

Nov -2025



# SCPL Warehouse (Logistic Park) – Rajkot

Investor Presentation

Sonali's Consumer Products Limited | 2025



Presented By

**Sonali Kocharekar**



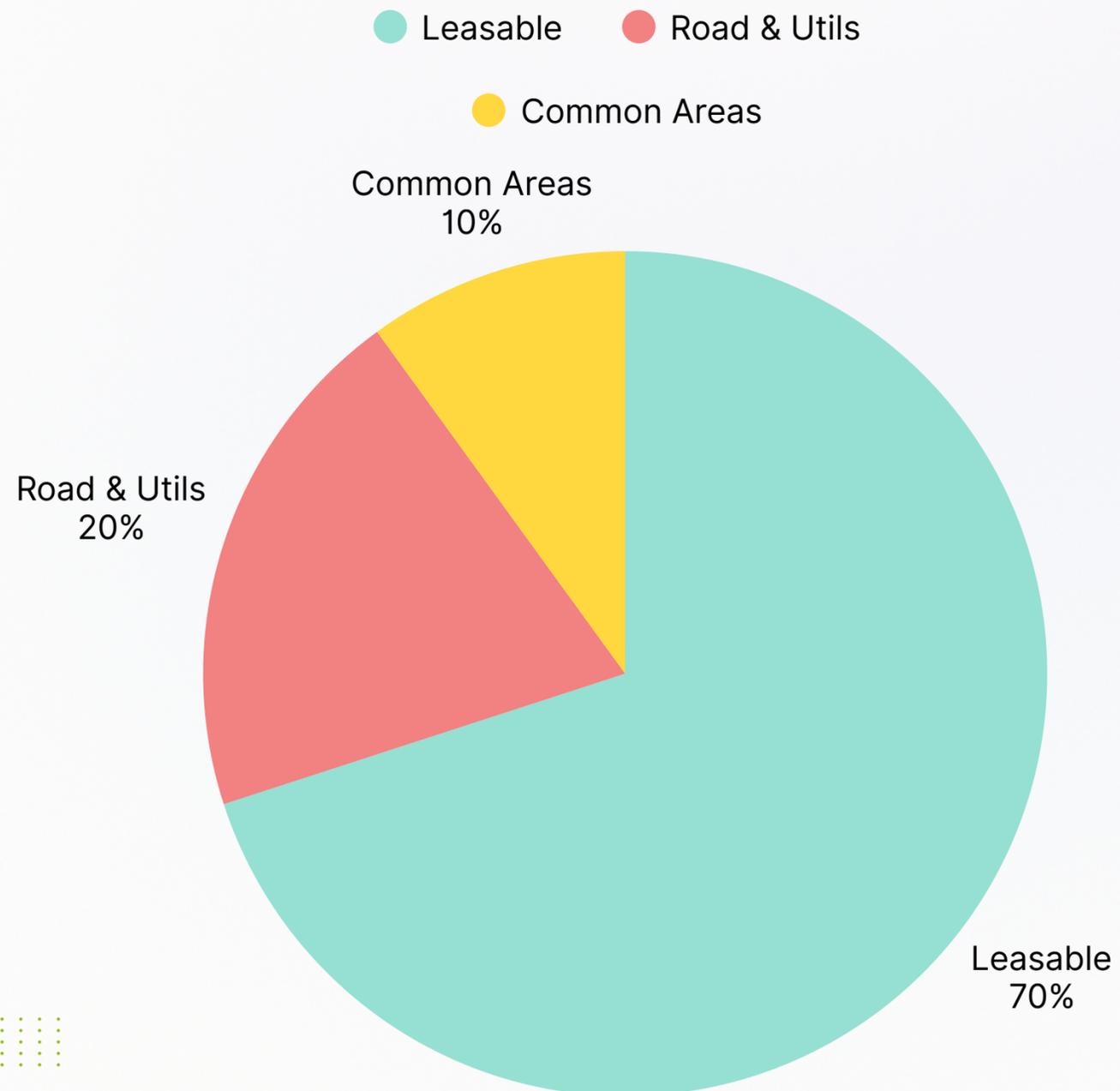
# Introducing Sonali Warehouse Project

(Logistic Park)

- A premium integrated warehouse & logistics park in Rajkot, Gujarat.
- Strategically located between Rajkot APMC and Gondal APMC.
- Designed for modern storage, 3PL operations, and scalable logistics solutions.



