

From Aging Warehouses to Future-ready Logistics Hubs: Redefining Urban Infrastructure

By Anshul Singhal

The Indian logistics industry is undergoing a dramatic transformation to address the rapid growth of e-commerce and quick commerce. With India's e-commerce market poised to reach \$325 billion by 2030 and quick commerce expanding at an astonishing 280% in just two years, the demand for faster, more efficient logistics solutions has never been greater. At the same time, urban centers must optimize land use, reduce environmental impact, and cater to the evolving needs of businesses and consumers.

One of the most effective solutions lies in revitalizing aging warehouses into smart logistics hubs. These once-static spaces, often located on the outskirts of cities, are being reimagined as dynamic, tech-enabled facilities that support the fast-paced demands of modern commerce. By integrating cutting-edge technologies and prioritizing sustainability, these hubs have the potential to drive efficiency, reduce costs, and enhance the long-term resilience of urban supply chains.





Revitalizing aging infrastructure for modern needs

Historically, urban warehouses were built as storage facilities, with little emphasis on operational efficiency or sustainability. Today, these structures often struggle to meet the demands of e-commerce and quick commerce, which require precision, speed, and adaptability. Yet, they present an opportunity: revitalizing these aging assets can unlock immense value by bringing them in line with the needs of modern logistics.

This transformation, however, is not just about repurposing space - it requires a fundamental shift in how these warehouses operate. Technology serves as the bridge between outdated infrastructure and the efficiency demands of modern supply chains. The Internet of Things (IoT) devices enable real-time inventory tracking and environmental monitoring, ensuring optimal conditions for goods storage. Artificial intelligence (AI) enhances operational efficiency by predicting maintenance needs, optimizing space utilization, and streamlining delivery routes. Automation, from robotic sorting systems to autonomous vehicles, enables faster and more accurate order fulfillment - all of these actions are critical to meet the expectations of quick commerce.

At Welspun One, we recognize that technology is a key driver of efficiency in modern logistics, and we design our infrastructure to support its seamless integration. Our facilities are built to enable tenants to implement automation, IoT-based systems, and other smart technologies that enhance supply chain performance. By prioritizing retrofitting and redevelopment, we ensure that our warehouses provide the right structure—optimized layouts, sustainability features, and grade-A specifications—so that businesses can build tech-enabled operations that meet the evolving demands of urban logistics while minimizing environmental impact.

Grade-A warehousing: Setting a new benchmark for urban logistics

As urban logistics evolves, Grade-A warehouses have emerged as the gold standard for modern supply chains, offering a balance between operational efficiency, sustainability, and strategic location advantages. Grade-A warehouses are high-quality, modern logistics facilities designed with best-in-class specifications for efficiency, sustainability, and scalability. Unlike traditional warehouses, these facilities are purpose-built to support high-performance logistics operations, incorporating features such as:

- Optimized layouts – Multi-story designs and higher floor load-bearing capacities maximize space utilization, particularly in land-constrained urban areas
- Sustainability-driven features – Energy-efficient lighting, rainwater harvesting, and renewable energy integration help reduce carbon footprints and operational costs
- Enhanced infrastructure – Adequate parking, well-designed ramps for vehicle movement, and high dock ratios ensure seamless operations for high-volume logistics
- Strategic locations – Proximity to key urban hubs enables quicker last-mile delivery, making them ideal for e-commerce and quick commerce needs.

At Welspun One, we are enabling businesses to leverage this Grade-A infrastructure as a foundation for tech-enabled, high-efficiency logistics setups. Our in-city warehousing projects are strategically positioned near consumer clusters to reduce turnaround times while offering future-ready designs that accommodate automation, IoT implementation, and sustainable operations. From automated sorting systems that streamline fulfillment to green energy solutions that align with ESG commitments, our developments exemplify how warehouses can be both business enablers and responsible urban assets.

Sustainability at the core of revitalization

As logistics plays an increasingly central role in urban economies, the sector's environmental footprint has come under greater scrutiny. Revitalization presents an opportunity to not only modernize infrastructure but also embed sustainability into its very design.

