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India's Logistics & Warehousing Expansion: Goa's Growth Driven by Verna as the Emerging Hub

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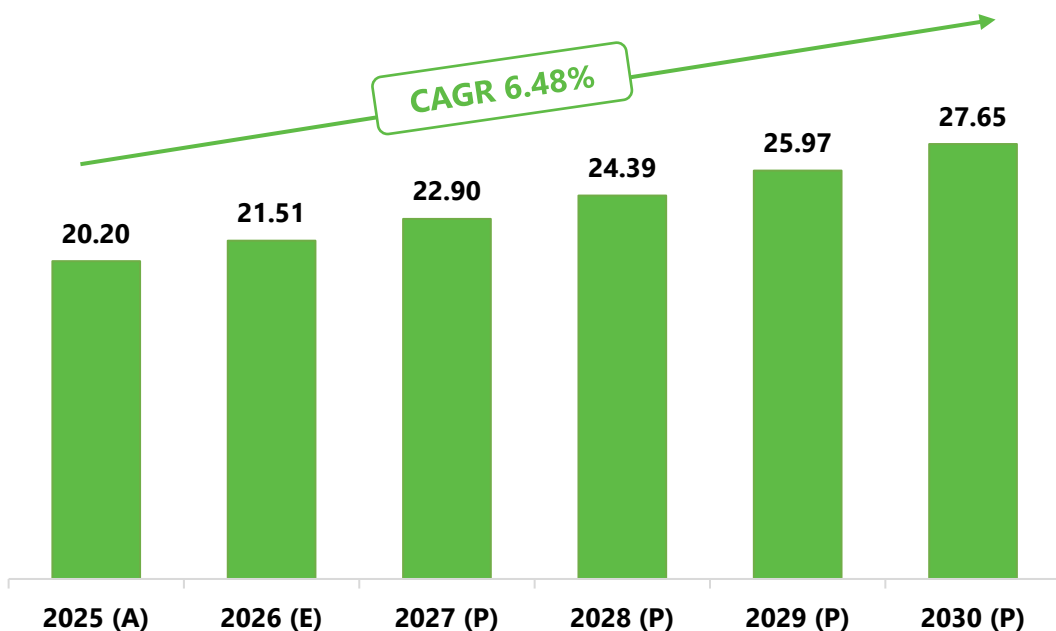
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Indian Logistics Industry - Overview

India's logistics costs have reduced to 8% of GDP as of FY26 from 13–14% earlier, reflecting substantial improvements in operational efficiency, infrastructure development, multimodal connectivity, and overall supply chain optimization across the country.

Market Size (In INR Trillion)



The Indian Logistics Market is valued at **INR 20.20 Trillion in 2025** and is projected to reach **INR 27.65 Trillion by 2030**

Source: imarcgroup, kpmg, pib.gov

Snapshot of India's Logistic and supply Chain market in 2025



India ranks **38th globally** on the World Bank's Logistics Performance Index, indicating improving but still developing infrastructure and trade facilitation capabilities.



Road transport accounts for 55% of all logistics activity in India, making it the dominant mode due to the country's expansive highway network and operational flexibility.



North India leads regionally with a 30% share of the logistics market, underpinned by dense industrial clusters and strong last-mile and inter-city connectivity.

