WAREHOUSING ASSOCIATION OF INDIA

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WAI TALK

October 2026

QUARTERLY NEWSLETTER

WAI SPOTLIGHT

WAI joins Jalna Industrial Zone discussions



The Warehousing Association of India (WAI), represented by Amit Damodar, participated in the MIDC and Jalna First event held in Jalna on 3 September 2026. The event brought together stakeholders to discuss the proposed Special Industrial Zone at Jalna, strategically located near the Samruddhi Mahamarg, the Nagpur-Mumbai Expressway.

Jalna has already established itself as an important centre for steel and seed industries. The development of the proposed industrial zone is expected to further strengthen the region's industrial ecosystem and create new requirements for efficient warehousing, storage and logistics infrastructure.

WAI's participation highlighted the importance of incorporating warehousing and logistics considerations into industrial development at the planning stage. By engaging with state agencies and local industry stakeholders, WAI aims to support the development of infrastructure that can effectively meet the evolving needs of businesses in the region.

The development of the proposed industrial zone may fortify the region's industrial ecosystem and create requirements for warehousing, storage, and logistics infra

The proposed industrial zone presents an opportunity to build a more integrated industrial and logistics ecosystem in Jalna, supporting long-term economic activity and improving the region's connectivity with key markets through the Samruddhi Mahamarg.

STESSA 2026: Fortifying seismic safety in sector

On 8 September 2026, Mohit Kapoor, Chair, Projects and Events Committee, WAI, participated as a panelist at STESSA 2026, the international conference on the Behaviour of Steel Structures in Seismic Areas, held at IIT Delhi.



Representing the warehousing sector, Kapoor highlighted the importance of seismic safety in modern warehousing facilities, with focus on high-bay warehouses and storage racking systems. He also noted that the substantial stored mass in these warehousing facilities makes the stability and safety of racking systems an important consideration alongside the structural integrity of the warehouse itself. Kapoor's discussion emphasised the need for code-compliant design, proper anchorage, bracing of racks, inspection, and maintenance, particularly for warehouses, which are located in higher seismic zones.

The participation of the association at the STESSA 2026 provided an opportunity to bring the practical requirements of the warehousing industry to a wider forum of structural engineers, researchers and industry professionals, while reinforcing the importance of resilient and safe warehouse infrastructure.

WAI, MSRDC on upcoming logistics zones

On 21 September 2026, a delegation from the Warehousing Association of India (WAI), led by President Manu Bhalla, took part in a virtual meeting convened by the Maharashtra State Road Development Corporation (MSRDC) to discuss three upcoming logistics zones in Maharashtra.

The delegation included Honorary Secretary Sunil Tyagi, Chair, Projects Mohit Kapoor, Executive Director Seshu, along with 15 other WAI members. The participation reflected the warehousing industry's keen interest in the development of the state's logistics infrastructure and the opportunities emerging from these projects. During the meeting, WAI representatives shared industry perspectives on planning, infrastructure and operational requirements for the proposed logistics zones. The discussions focused on ensuring that the developments are practical, investment-ready and aligned with the needs of warehouse developers and logistics operators.

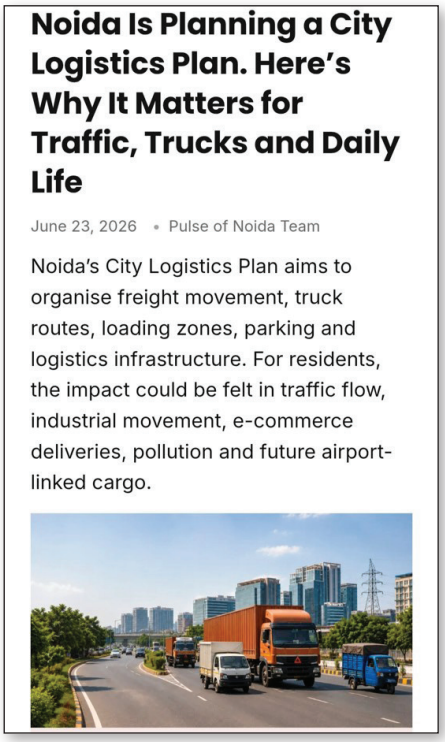


WAI will continue its engagement with MSRDC as the projects move forward, contributing industry insights to support the development of efficient and future-ready logistics infrastructure across Maharashtra.

