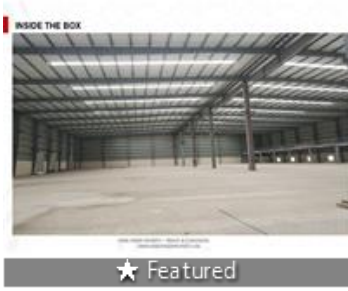


Warehouse / Godown for sale in Poonamallee, Chennai

31 crores



100000 Sq.Ft Land And 82000 Sq.Ft Buildup Factory Cum Warehouse For Sale Rs.31cr Slightly...

On SH & Close To NH, Poonamallee, Chennai - 600056 (...)

- Area: 100000 SqFeet
- Bathrooms: Five
- Floor: Ground
- Furnished: Furnished
- Transaction: Resale Property
- Price: 310,000,000
- Rate: 3,100 per SqFeet
- Age Of Construction: 3 Years
- Possession: Immediate/Ready to move

Description

100000 sq.ft land and 82000 sq.ft buildup factory cum warehouse for sale rs.31cr slightly negotiable.

HIGHLIGHTS

- International Grade "A" standards with Heat reduction roofing insulation and 10MT Crane provision
- Total Land Extension_2.3 Acres
- Single building of 82,000Sq.Ft.
- Located on State hihway, Chennai, Tamilnadu, India
- Expected Rate Rs.30cr / Slightly Negotiable
- Ready for immediate delivery.

ABOUT THE LOCATION

- The Project is strategically located in the West side of Chennai, just outside the Chennai City limits. Close proximity to City, required for fast last mile connectivity. Close Proximity to highways, required for fast connectivity of raw materials and finished products
- Located on SH, also known as Thiruvallur High Road, Chennai, Tamilnadu, India
- Nearest National Highway NH48:11Kms
- Just 10minutes away from Thiruvallur railway station and 5minutes from the nearest Suburban Railway Station
- Multimodal Connectivity to roads,3seaports,1Airport and 1suburban train route.
- Plus connectivity to Proposed Metro at Poonamalle, Proposed Satellite Township & Moffasil Bus terminus at Thirumazhiasai and Proposed Green Field Airport at Sriperumbadur / Parandur.
- Large number of established Industrial & logistics Parks in the vicinity.

CONNECTIVITY: HIGHWAYROUTES

- NATIONAL HIGHWAYS
- NH-16-Chennai-Vijaywada- Jharpokharla (Odisha)
- NH716-Chennai-Tirupati-Madanapalle (\Andhra Pradesh)
- NH48-Chennai-Bengaluru-Mumbai
- NH32-Chennai-Tiruchi-Theni
- INNER RING ROAD (IRR)
- Northern Arm: Padi to Manali -12 Kms
- Central Arm: Kathipara Junction to Padi -11 Kms
- Southern Arm: Taramani Link Road to Kathipara Junction -9.5 Kms

OUTER RING ROAD (ORR) PHASE-1

- Segment I: Vandalur to Nazarethpet-19.7 kms
- Segment II: Nazarethpet to Pattabiram-9.5 kms

SPECIFICATION

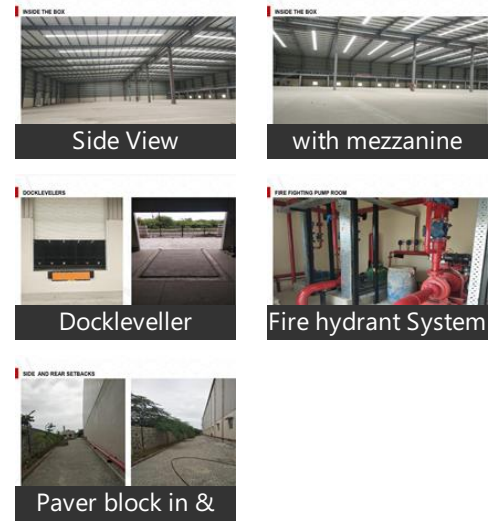
- BASE BUILDING

Advertiser Details

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Pictures



- Building Dimensions: 96.06 Meters (Length) x 65.5 Meters (Width)
- Height of the Building: 12 metres clear at the eave level
- End Bay Spacing: 8 metres multiples
- Intermediate Bay: 16 metres multiples
- Width Module of the Building: 2 x 32.5 metres
- Loading Parameters: MBMA Standards
- Mezzanine Office: 8550 Sq. Ft. Mezzanine Office Structures
- Side Wall: 3 meters height of 200mm thick cement plastered solid block wall with paint
- Provision for 10 Metric Ton Crane in each Width Module
- DOCKING
- Shutters : 6 Rolling Shutter
- Dock Leveller : 2 Nos.
- Canopy: 4 meters wide canopy with clear 5.5 meters from apron level

BUILDING STRUCTURE

- ROOFING
- Roofing: Bare Galvalume Standing Seam Roofing System
- Insulation: Fire-resistant & Water-Proof Glass-wool Insulation (6-degree temperature reduction, eco touch product)
- Natural Lighting: 4% Polycarbonate Sheet
- FLOORING
- Laser Screed Concrete Flooring
- Load Bearing : Uniformly distributed load of 5 tonne per sq. meter
- Tolerances : FM2 Floor Tolerances
- FIRE FIGHTING SYSTEM
- Fire Extinguishers for the Common Areas
- Fire Hose, Fire Hydrant Systems, & Dedicated Fire-tank

ELECTRICAL WORKS

- 150 Lux LED Lighting for the Warehouse; 30 Lux External Street Lighting
- 3 Phase Power Supply
- 110 KVA Power Load
- VENTILATION SYSTEM
- Ridge Ventilator at the roof level
- OTHERS
- Security cabins in the In & Out gate
- Separate Drivers Rest area along with toilets.
- Sufficient Truck, Car and Two wheeler Parking

Please mention that you found this ad on PropertyWala.com when you call.

