

KAL Warehousing

NH-71 Industrial Warehousing | Tirupati–Srikalahasthi Corridor

1. Project Overview

KAL Warehousing offers custom-built Grade-A PEB industrial warehouses along NH-71 between Tirupati and Srikalahasthi, near Rachagunneri Railway Station. The location is ideally suited for logistics, distribution, e-commerce, FMCG, pharma and light industrial users looking for a strategic hub in the region.

2. Land & Plots

- Plots: 1A, 1B, 4B, 4C (industrial-zoned land)
- Located off NH-71 with excellent access to both Tirupati and Srikalahasthi
- Proximity to Rachagunneri Railway Cargo Station benefiting bulk movement and industrial supply chains
- Potential to develop multiple warehouse units in the 8,000 – 12,000 sq ft range

3. Key Warehouse Features

- Modern PEB construction with 24–30 ft clear internal height
- Heavy-duty VDF industrial flooring designed for racking and MHE operations
- Adequate truck entry/exit points and turning radius for container vehicles
- Provision for dock levelers and covered loading/unloading zones
- Option for office space, security cabin, pantry and amenities
- 3-phase electricity availability suitable for industrial operations
- Boundary wall, gate and security arrangements as per tenant requirements

4. Location Advantages

- NH-71 corridor with direct connectivity to Tirupati and Srikalahasthi
- Approximately 25 km from Tirupati and 9 km from Srikalahasthi
- Close to Rachagunneri Railway Station used for Lanco-related cargo and other industrial movement
- Good access to regional highways and potential linkages to Chennai–Nellore–Tirupati supply chains
- Suitable for regional distribution centres, last-mile and mid-mile logistics hubs

5. Ideal Tenant Profiles

- E-commerce and parcel logistics companies
- 3PL and contract logistics providers
- FMCG and beverage distribution
- Pharma and healthcare warehousing
- Automotive spare parts and industrial supplies
- Cold-chain and food distribution (with additional fit-out)

6. Engagement Model

KAL Warehousing is open to build-to-suit discussions where the internal layout, docks, office block and other specifications are customized based on the tenant's operating model. Long-term leases with lock-in periods can be structured to align with the tenant's needs and investment in fit-outs.

7. Contact

For further discussions, site visits and technical/commercial proposals, please contact:

KAL Warehousing

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Location: NH-71, near Rachagunneri, Srikalahasthi–Tirupati Industrial Belt, Andhra Pradesh