



MILESTONE
G R O U P

*Capital Investments.
Active Management.
Sustainable Development.*

acorn

Warehouses & Logistics Parks

NCR, DHARUHERA





LOCATION MAP



At 5 minutes from the intersection point of the KMP expressway, the location serves as an excellent logistics point.

TOMORROW IS HERE

Many Needs, One Choice. Many Solutions, One Company As the name suggests, ACORN Warehouses & Logistics Park, are a result of intense understanding of the need for not only safe & quality warehousing, but also well planned, organised & modern infrastructure efficient facilities.

Situated in **Dharuhera**, just **72 km from New Delhi** on NH-8, the warehousing park is also very near to the Hero Honda factory.

Being a high priority town of NCR, it is also very close to New Delhi, Gurgaon & Indira Gandhi International Airport and being on the **Dedicated Freight Corridor** of the Delhi-Mumbai JNPT, is accessible to most North Indian distribution hubs as well as various ports of the western coast.

Spread across 66 acres of land under development, it is the first land warehousing complex of 2 million sq ft in NCR region.

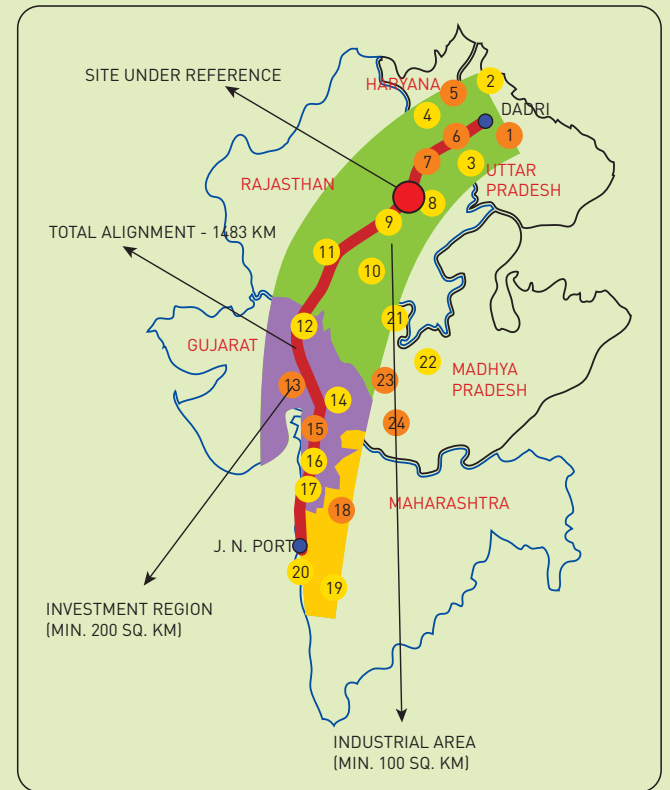
DEDICATED FREIGHT CORRIDOR

Falls right on the Dedicated Freight Corridor (DFC) being developed till JNPT port at Mumbai from Delhi running through Maharashtra, Gujarat, Rajasthan & Haryana. Poised to benefit all major developments of industrial & logistics parks all along the DFC, the warehousing park commands excellent locational advantages.

The warehouse is less than 20 minutes away from Rewari which is the core multi transport hub for the region and also around 40 minutes away from Khurja which is where the North-West industrial corridor intersects the Kolkata bound eastern industrial corridor.

By the rapid pace of development on the DFC, one can surely look forward to enhanced freight capabilities with longer & heavier cargo being rapidly transported across the country through rail & road.

The warehouse is well poised to gain both in terms of locational benefits as well as real estate valuations in the years to come.



MASTER LAYOUT PLAN

ACORN WAREHOUSES & LOGISTICS PARKS

Committed to achieve optimization in overall logistics costs, efficient operations & better services in the clients supply chain operations, ACORN Warehouses would leverage on the fast connectivity & strategic position for all logistics based companies including the time sensitive freight needs of clients by reducing transit time.

