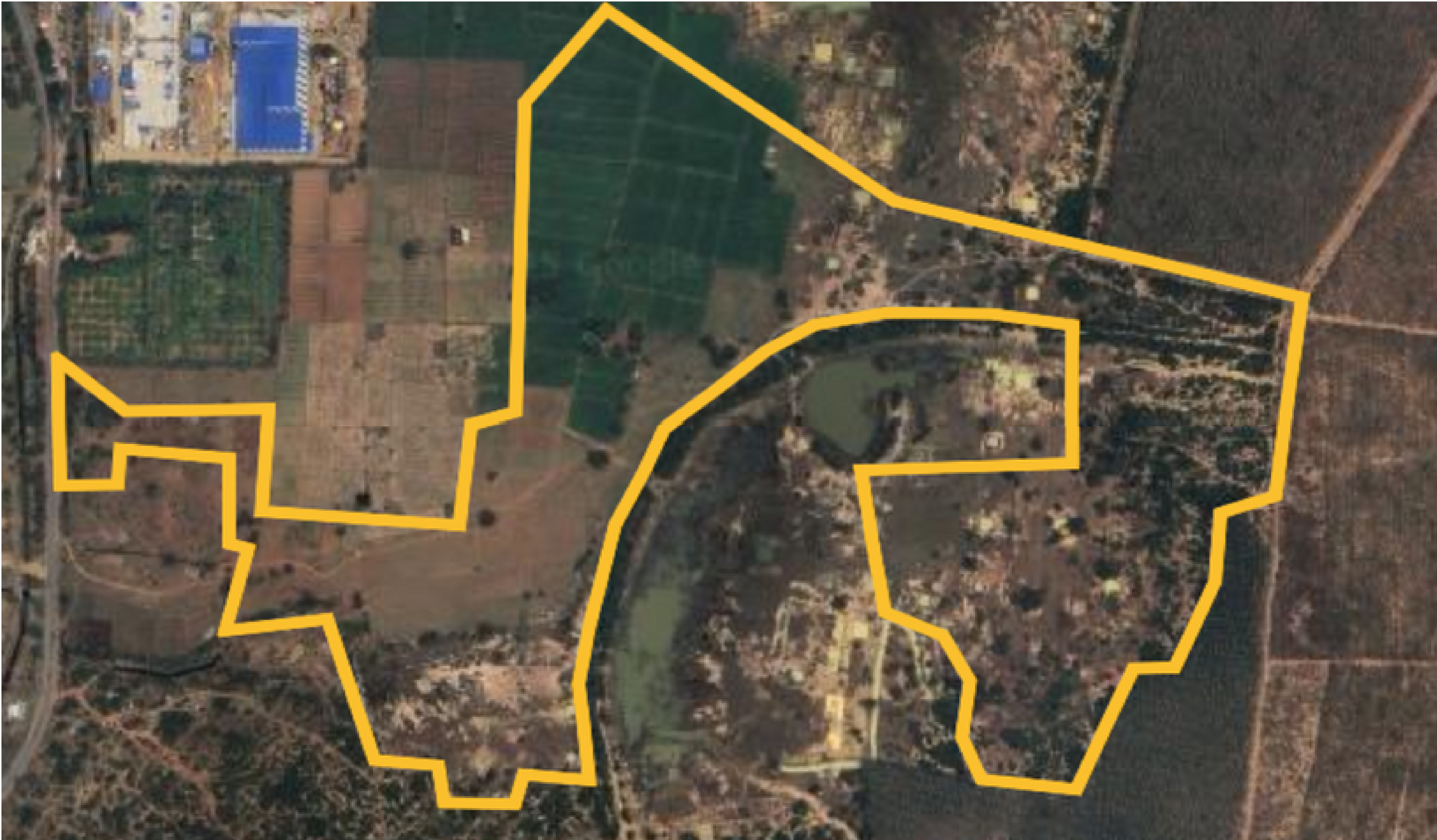
TYPE

Pre-Engineered