## Land Utilization (Total: 5 Acres)



# Project Overview

**Total Land Parcel: 13 acres**

**Phase 1 Development Area: 5 acres**

*(All project costs in this presentation are based on the 5-acre Phase 1 development)*

**Usable Land (Phase 1): 4 acres**

**Leasable Area (Phase 1): 3.5 acres**

### Project Classification:

A modern, multi-category **Logistics Park** designed to support storage and handling of:

- Grains
- Spices
- FMCG goods
- Industrial raw materials

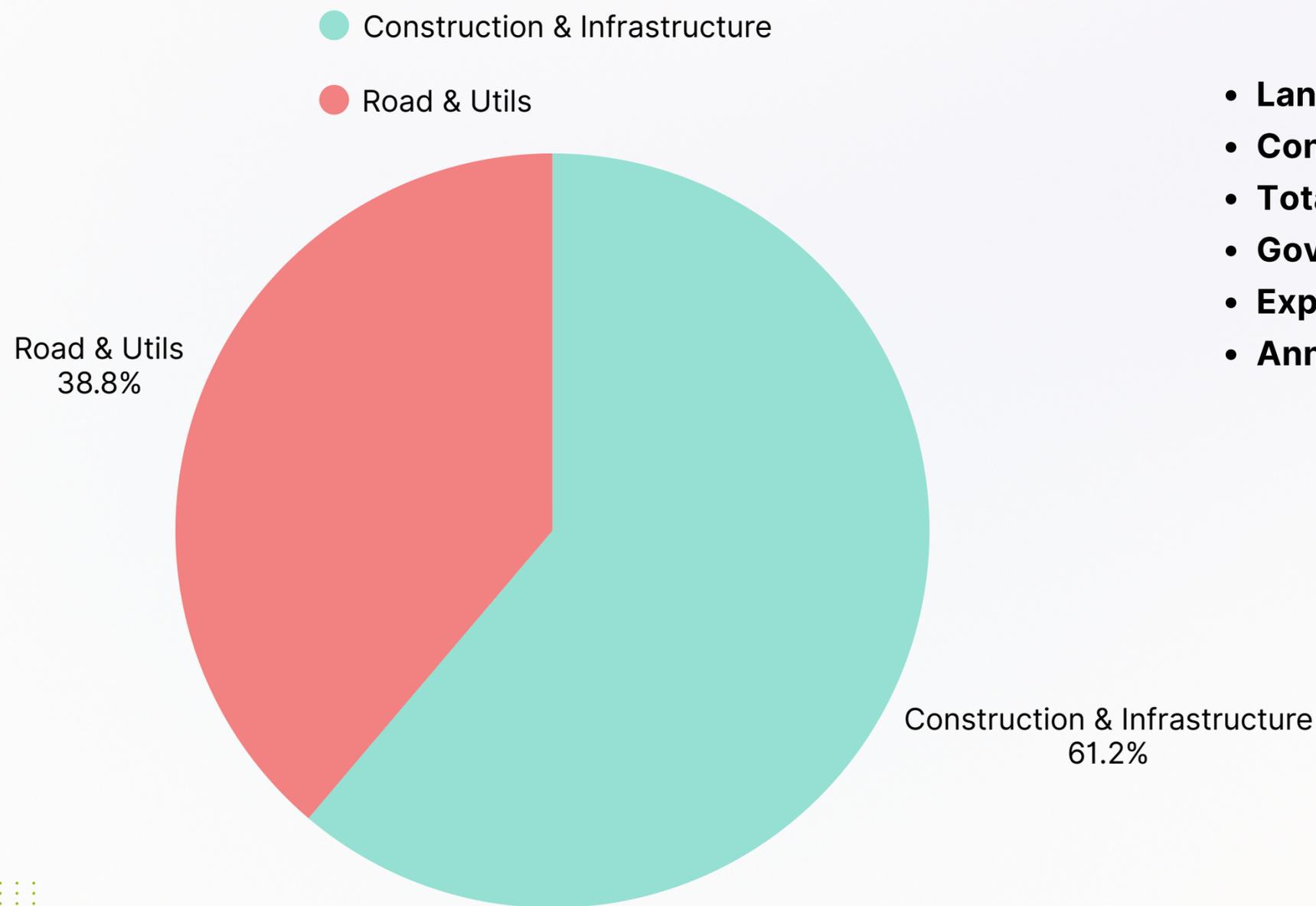
### Project Vision:

A scalable, expansion-ready logistics ecosystem with future phases planned on the remaining land parcel.