Features

General

- Power Back-up

Lot

- Private Garden ■ Corner Location

Maintenance

- Maintenance Staff ■ Water Supply / Storage
- Boring / Tube-well ■ Rain Water Harvesting
- Waste Disposal

Location

Security

- Security Guards ■ Fire hydrant ■ Intercom Facility
- Fire Alarm

Exterior

- Reserved Parking ■ Visitor Parking
- Independent Garage ■ Servant Quarter

* Location is approximate

Locality Reviews

Poonamallee, Chennai

Poonamallee is fast growing suburb in Chennai, and it is consider the gate way for connecting to Anadhra and Karnataka.

Pros:

- *Fast development*
- *Metro rail connectivity proposed*
- *Close proximity to ring roads*

Cons:

- *Most congested*
- *Need better civic developments*

Posted: May 2, 2022 by [Vijaykumar swaminathan \(Svk Realtors\)](#)

Well developed area. School and colleges are nearby. Good connectivity. All food provisions are available.

Pros:

- *Good connectivity*
- *Pleasant climate*
- *Good connectivity*

Cons:

- *Crowded area*

Posted: Mar 13, 2019 by [Ponniiah Arumugam \(Padma Reality\)](#)

Poonamallee can be roughly translated to mean "the place where jasmine grows". The locality has an equally rich cultural heritage with a number of temples and legends. The social infrastructure in this area envelops a number of good hospitals, clinics, nursing homes, and doctors' chambers. Armed with strong healthcare infrastructure and educational institutes, like St. John's International Residential School, Sundar Matriculation School, Chennai Public School, Holy Crescent Matriculation School, Saveetha Dental College, and SA Engineering College, Panimalar Engineering Collage etc. Poonamallee is all set to become a big realty hub in the future. One of the winning features of this locality is its smooth transport system. The most popular mode of public transport here are the buses, both State-run and private. Auto-rickshaws are the next most popular mode of travel.

Pros:

- *Good location*

Posted: Apr 21, 2016 by [kalaivani R \(Tirupatiyar Groups\)](#)

Poonamallee, a suburb in south Chennai, has recorded a huge appreciation in the residential property segment in the past few months. Excellent connectivity, proximity to IT hubs and availability of well-developed infrastructure have ensured that in spite of being a commercial hub originally, Poonamalle is receiving its fair share of residential demand as well. "Exorbitant prices in Anna Nagar and Porur have resulted in the demand for residential housing shifting towards Poonamallee which is situated close to these localities yet within the affordable range.

Pros:

- *Best Location*

Posted: Dec 9, 2015 by [oviya raj \(Ganesh Sundaram Builders\)](#)

Poonamallee is a nice place to live in. Poonamallee is a calm and quit place. It is having good connectivity. Transportation is good in this area. Plenty of share auto is also available over here. Surrounded by schools, colleges, temple's. Market and hotels are very near by. No traffic jam. No water problem. Nice place suitable for bachelor's, couples, family and for all.

Pros:

- *Plenty of buses*
- *Near by college Hotel*
- *Near by bus stand, market, Temple*

Cons:

- *No train facilities*

Posted: Oct 26, 2014 by Narayanan V

Poonamallee new layout for near TNHB satellite township. Fully furnished area. Many manufacturing industries are located here.

Pros:

- *Satellite township on road side*
- *No negativity as poonamallee is a fast devoleping suburb in chennai*

Posted: Jul 16, 2014 by Karthik krishnan

Poonamallee is the best locality and very well connected to Aurora and easy access to the city via an NH-4 express way. Educational institutions, health care facilities and entertainment centers are just around. Poonamallee is a nice and peaceful residential locality to stay.

Pros:

- *Good living atmosphere*

Posted: Oct 3, 2013 by [Tharan R \(Rich India Housing\)](#)

Very good location and many manufacturing industries are located here. Many colleges and international schools, two entertainment theme parks are here. Irukattukotai Sipcot is located here.

Pros:

- *1500 manufacturing companies*
- *Chennai to Bangalore highways connected to Sriperumthur*
- *Irukattukotai Sipcot is located here*

Posted: Aug 31, 2013 by [Prince George \(Crescentz Homes And Infrastructure\)](#)

The town of Poonamallee is situated at a distance of 23 kilometres from Fort St George and 17 kilometres from Sriperumbudur on the Chennai-Bangalore highway. It is located at the end of the Mount-Poonamallee Road, 11 kilometres from Guindy and 13 kilometres from Chennai Mofussil Bus Terminus on the Chennai bypass. The nearest railway station is at Avadi which is nine kilometres away. It is also an important halting point for buses starting from Chennai Mofussil Bus Terminus and going towards Tirupati, Kanchipuram, Vellore etc.

Pros:

- *Halting point of Chennai Mofussil Bus*
- *Industrial Area with many car companies, showrooms and service centers*
- *Nearest satellite town for Chennai city*

Cons:

- *Traffic in the peak hours*
- *No shopping mall*
- *Slightly outer to city environment*

Posted: May 15, 2013 by [Pugazhenth Thangavellu \(Sri Ranjana Builders\)](#)

Poonamallee, Chennai is rated 7 out of 10 based on 9 user reviews.

Disclaimer: The reviews are opinions of PropertyWala.com members, and not of PropertyWala.com.

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