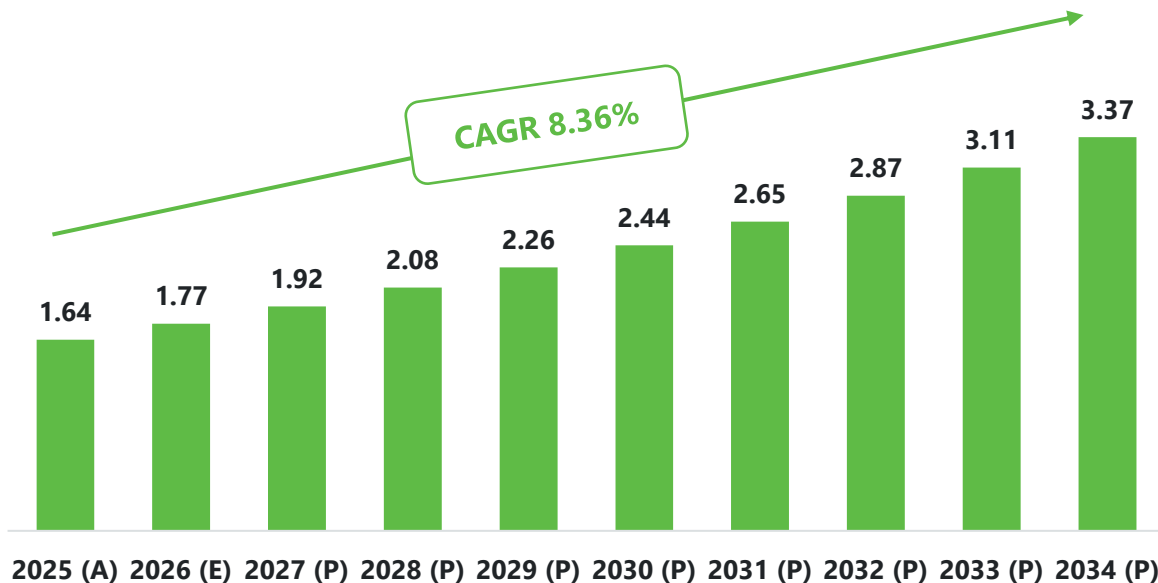


The sector **supports 22 million jobs** in 2025, making it one of India's largest employment generators and a critical enabler of nationwide economic activity.

Indian Warehousing Industry - Overview

India's logistics cost is estimated at INR 240 trillion, with warehousing contributing ~INR 60 trillion (~25%), highlighting its role as a key enabler of efficient supply chains.

Market Size (INR Trillion)

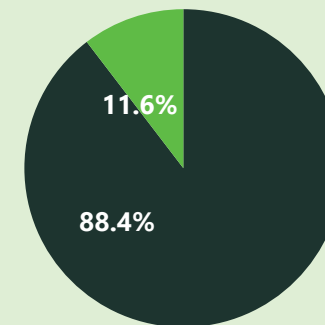


Total warehousing space transacted across these eight primary markets stood at **72.5 million sq. ft. in 2025**, reflecting strong occupier demand.

Source: [knightfrank](#), [imarcgroup](#), MARC Analysis.

Market Split of Warehousing Area and Vacancy (2025)

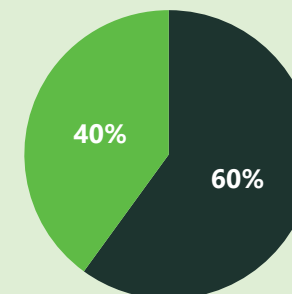
- **549 mn sq. ft. (88.4%)** : Total warehousing stock across India's top eight markets, led by Mumbai (169.7 mn sq. ft.) and NCR (115.4 mn sq. ft.).
- **63.7 mn sq. ft. (11.6%)** : Total vacant warehousing space across these markets.



■ Warehousing Area (Mn Sq. Ft.) ■ Vacant Area

Ownership Mix of Warehousing Infrastructure in India (2025)

- **60% Market Share** : Private warehouses dominate in 2025 due to their flexibility, customization, and ability to support e-commerce and retail requirements.



■ Private Warehouses ■ Public Warehouses

Note: The top eight warehousing markets include Mumbai, NCR, Bengaluru, Chennai, Ahmedabad, Pune, Kolkata, Hyderabad.

Growth & Trends in the Indian Logistics & Warehousing Industry

India's logistics and warehousing sector is growing rapidly, driven by e-commerce and 3PL demand, alongside emerging trends in technology, automation, and integrated supply chain transformation.

Industry Growth Dynamics as of 2025

E-commerce & Quick Commerce Growth



- **26%** - warehouse occupancy driven by e-commerce players such as Amazon and Flipkart.
- **50-62% CAGR** - rapid quick commerce growth fueling demand for dark stores and micro-fulfilment.

Manufacturing Expansion



- **14 sectors** - supported by Make in India and PLI, driven by electronics and pharmaceuticals.
- **13-13.2% CAGR** - pharma and Grade-A warehousing growth indicating rising demand for high-quality storage.

Infrastructure & Logistics Network



- **96.4% operational | 35 parks** – improving logistics connectivity and efficiency
- **40% reduction** - faster turnaround through hub-and-spoke models.

