

3PL Anchor LOIs

Property Dossier · BB-006

Property	Distressed Warehouse — Rehab Play
Location	Peenya Industrial Area, Bengaluru
Type	Distressed · Auction Jan 08
Area	42,000 sqft
Guide Price	INR 42,000,000
Yield / GDV	14.1%
Document	3PL Anchor LOIs (PDF · 1.2 MB)
Issued	06 Sep 2026

Summary

A 42,000 sqft warehouse in Peenya, under bank auction. Structural condition sound; needs cosmetic refurbishment and 33 KV feeder upgrade. Two 3PL tenants pre-committed at 14.1% net yield post-refurb.

Verification Highlights

- 42,000 sqft covered · 60ft clear-height bay
- SARFAESI reserve 55% below replacement cost
- Two 3PL tenants pre-committed at ■28/sqft
- Refurb budget ■1.4 Cr · timeline 3 months

Certification

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