# Project Financials

Project Cost Breakdown (₹50cr)



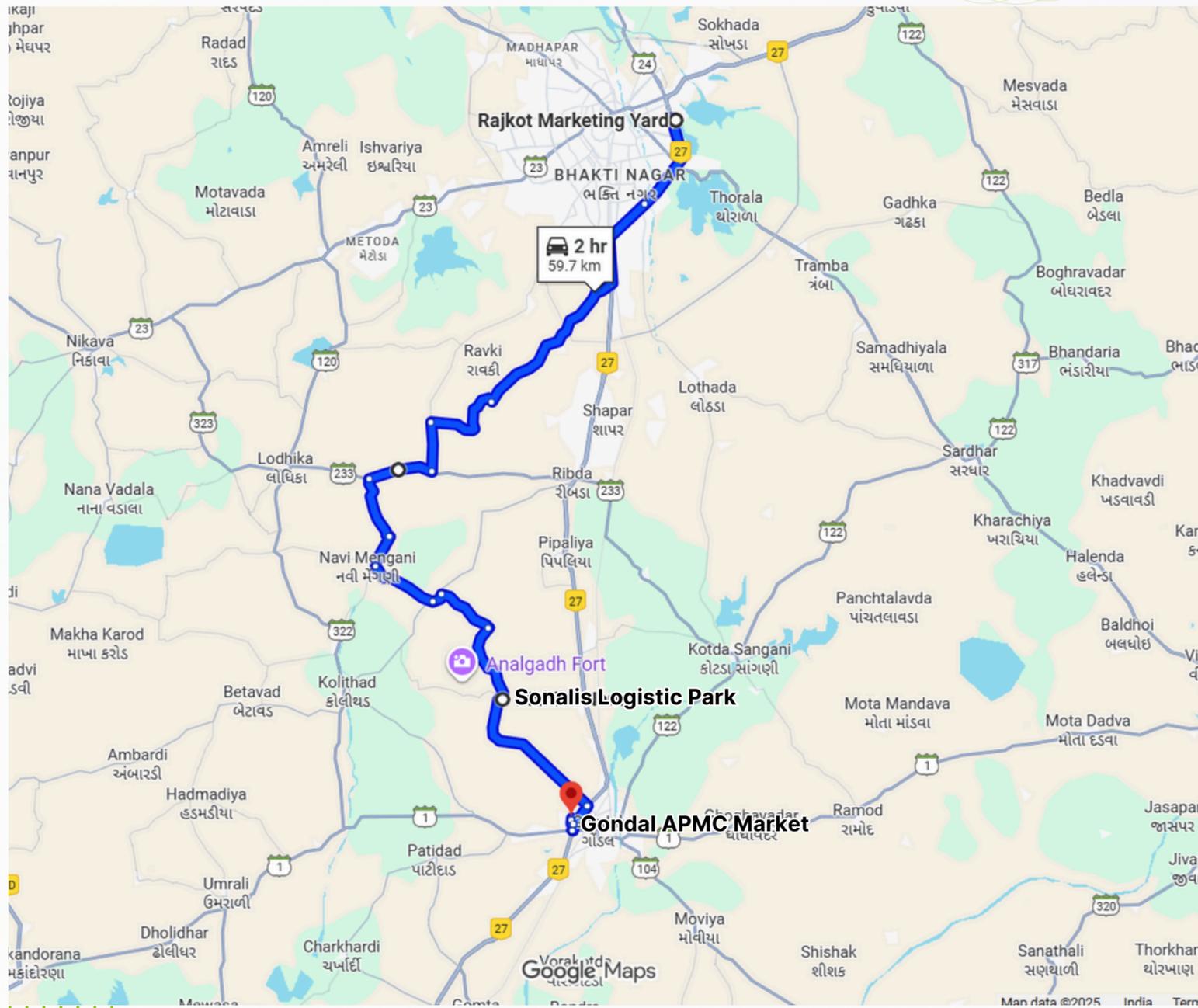
- **Land Cost:** ₹9 Cr
- **Construction & Infrastructure:** ₹24 Cr
- **Total Capex:** ₹35 Cr
- **Government Subsidy:** 25% of project value (Cap of ₹20Cr)
- **Expected Rental:** ₹19 per sq ft/month
- **Annual Escalation:** 5%



# Strategic Location Advantage

- Equidistant between **Rajkot APMC & Gondal APMC**
- Ideal for high-volume movement of agri-commodities
- Excellent road access enabling smooth logistics flow
- Preferred by traders, exporters, processors & 3PL companies

## SCPL Logistic Park – Rajkot Location



# Strong Market Connectivity

- Direct access to **major state highways**
- Connects **Rajkot, Morbi, Junagadh industrial clusters**
- Easy access for **transporters and agricultural traders**
- High footfall region for storage and distribution



# Development Roadmap



## Phase 1

- Core warehouse construction
- Internal roads, utilities, drainage, security installation



## Phase 2

- Add additional warehouse units
- Automation-ready spaces
- Option for cold storage blocks



