



WAREHOUSE AREA

BONGAIGAON

PROPERTY

18

BIGHAS

TOTAL LAND AREA

30147

SQ FT

WAREHOUSE AREA

27

YEARS

LEASE REMAINING

A Rare Commercial Opportunity — 30,147 SQ FT Warehouse. A Separate 5-Storey Fully Constructed Cold Storage and a Functioning Public Weigh Bridge on 18 Bighas of Prime Leasehold Land. 27 Years Remaining. BTC Government-Backed Project.

A Turnkey Commercial Asset in Northeast India's Growth Corridor

READY-MADE WAREHOUSE

30,147 sq ft warehouse across two sections (144.5' x 78' and 242' x 48'), plus a separate 5-storey fully constructed cold storage building and a public weigh bridge. Move-in ready.

18 BIGHAS TOTAL LAND

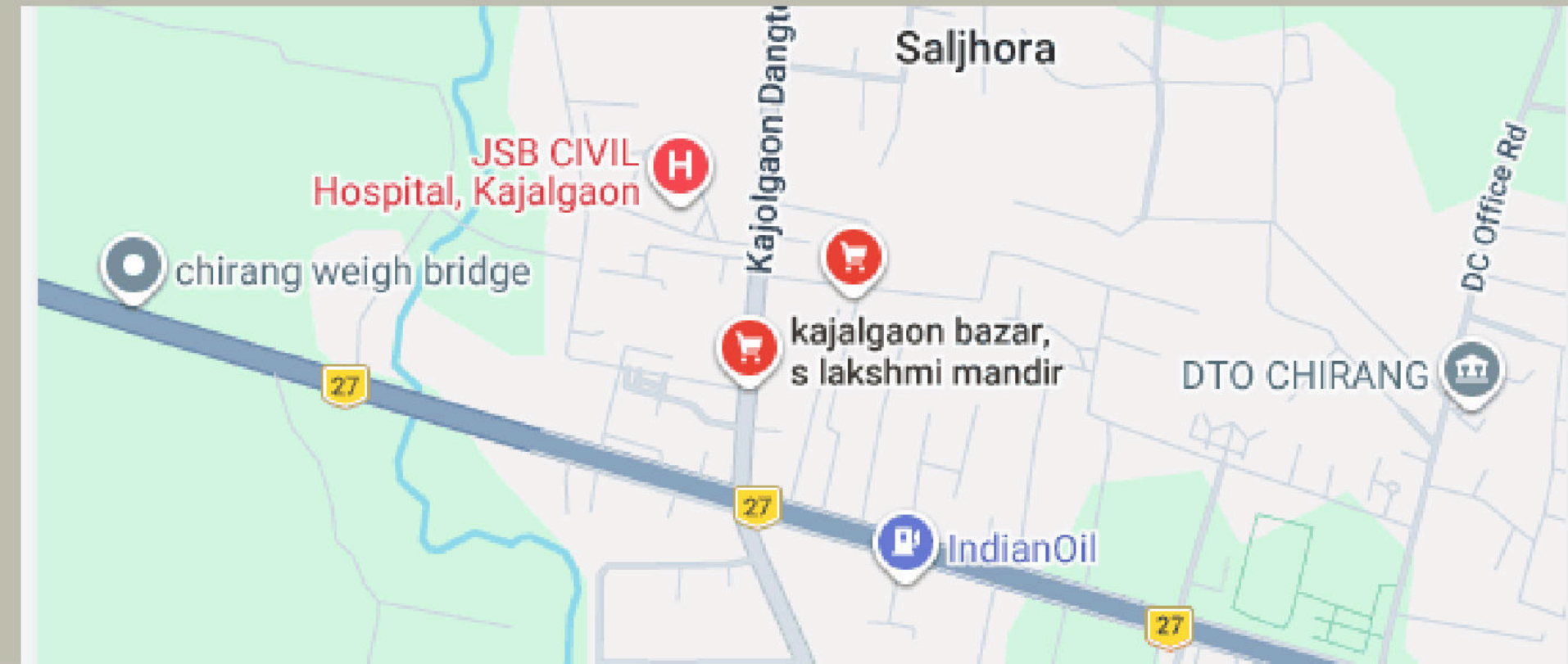
18 Bighas of leasehold land on NH 31C with constructed warehouse and cold storage. Remaining open land available for expansion and development.

45-YEAR LEASE (27 REMAINING)

Registered & stamped 45-year lease agreement from July 2008 with 27 years remaining. BTC government-backed project with renewal option.

STRATEGIC LOCATION & INFRASTRUCTURE

Registered & stamped 45-year lease agreement from July 2008 with 27 years remaining. BTC government-backed project with renewal option.



Bongaigaon — The Heart of Lower Assam's Commerce



NEAREST AIRPORT

Rupsi Airport (Dhubri) —
~50 km
Lokpriya Gopinath Bordoloi International
Airport (Guwahati)
— ~200 km

RAILWAY STATION

Bongaigaon Junction — Major
railhead on the NF Railway mainline,
connecting to Kolkata, Delhi, and
Guwahati

HIGHWAY ACCESS

NH-31C passes directly in front of
the property, connecting
Bongaigaon to the rest of India and
the Northeast

COLD STORAGE



5-STOREY, FULLY CONSTRUCTED (SEPARATE BUILDING)

GOVERNMENT SUPPORT - BTC-BACKED UNDER ASIDE SCHEME

LOCATION - KAJOLGAON BAZAR, NH 31C, SALJHORA,
ASSAM 783385



COLD STORAGE



COLD STORAGE (FROM INSIDE)





WAREHOUSE

30,147 SQ FT

(SECTION 1: 144.5' X 78' + SECTION 2: 242' X 48')

GOVERNMENT SUPPORT -
BTC-BACKED UNDER ASIDE SCHEME

LOCATION -
KAJOLGAON BAZAR, NH 31C, SALJHORA,
ASSAM 783385

WAREHOUSE (FROM INSIDE)



SPACE BETWEEN WAREHOUSE AND COLD STORAGE



PUBLIC WEIGH BRIDGE — INSTALLED & FUNCTIONING



Get In Touch



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WEBSITE

<https://www.coldstoragebuy.in/>



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