WAI at Noida Authority Stakeholders' Meeting

On 21 September 2026, Honorary Secretary Sunil Tyagi and Chair, Projects and Events Mohit Kapoor were invited at a high-level stakeholders' meeting convened by the Noida Authority to discuss logistics infrastructure in the Noida region. Noida is emerging as an important logistics destination in the National Capital Region (NCR), supported by expanding manufacturing activity and improving connectivity. The meeting provided an opportunity for WAI to present the warehousing industry's perspective on key requirements for the development of a strong and organised logistics ecosystem.

Noida is emerging as a vital logistics destination in the NCR backed by expanding manufacturing activity



Noida Is Planning a City Logistics Plan. Here's Why It Matters for Traffic, Trucks and Daily Life

June 23, 2026 • Pulse of Noida Team

Noida's City Logistics Plan aims to organise freight movement, truck routes, loading zones, parking and logistics infrastructure. For residents, the impact could be felt in traffic flow, industrial movement, e-commerce deliveries, pollution and future airport-linked cargo.

WAI representatives highlighted issues, including land availability, supporting infrastructure and enabling policies that can facilitate the growth of modern warehousing facilities in the region. WAI looks forward to continued engagement with the Noida Authority and other stakeholders as plans for the region's logistics infrastructure progress, with a focus on creating an environment that supports efficient, organised, and future-ready warehousing.

Warehousing market records H1 2026 growth

India's logistics and industrial real estate sector continued its strong growth trajectory in the first half of 2026. Logistics and industrial leasing reached a record over 36 million sqft, registering an 18 per cent year-on-year increase, according to Cushman & Wakefield. Warehousing accounted for nearly 67 per cent of the total leasing activity, underlining the sustained demand for modern storage and distribution infrastructure.



Supply growth has remained robust, with industrial and warehousing stock expanding by 14 per cent YoY to 584.9 million sqft. At the same time, overall vacancy levels declined from 12.1 to 11.4 per cent, indicating healthy absorption of newly completed Grade-A facilities. The combination of strong occupier demand, institutional participation and improving absorption points to the continued maturation of India's warehousing sector.

Policy reforms strengthen warehousing ecosystem

Regulatory developments are creating new opportunities for warehouse operators and fortifying the role of organised storage infrastructure in India's financial and agricultural ecosystem. The Warehousing Development and Regulatory Authority (WDRA) has brought changes to its security deposit framework for warehouse registration, moving away from a fixed security deposit structure towards a mechanism linked to electronic Negotiable Warehouse Receipt (eNWR) activity. The reform is likely to reduce capital locked into registration needs and improve ease of operations for registered warehouses.

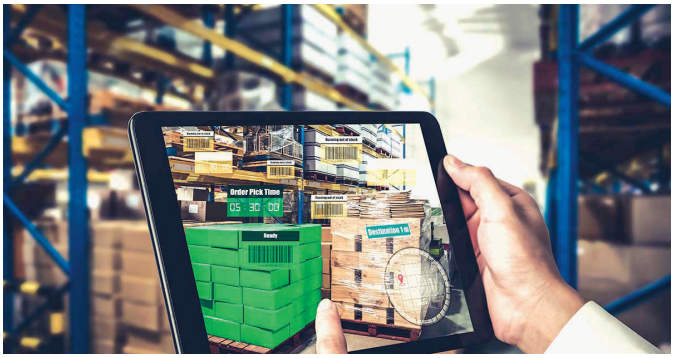


WDRA is engaging stakeholders on the proposed shelflife parameters for notified commodities stored under the eNWR framework. Financial institutions are expanding the use of eNWRs to facilitate credit against stored commodities. Recent lending activity highlights the growing integration of warehousing, digital receipts, and formal credit.

Demand expands across major logistics, manufacturing clusters

Third-party logistics (3PL) operators continue to account for a significant share of warehouse demand, backed by the expansion of outsourced supply chain networks. Engineering and manufacturing occupiers are increasing their footprint, driven by domestic manufacturing expansion, automotive activity, and development of new industrial clusters.

E-commerce and q-commerce firms are contributing to demand, particularly for facilities supporting hub-and-spoke and last-mile distribution models. Delhi-NCR remained the leading logistics market during H1 2026, accounting for 24 per cent of leasing activity, while Chennai and Pune recorded strong demand at 17 and 16 per cent, respectively.