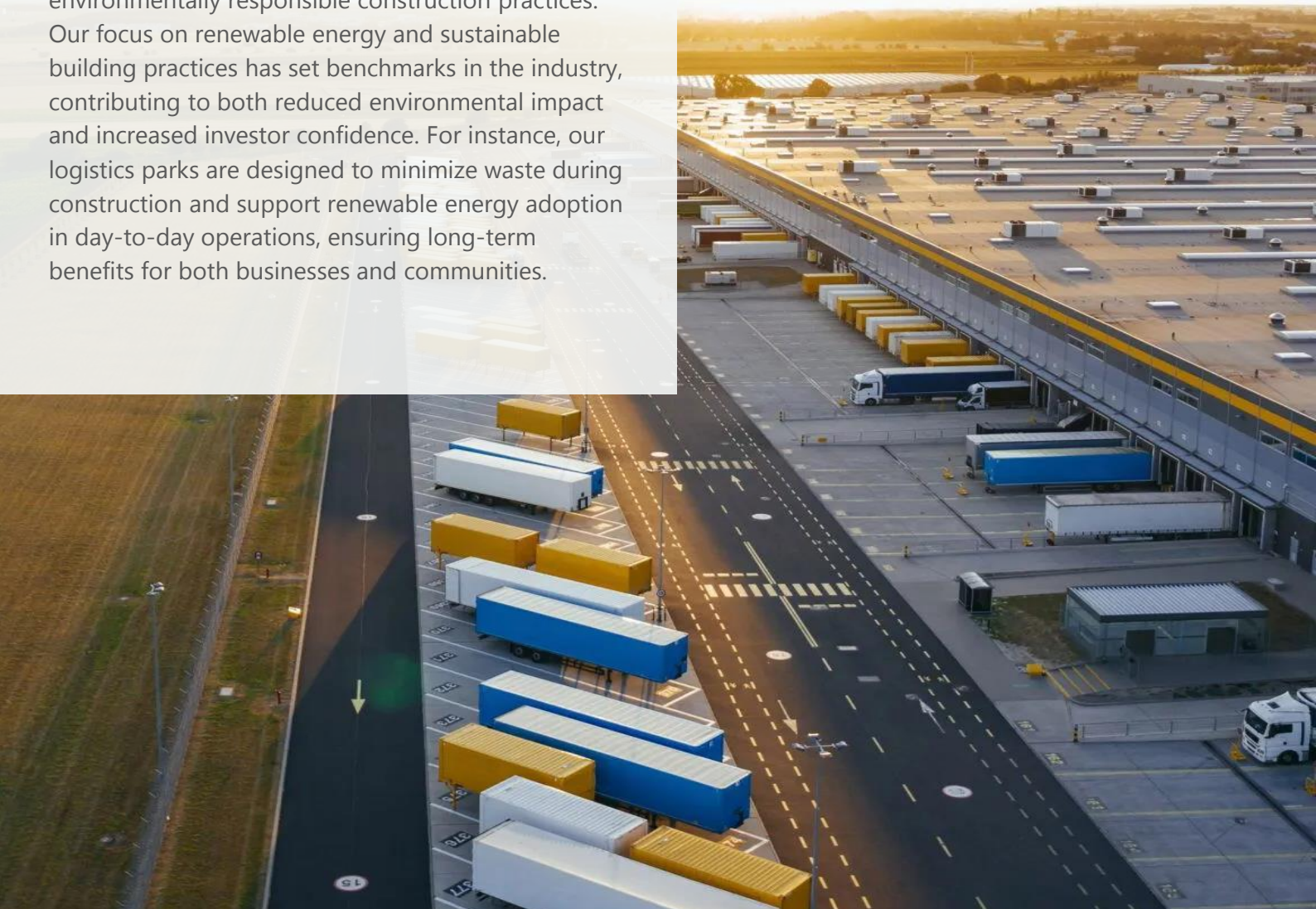
Eco-friendly materials, solar energy integration, and energy-efficient systems are now standard in many redeveloped facilities. Additionally, the strategic location of urban logistics hubs helps reduce delivery distances, cutting fuel consumption and emissions. By bringing logistics closer to end consumers, revitalized spaces can ease urban congestion and improve air quality.

Welspun One prioritizes sustainability in its logistics developments, aligning with global ESG standards through renewable energy adoption and environmentally responsible construction practices. Our focus on renewable energy and sustainable building practices has set benchmarks in the industry, contributing to both reduced environmental impact and increased investor confidence. For instance, our logistics parks are designed to minimize waste during construction and support renewable energy adoption in day-to-day operations, ensuring long-term benefits for both businesses and communities.

The role of investment in urban transformation

The revitalization of urban logistics infrastructure has also emerged as an attractive investment opportunity. In 2023, the industrial and warehousing sector in India witnessed \$2.5 billion in investments, with foreign capital driving over 80% of the inflows. This surge highlights the growing recognition of logistics as a high-growth, resilient asset class.

Welspun One has seen strong investor interest, particularly from institutional players and HNIs, drawn to the sector's long-term potential. Our focus on building scalable, sustainable, and technology-driven assets has not only delivered consistent returns but also supported the broader goal of creating future-ready logistics ecosystems.



Future-ready urban logistics: A collaborative effort

Revitalizing urban logistics infrastructure is not just about upgrading buildings—it's about creating ecosystems that support economic growth, environmental sustainability, and community well-being. This transformation requires collaboration across stakeholders, from developers and investors to policymakers and technology providers.

By prioritizing adaptive reuse, integrating advanced technologies, and embedding sustainability into every aspect of design, the logistics industry can create spaces that meet the demands of today while preparing for the challenges of tomorrow.

As part of this transformation, Welspun One is developing logistics assets that integrate innovation, sustainability, and efficiency. As we expand our portfolio of new-age assets, we remain committed to creating solutions that balance operational efficiency with environmental and social responsibility.

Transforming aging warehouses into smart logistics hubs not only meets the immediate demands of e-commerce and quick commerce but also strengthens the long-term resilience of urban economies. By reimagining infrastructure today, we can ensure that cities are prepared for the demands of the future.



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With two decades of experience in real estate and infrastructure, he specializes in identifying and executing high-impact L&I and warehousing investments.