

Exclusively Marketed By:



Lulla & Sekar Industrial Park

**Prime Property in Chennai's Auto
Corridor For Immediate Lease**

May 2024



Brand New Industrial/Warehousing Property

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Introduction

Lulla & Sekar Industrial Park is one of Chennai's finest Industrial landmarks located in the emerging Auto Corridor of Chennai.

This is a standalone 100% compliant facility encompassing an area of approx. 1,10,000 square feet designed by "CRN Architects", Chennai's leading Industrial Architect.

Why Lulla&Sekar Industrial Park ?





The Project

The project is located in Paparambakkam Village, near Mannur and is ideally located for both manufacturing and warehousing operations.

The location is strategic and just 4.5 km from the Mannur Junction.

The property is brand new and available for Immediate Occupation.



PROJECT DETAILS



Leasable Area

Industrial / Warehouse

approx. 1,10,000 sq.ft



**Paparambakkam,
Chennai**

Brand New Facility

Standing Seam roofing (leak proof)

**Roof Insulated (good working
condition/temperature control)**

Efficient Design Parameters

Property Highlights

**DTCP Approved
with Fire NOC**

**100% Vasthu
Compliance**

**Standing Seam
roof with roof
monitor for
ventilation**

**10.75 m clear
height on eaves**

**Industrial VDF
Floor**

**6 T/sq.mt. floor
load capacity**

**Two vehicular
entries**

**MHE Ramp
provision**

**Fire Hydrant
System to be
installed**

**130,000 litres of
fire sump**

**20,000 litres of
water sump**

**8,000 litres of
septic tank**

Bore well provision

**XLPE insulation for
heat and sound**

6 dock provision

Property Highlights

Paved 65 ft RCC road on the front side of warehouse

21 ft road on three sides for driveway

Utilities Include Pump room and EB room

Two Security Rooms

4 KVA power, 3 phase supply

Compound wall of 10 ft height with 2 sliding gates 30-35 feet wide

Rain watering harvesting

Green Belt 1700 sq. mt.

STP provision

Poly carbonates sheets for natural light

Building 200 mm thick block wall 3 meters height

Aluminum windows with safety grills

Floor tolerance 2 mm

Ample Truck Parking

15 Car parking, 25 Bike parking



3.9km

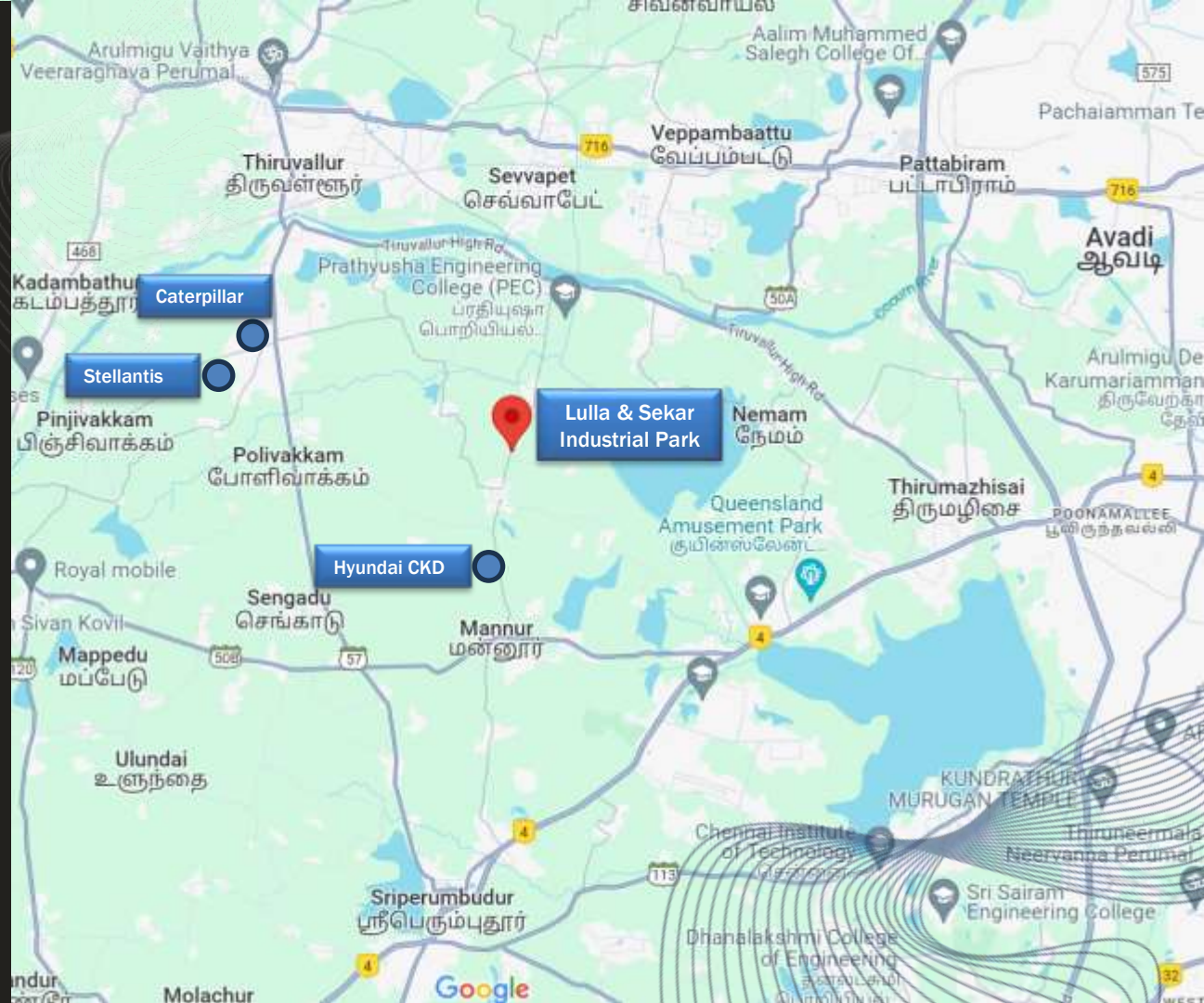
Hyundai CKD Unit

9.8km

Caterpillar

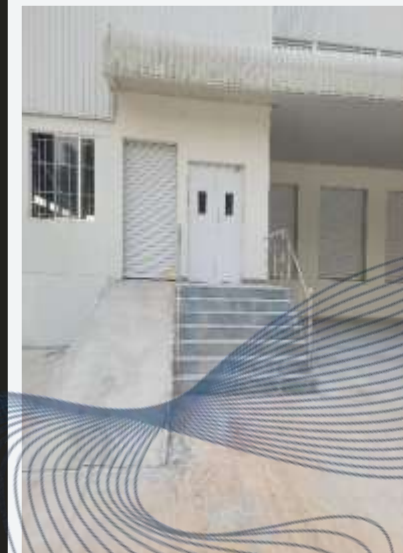
12.2km

Stellantis





Gallery





Thank You

Contact Us



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