## Phase 3

- 3PL office building
- Container yard
- Parking bays
- Weighbridge facility



# Market Opportunity

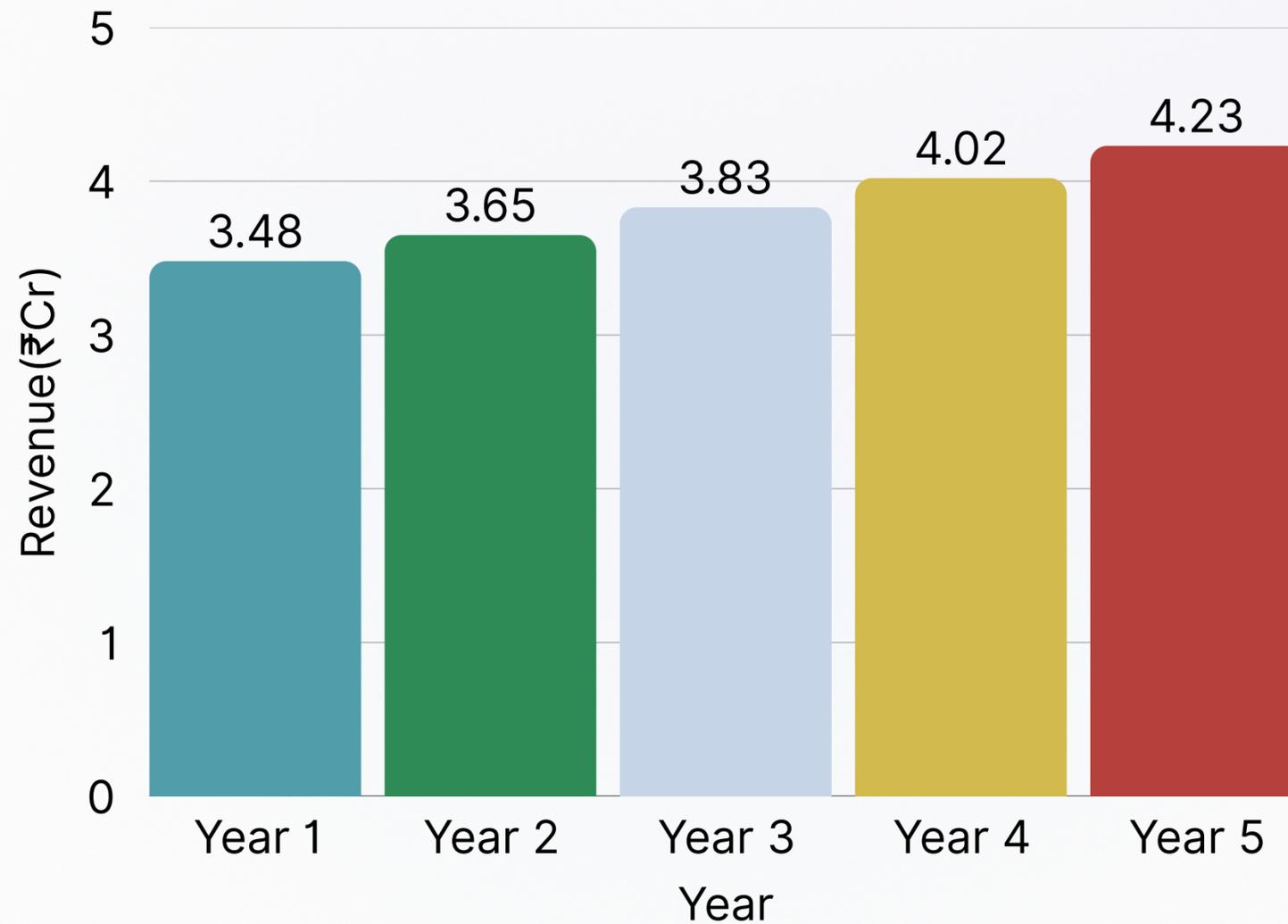
Demand driven by:

- Grain & spice traders
- Oilseed buyers
- FMCG distributors
- E-commerce fulfilment hubs
- Cold-chain integrators

*Rajkot & Gondal APMC ensure continuous commodity inflow, making logistics spaces always in demand.*

## 5-Year Revenue Projection

Value are in Cr



# Revenue Model

- Warehouse leasing income
- 5% annual escalation
- Flexible multi-unit leasing structure
- Long-term tenant agreements (3–9 years)
- High occupancy potential due to APMC proximity



# Why SCPL Logistic Park

- Prime APMC-belt location
- Modern infrastructure designed for operational efficiency
- Scalable and future-ready development model
- Low construction cost & high rental yield
- Predictable recurring revenue stream
- Strong demand from Agri & FMCG sectors

# Thank You

## Contact Us



+91 75066 11067



<https://sonalisconsumer.com/>



[info@appetitefood.in](mailto:info@appetitefood.in)



HD-275, WeWork Oberoi Commerz II, 20th floor, CTS No. 95, 4 B 3 & 4 590, Off W. E. Highway, Oberoi Garden City, Goregaon East (D2), Mumbai, MH 400063.

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