Emerging Industry Trends as of 2025

Automation & Smart Warehouses



- **59% of warehouses** - adopting robotics, AI, and IoT technologies.
- **99.2% accuracy** - automation improving operational efficiency and order precision.

Cold Storage & Mega Fulfilment Centres



- **12.11% CAGR** - cold chain logistics growth driven by pharma and food sectors.
- **1 million sq. ft.** - mega fulfilment centers enabling faster and large-scale deliveries.

3PL Growth & Micro-Warehousing



- **61% | 40%+ share** - 3PL dominance in logistics and warehouse leasing.
- **37.6 mn sq. ft. (2027)** - expanding urban dark store demand fueled by rapid quick commerce growth.

Source: [Mordorintelligence](#), [mordo-logistics](#), [redseer](#), [cjarcl](#), [economictimes](#), [marknteladvisors](#), [bdbipl](#)

Note: 3PL – Third Party Logistics; PLI – Production Linked Incentives; IoT - Internet of Things

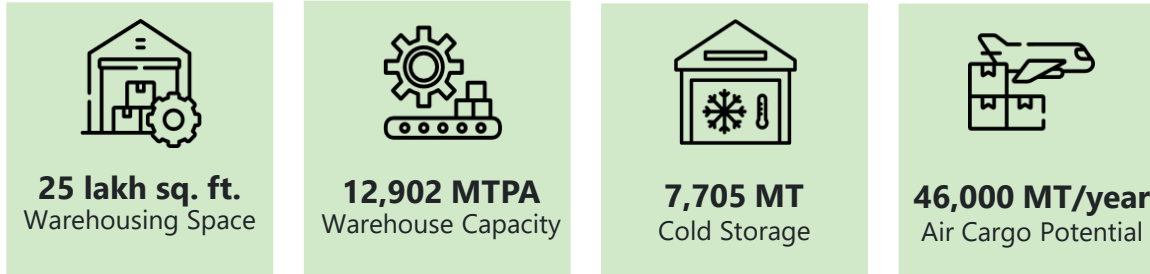
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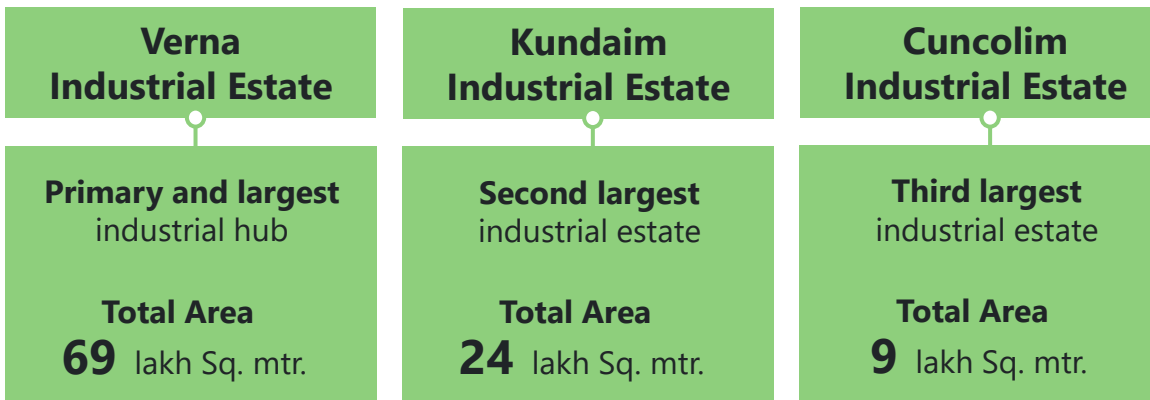
Goa Logistics & Warehousing: Market Landscape and Connectivity

Goa is emerging as a multimodal logistics hub, backed by a 50%+ industry driven economy and 90% export oriented pharma sector.

Market Overview as of 2025



Top Industrial Estates Supporting Goa's Logistics Sector (By Size)



Connectivity & Infrastructure Snapshot



Source: goa.gov, cargotalk.outlookbusiness, hiparks, tcp.goa, india-briefing, static.goa.goaidc

Goa Logistics & Warehousing Policy Framework

The Goa Logistics & Warehousing Policy 2023 establishes the foundation for a cost-efficient, investment-friendly logistics ecosystem; building on this, the 2025 Incentives Scheme accelerates Goa's logistics growth through capital and interest subsidies (capped at INR 50 lakh) while promoting 60% local employment for sustainable development.