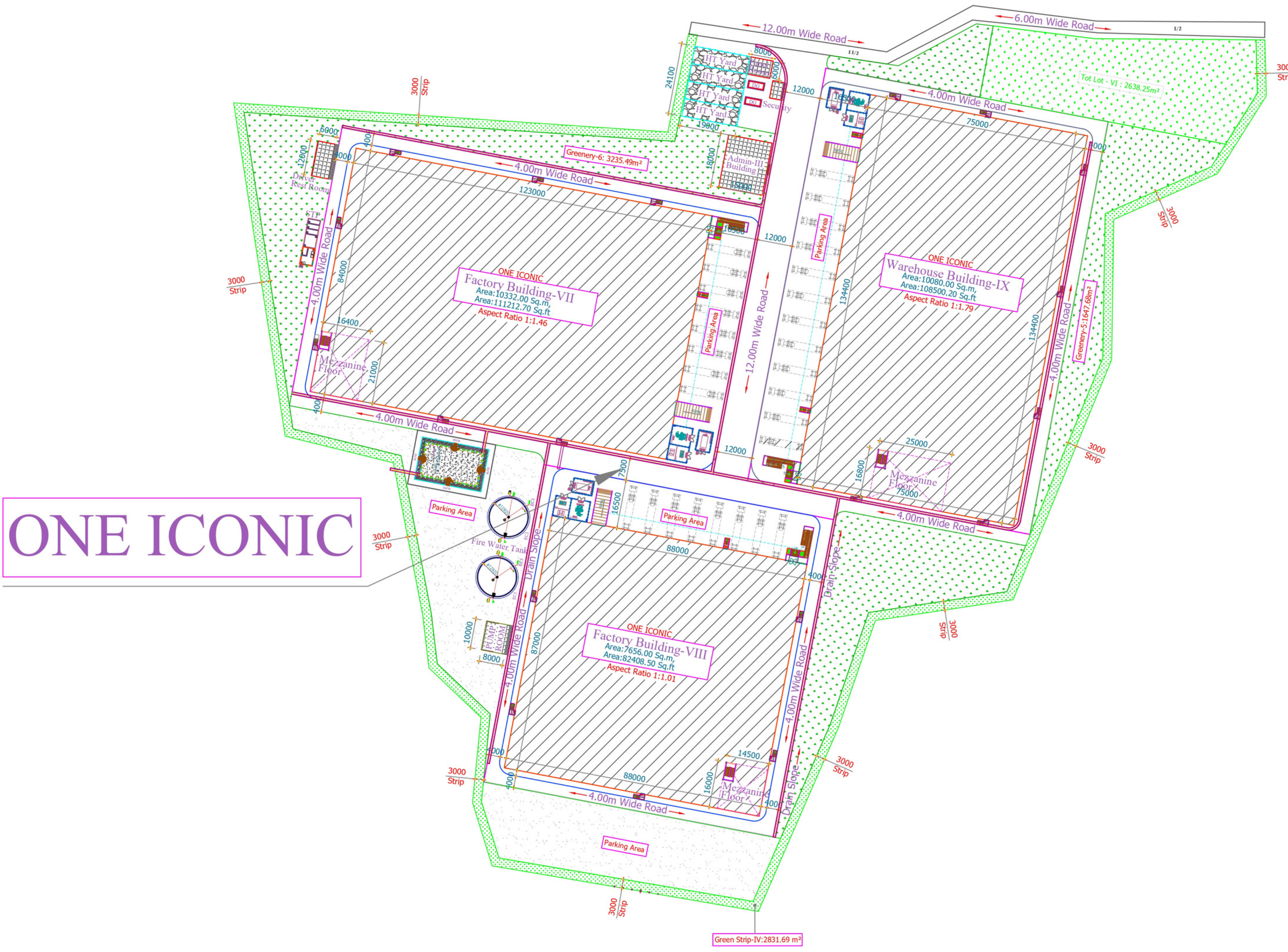
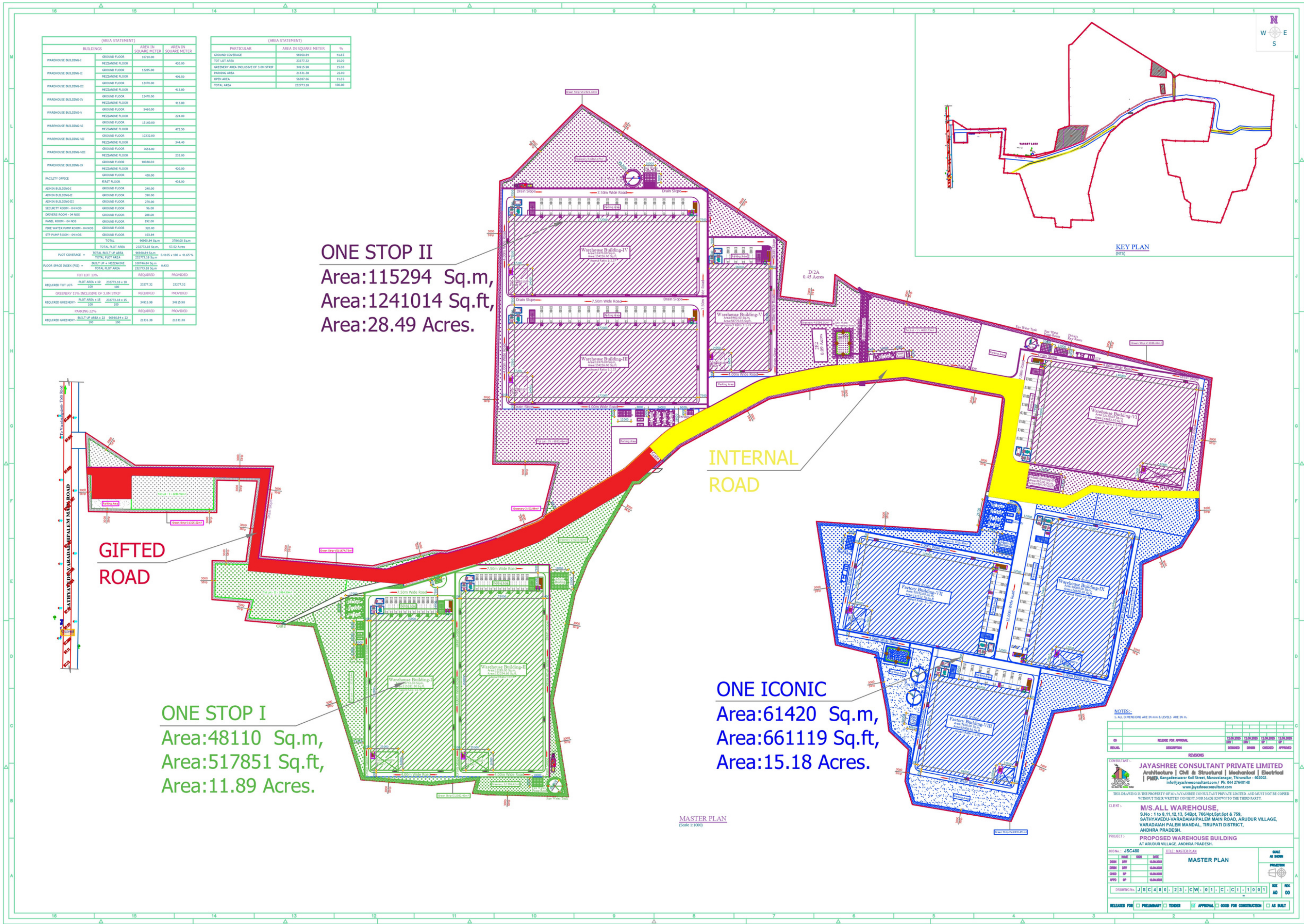
AREA

