



Call: 07600011276

contact@nexusindustrialpark.com
www.nexusindustrialpark.com

NEXUS INDUSTRIAL PARK is the Flagship project of Nexus Infra Developers Pvt Ltd (NIDPL) - privately held company having diversified experience in real estate, property leasing and consulting business.

VISION

We envisage ourselves as a trendsetter in the world of Leasing Business. We are determined to set new parameters empowered by our distinctive business model.

MISSION

We strive to serve manufacturing, assembling, processing, trading, ancillary and auxiliary businesses by minimizing their capital investment, setup time and business risk through "Leasing Model" by providing infrastructure ready industrial sheds at competitive pricing at strategically prime locations in India to operate.

ADDRESS

Nexus Industrial Park
Opp. Alstom (Formerly Areva T&D),
At: Alamgadh, Post: Kotambi (Jarod),
Vadodara-Halol Road Touch,
Vadodara-391510, Gujarat.
(M) +91-7600011276
Google Map: 22.416424, 73.305871

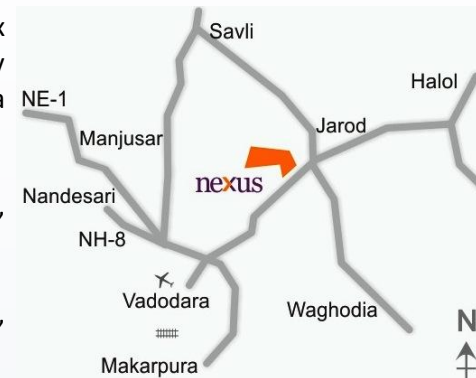


Nexus Industrial Park is the first of its kind lease oriented industrial park where multipurpose industrial sheds with ready infrastructure and modern amenities are provided on rent at competitive rates and flexible terms at prime strategic location in Vadodara, Gujarat.

Nexus adds strategic value to client business by providing them Ready-to-Move and Build-to-Suit industrial setup on lease as per their operational requirements and budget. Thus client leverages on cost effective, time-saving and flexible leasing model with complete transparency and professional management.

Location Highlights

- Just 12 KM from Vadodara Airport on Six Lane Vadodara-Halol Interstate highway (SH-87) connecting Gujarat, Madhya Pradesh (MP) & Rajasthan
- Delhi-Mumbai Industrial Corridor (DMIC)
- Center of Savli, Halol, Waghodia, Makarpura, Por GIDC (within 15-25 km)
- Vadodara Railway Station - 18 km
- Dahej SEZ & Port-135 km, JNPT Mumbai, Kandla and Mundra Port around 400 km



Our Industrial Sheds can be used as

- ✓ **Factory Shed** for Manufacturing, Processing, Assembling, Engineering activity
- ✓ **Warehouse** for Manufacturers, Traders, Distributors, Logistic companies
- ✓ **Workshop / Service Center, Exhibition, Corporate Event** etc...

Salient Features

- ➔ Prime Location
- ➔ New Construction
- ➔ Modular Concept
- ➔ Quick & Cost Effective
- ➔ Competitive Pricing
- ➔ No Capital Investment
- ➔ Modern Amenities
- ➔ Support Services
- ➔ Scope for Expansion

Advantages of Leasing v/s Buy-n-Build Option

Quick Start, No debt burden, Frees up capital for business activities, Financing & Operational flexibility, Mitigates business risk, Better cash-flow management

Important Website Links

- ic.gujarat.gov.in - Industrial Policies, Incentives, Approvals of Gujarat Govt.
- www.mgvcl.com - Electricity Provider, gpcb.gov.in - Pollution Control Board
- www.baroda.com, vadodaradp.gujarat.gov.in - About Vadodara City & District

Consulting Services: We also provide consulting services exclusively to corporate clients for their industrial property requirements (Buy/Sale/Lease - Land, Plot, Factory, Warehouse) in Gujarat through our strong partner network and profound understanding of local market. Please email at contact@nexusindustrialpark.com.

SETUP INDUSTRIAL UNIT QUICKY & COST EFFECTIVELY AT PRIME LOCATION



PRE-ENGINEERED BUILDING

- Ready-to-Move & Build-to-Suit Options
- Modular Concept - 10,000 to 1,20,000 Sqft
- Trimix RCC Flooring
- 10 T EOT Crane Provision
- Turbo Vents for Natural Air Ventilation
- Polycarbonate Skylight for Natural Lighting
- Loading/Unloading & Parking Area
- Office Space for Production Staff
- Washroom & Utility Area

INFRASTRUCTURE

- Wide Circular Internal Road , Street Lighting
- Compound Wall & Security Gate
- Drainage & Water Supply Network
- Landscape Garden
- Designated Parking Zones

FACILITIES / SUPPORT SERVICES *

- Restaurant /Canteen, Convenience Store
- Commercial Facility Center (CFC)
- Executive Lounge - Multipurpose Hall
- Warehouse / Storage Facility
- Telecom, Internet, CCTV Camera
- Material Handling and Logistics Services
- Weigh-Bridge
- Dormitory
- Staff Bus Facility

* Proposed facilities / services to be provided by 3rdparty contract agencies on pay-for-use basis. Subject to financial & operational feasibility.

Nexus Industrial Park has been planned by the professional team of architects and engineers with in-depth knowledge and experience in Industrial Infrastructure domain. It is spread over 6,50,000 Sqft area (Phase 1: 2,50,000 Sqft and Phase 2: 4,00,000 Sqft).

New PEB Industrial Sheds are built with modular concept to fulfill requirement from 10,000 to 1,30,000 Sqft of lease area. It includes loading/unloading area, inbuilt office space and utility area. Sheds have wide clear span and good height for maximum space utilization.

Our state-of-art infrastructure, modern amenities and support services within the park provide ideal environment for clients to setup unit quickly and run operations smoothly and efficiently with peace of mind.



Flexible Leasing Model: Nexus offers unique leasing model with freedom to lease what you need and pay for what you use. This makes leasing within budget and gives flexibility to scale up lease area as per future needs and avail other facilities and support services on pay-for-use basis when required.

For more information, Please visit our website www.nexusindustrialpark.com

For Inquiry, Please email contact@nexusindustrialpark.com / Call:07600011276

Referral Program: We welcome and reward referrals. Any individual or firm, property consultant can benefit by referring Nexus to their friend, customers, suppliers or business contacts. Register an opportunity with Nexus by email at contact@nexusindustrialpark.com. When the deal closes, you are paid. It's that easy!

All visuals shown are designers imagination and subject to changes by NIDPL Management without prior notice. This document is for reference purpose only and should not be considered a part of any agreement or legal purpose. Please contact us for any clarification or latest information.

ACTUAL PHOTOGRAPHS

Top view of Nexus Industrial Park

Google Mappings : 22.416424,73.305871 ([Location on Google Map](#))



Surrounding view of Nexus Industrial Park

(Entry from 6 Lane Vadodara-Halol Main Road)



Outside view of Nexus Industrial Park



Outside view of Module 10, 11 & 12



Outside view of Module 9



Inside view of Module 9 & 10



Inside Office & Washroom Space (Module 12)



Inside view of Office Cabin (Module 12)