State Logistics and Warehousing Incentives Scheme 2025

Drives a high-performance ecosystem to accelerate sector growth and enhance regional competition.



Objective

INR 50 Lakh Cap



Higher subsidy for backward regions and priority groups to promote inclusive investment.

Reduces upfront investment through partial reimbursement of fixed asset costs.



10-15% Subsidy

50% Interest Subsidy



Lowers financing costs by subsidizing interest on project loans.



Eligibility

Supports non-mega service providers to build a strong, agile local logistics network.

60% Local Employment



Full incentive access linked to maintaining a majority local workforce.

Ensures steady annual financial support for operational stability in early stages.



INR 25 Lakh Per Year

100% Stamp Duty Refund



Cuts initial setup costs by refunding land and building registration charges.

Source: [GOG, Goa-Govt.2025](#)

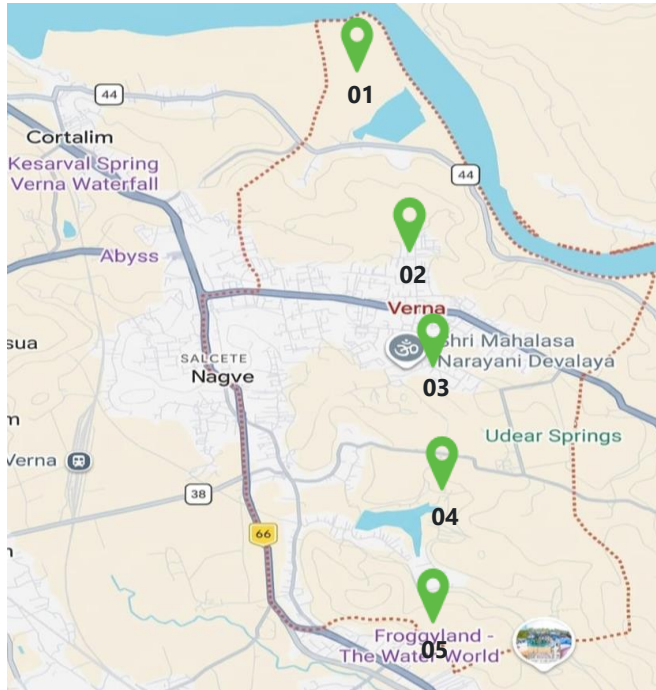
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Overview of Verna Industrial Estate's position as Goa's primary logistics hub, profiling key players and their capabilities, and highlighting future growth drivers including infrastructure expansion, Grade-A warehousing, and emerging investment momentum.

Verna Industrial Estate: Strategic Hub for Logistics Development

Verna Industrial Estate is Goa's most advanced and strategically planned industrial hub, spanning 1,035 acres and hosting 300+ operational units, making it a key centre for logistics and warehousing in the state.

Top Logistics & Warehousing Companies in Verna (By Area)



- 01 Venkatapura Logistics & Industrial Parks Pvt. Ltd. (22,418 Sq. Mtr.)
- 02 CMM Logistics Pvt. Ltd. (19,644 Sq. Mtr.)
- 03 Allcargo Logistics Ltd. (10,000 Sq. Mtr.)
- 04 Sat Kabir Logistics Pvt. (9,459 Sq. Mtr.)
- 05 Machado & Sons Agents & Stevedores Pvt. Ltd (8,460 Sq. Mtr.)

Note: Allcargo Logistics Limited was previously known in Verna as Gati Ltd and GESPL prior to the Nov 2025 merger.