SALIENT FEATURES & AMENITIES:

OPERATIONAL ADVANTAGE

Capacity to load/unload large fleet of trucks simultaneously

- Easy movement for 40' export containers, trailers & multi-axle trucks
- Wide 100' RCC internal roads with wide turning radius to avoid logjams
- 850' broad frontage enabling wide entry/exit points & avoidance of vehicle queuing
- High dock door ratio & provision for dock levelers
- Well designed loading/unloading bays enabling easy maneuverability, parking & docking for 40' trucks & trailers
- Ample & large parking bays

ECONOMICAL ADVANTAGE

Space designed for high 'Cube' utilization

- Large floor plates in multiples of 20,000 sq ft & scaleable upto 200,000 sq ft

- Warehouse clear height 30' & can be build to suit/customized to 28'-40' facilitating multiple storage levels
- Wide column grids of 22.5 m x 16 m (approx)

QUALITY ADVANTAGE

Use of modern engineering materials & construction techniques

- Weather-proof PEB (Pre-Engineered Building) built with modern materials & construction techniques
- 100% leak & dampness proof roofing with sufficient skylight & ventilators
- Fire proof, wind, rain & lightning protected Galvalume sheeted roofing
- Flat heavy duty Trimix flooring with loading capacity of 15 T/sq.m
- State of the art enabled infrastructure like RFID systems etc.
- Eco-friendly project with GOLD rating



SERVICES & OVERALL FACILITIES ADVANTAGE

Excellent supporting infrastructure

- Fully equipped business centre having transport related services, transport agent offices, labour etc.
- Environmental friendly & aesthetically appealing landscaped areas for pollution free atmosphere
- Retail facilities for user conveniences
- Truck weighing machines
- Ample lighting for complex with high density street lights, illuminated by sodium vapour lamps
- Proposed dormitories, rest rooms & canteen facilities

OTHER SERVICES PLUSES

High security arrangement with mechanized entry pass

- Common security cabins & well compounded area
- Loading/unloading bays with monsoon shades
- Scaleable & expansion options due to availability of large tracts of land



PROJECT VISION

With the need for good integrated warehousing facilities with value added services, Milestone Capital Advisors is setting up warehouse parks, named **ACORN Warehouses & Logistics Parks** with a view to provide world class storage facilities that are cost effective & adds to the efficiency of the supply chain of organization.

Critically examining logistics cost drivers are key to gain competitive edge in the global market place. Hence, **ACORN Warehouses & Logistics Parks** focus on changing global trends in customer service, statutory compliances, cost & working capital management to transform from being just simple godowns to value creating warehouses & distribution centres.

The aim is to provide multi-shared state of the art warehouses in a master planned & organized warehouse parks using common physical/IT resources leading to economies of scale through large floor plated warehouses with easy/free movement of trucks & use of heights instead of surface by racking & to bring the overheads on total logistics costs down considerably, which will enable competitive pricing & safe handling of the goods.



ABOUT MILESTONE

Milestone Capital Advisors Pvt. Ltd. (Milestone Group) is an independent business formed in early 2007 to manage property investments for Indian & global investors, across various asset classes in India.

Milestone Group is one of India's premier independent fund houses and has invested in projects worth more than US\$ 1.0 billion from 6 funds across three asset classes. Milestone combines extensive national vision with local insight with a team of 54 professionals operating out of Mumbai based headquarters.

Milestone is highly active in the warehouse development & management space and so far have built warehouses of around 5 million sq ft in total at certain logistics hubs such as NCR, Bhiwandi and Ahmedabad. Out of the total 5 million sq ft, some 1.2 million sq ft is already being used for warehousing operations. Going ahead, the group is targeting development of around 20 million sq ft of warehousing facilities across India.

Disclaimer

The information given in the brochure is indicative of the kind of development that is proposed, subject to the approval of the authorities or otherwise. The developers reserve the right to make changes or alterations at their sole discretion. Any fit-out or equipment shown are only for illustrative purpose & do not form part of standard amenities.

Contact Information

Pankaj Bansal

Mob.: +91 9810152139

e-mail: pankaj@milestonecapital.in

Deepak Gupta

Mob.: +91 9820317844

e-mail: deepak@milestonecapital.in

Mumbai Office:

602 Hallmark Business Plaza, Sant Dnyaneshwar Marg

Opp. Guru Nanak Hospital, Bandra East, Mumbai-400051

Tel: +91 022 42357000 Fax: +91 022 42357077

www.milestonecapital.in

OTHER WAREHOUSE PARKS: BHIWANDI (THANE) & AHMEDABAD