3 Buildings –
3.02 Lakh Sq Ft



Google Earth View of the Site

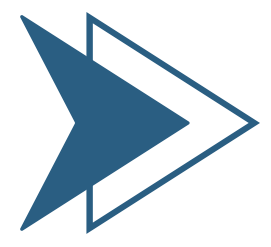
Master Plan with FMB superimposed



Strength You Can Scale With

Building Type	Grade A Pre-engineered building
Span	Multi Span
Building Area	162750.30 Sqft
Office Mezzanine	Area as per the Final Drawings, Height 4.5m from FFL With staircase
Aspect ratio	1:1.51 ratio
Building Height	12.0 mtr clear height at the eaves
Steel Surface painting	120 microns thick with enamel paint with sand blasting SA2.5 for all primary members
Building wall	3 mtrs height from FFL with plastering and painting
Bracings	Above 5.50m level at Docking area
Crane Provision	All Bays at 20MT EOT crane provision for the entire length of the building
Floor Level	1.20 Mtr above Apron Level
Flooring design & Load carrying capacity	6 tonnes /Sqm, FM2 Flooring with 5 step densification TR34 Standards compliant.





Location Advantages

- ✓ <3 Kms from the proposed Srikalahasti–Tada 6-lane road.
- ✓ Seamless Access to Sri City in 15–20 Minutes
- ✓ <15 Kms Away from Chennai – Kolkata Highway



News Article

- ✓ Andhra Pradesh government has approved plans to widen the Srikalahasti–Tada road into a six-lane highway, aiming to improve connectivity in Tirupati district. This expanded route will provide faster access between Shree City and Renigunta Airport, boosting regional travel and logistics. The project is expected to stimulate industrial growth and increase land value along the corridor. With the official go-ahead, preparatory work and procedures will soon begin before construction starts.

News Link : <https://bit.ly/4rXJMbn>

- ✓ Explore the list of the latest and upcoming companies in Sri City in the link below.

Google Docs Link : <https://bit.ly/4aZZDQR>

Your next industrial move starts here.

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**CHATELS INDUSTRIAL PARK
DEVELOPERS**



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