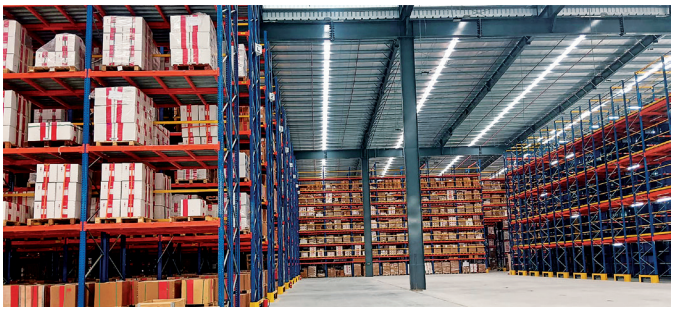
WAI industry sessions: Linking expertise with opportunities



The warehousing industry is evolving rapidly, driven by technology, changing customer expectations, sustainability requirements, regulatory reforms and the growing need for efficient supply chain infrastructure. Recognising the importance of knowledge sharing across the ecosystem, the Warehousing Association of India (WAI) is launching a series of focused online industry knowledge sessions. The sessions will bring together companies and experts from across the warehousing and logistics sector to share practical insights, technologies, experiences, and solutions relevant to the industry. WAI invites companies and industry professionals to contribute their expertise and participate in these sessions, creating a platform for knowledge exchange, collaboration, and wider adoption of innovative practices across the country's warehousing ecosystem.

India's warehousing demand reaches new heights

India's logistics and industrial real estate sector recorded its strongest first-half performance in 2026, with leasing across the top eight cities reaching 36.2 million sqft., an 18 per cent year-on-year increase. Warehousing accounted for 67 per cent of total leasing activity, driven largely by demand from third-party logistics and engineering and manufacturing occupiers. Delhi-NCR led the market with a 24 per cent share, followed by Chennai and Pune.



Sumadhura Group to expand logistics parks with ₹2,000 cr



Sumadhura Group has announced plans to invest approximately ₹2,000 crore over the next four to five years to develop 10 million sqft., of Grade-A industrial and logistics parks. The focus cities of the proposed development will include Hyderabad, Bengaluru, and Chennai with the company targeting a significant expansion of its warehousing and logistics portfolio by the year 2030.

Greenbase to invest ₹3,500 cr in logistics over five years

Greenbase, backed by the Hiranandani Group, plans to invest approximately ₹3,500 crore over the next five years to develop around 9 million sq. ft. of industrial, warehousing and logistics infrastructure. Tamil Nadu is expected to account for about 5 million sq. ft. of the planned development, highlighting the growing importance of southern India as a warehousing and industrial hub.



Rising land costs put pressure on warehousing returns

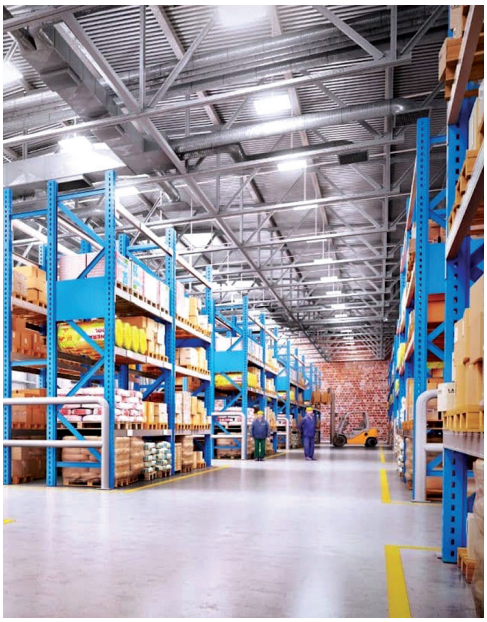


India's warehousing industry continues to attract institutional capital, but rising land prices and increasing competition for operational assets are pressurising developer returns. Industry participants are increasingly looking at long-term land leases, rental adjustments, and alternative development strategies to maintain project viability. The trend further highlights the need for efficient land utilisation and careful planning as demand for modern warehousing continues to grow.



WE WELCOME NEW MEMBERS TO WAI

Adani Industrial and Logistics Park	RAMS Digital
Choice Solutions	Rockwool Roxul Technical Insulation India Pvt. Ltd.



Warehousing Association of India Membership Form

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