Source: [niir](#), [hiparks](#), [goa.gov](#), [viaqoa](#), [heraldqoa](#), [vijaylogistics](#), [goaidc](#)







Strategic Connectivity

<h3>Strategic Highway Connectivity</h3> <ul style="list-style-type: none"> NH-66 corridor access Links to NH-48 and SH-30 (Mumbai, Bengaluru, Hyderabad) 	<h3>Rail Logistics Support</h3> <ul style="list-style-type: none"> 16 km – Madgaon Station Konkan Railway goods shed in Verna
<h3>Port Proximity</h3> <ul style="list-style-type: none"> 15–18 km – Mormugao Port Supports port-led warehousing 	<h3>Air Cargo Access</h3> <ul style="list-style-type: none"> 14 km - Dabolim Airport 54 km - Mopa Airport

Industrial Infrastructure

<h3>Modern Industrial Infrastructure</h3> <p>30 MLD water Dedicated power</p> <p>Ongoing Phase-IV upgrades</p>	<h3>Grade-A Warehousing Supply</h3> <p>Warehousing capacity</p> <p>1.2 lakh sq ft 3.51 lakh sq ft</p>
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Top Logistics and Warehousing Players in Verna

Criteria	Venkatapura Logistics & Industrial Parks Pvt. Ltd.	CMM Logistics Pvt. Ltd.	Allcargo Logistics Ltd.	Sat Kabir Logistics Pvt.	Machado & Sons Agents & Stevedores Pvt. Ltd
 Core Focus	Industrial & Logistics Infrastructure	Warehousing & Storage (3PL)	Express Distribution & 3PL	3PL Services & Per-Pallet Warehousing	Stevedoring, C&F, and Pharma Warehousing
 Revenue Model	Long-term Asset Leasing	Service Fees & Storage Turnover	Service-based Logistics Fees	Asset-based Storage & Freight Fees	Project-based Agency & Storage Fees
 Target Consumers	E-commerce, 3PL, FMCG	MNCs: Nestle, P&G, Amul, Schneider	E-commerce, Pharma, MSMEs	Pharma, FMCG, Automotive	Pharmaceutical Giants (Cipla, Lupin, Nestle)
 Capabilities & Infra	Smart Green Warehousing	Pre-Engineered Building (PEB), 10m Height, 40ft Docking	Oracle ERP & HubEye Tracking	Cloud-based WMS & Live Inventory Tracking	Advanced Cold Chain & Double Deep Racking Systems
 Market Reach	Key Indian Industrial Hubs	Western India (Goa & Maharashtra)	Pan-India (Verna Phase IV Hub)	North & West India (Verna Hub)	Goa-Centric (Verna, Vasco, & Mormugao Port)
 Operational Reach	Regional (Goa)	Regional (Goa & Western India)	National (Mumbai HQ)	National (Delhi HQ)	Regional (Goa Port)

Source: [Tracxn](#), [VLIPPL](#), [CMM Group](#), [Allcargo Global](#), [SKL Group](#), [Machado Goa](#)

Note: Allcargo Logistics Limited was previously known in Verna as Gati Ltd and GESPL prior to the Nov 2025 merger.

Verna: Future Growth Potential for Logistics and Warehousing

With 300+ industries and strategic access (15–25 km) to Goa's key consumption hubs, Verna is expected to emerge as the state's primary logistics hub, driven by policy support and infrastructure expansion.

Growth Drivers & Investment Momentum



INR 125 Cr Logistics Park Development

Currently at the announced/MoU stage, indicating growing demand for organized, large-scale logistics infrastructure in Goa and potential capacity expansion in the near term.



INR 2.35 Lakh sq ft Grade-A Warehouse Expansion

Entry of modern Grade-A facilities will support e-commerce, 3PL services, and efficient inventory management.



GIDC-Led FAR Increase Boosting Warehousing Capacity

GIDC's increase in FAR (Floor Area Ratio) from 150 to 300 at Verna enables vertical warehousing, allowing logistics firms to double storage capacity without additional land.

Infrastructure & Operational Transformation



Policy Push for Logistics Infrastructure

Government incentives are expected to accelerate private investment (>INR 100 Cr) in logistics infrastructure.



Temperature Controlled Logistics

Rising demand from pharma, food, and FMCG sectors will increase the need for cold storage solutions.



Shift Towards Vertical Warehousing

Verna will see a transition to high-density, multi-level warehouses, supported by the proposed FAR increase (150 → 300).

Source: [niir.org](#), [GOG](#), [promptpers](#), [timesofindia](#), [economictimes](#), [DigitalGoa](#), [Herald](#), [DigitalGoa](#), [IndiaSeaTrade](#), [Herald](#), [hiparks](#), [Business Goa](#)



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