



ESR Karawang Logistics Park 1

October 2026



ESR Karawang Logistics Park 1

CBRE is pleased to offer for sale an investment-grade industrial asset comprising 157,887 sqm of land area and ± 93,944 sqm of net leasable area (NLA), featuring high-quality single-storey manufacturing and warehouse facilities strategically located within the Greater Jakarta area.

This property is built by ESR, one of Asia Pacific's largest developers and operators of modern logistics real estate, delivering institutional-grade logistics and industrial assets across key markets in the region. Leveraging its expertise in developing best-in-class industrial facilities, ESR Karawang Logistics Park 1 ("KLP 1") offers a unique combination of strategic location, modern specifications, and sustainable infrastructure, making it an ideal hub for manufacturing, warehousing, and distribution operations.

This offering represents a rare opportunity to acquire a fully occupied, ready-built, and high-quality modern industrial asset in Indonesia, Southeast Asia's largest economy.



Located in Greater Jakarta, Capital City of Indonesia. The largest economy in Southeast Asia.



**91,533 sqm (Building) + 701 sqm (Canopy)
+ 1,710 sqm (Open Storage)**
Net Leasable Area



157,887 sqm
Total Land Area



100%
Stabilized Occupancy



~3.5 years
Weighted Average Lease Expiry as of Oct 2026

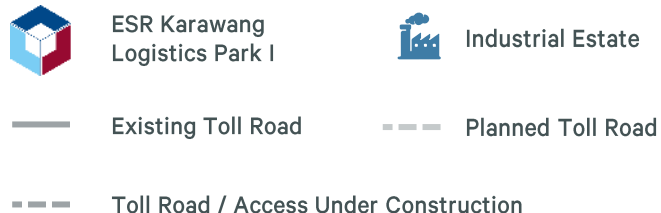


4.93% P.A
Weighted Average Contractual Rental Escalation

Property Location

KLP 1 offers a unique combination of strategic location, modern facilities, and sustainable infrastructure, making it an ideal hub for manufacturing and distribution. Situated in the Surya Cipta Industrial Estate, just one hour from Jakarta and with direct access to major toll roads, Tanjung Priok and Patimban Port, it ensures exceptional connectivity for both domestic and international markets.

Furthermore, the presence of established industrial players, suppliers and service providers within the vicinity, **including numerous global automotive, consumer goods, electronics and advanced manufacturing companies**, fosters a thriving industrial ecosystem and large pool of potential tenants.

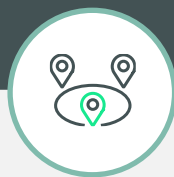


Key Investment Highlights



Indonesia's Logistics Sector Presents Compelling Tailwinds & Significant Growth Potential

- **Strong Occupier Demand:**
Current occupancy rate is 97.4% on average in Greater Jakarta, demonstrating strong occupier demand for modern logistics warehouses.
- **Positive Rental Outlook:**
Average rents continued to grow in 2026, supported by occupier demand and preference for modern warehouse specifications.
- **Various Demand Drivers:**
 - ✓ E-Commerce continues to grow at a rapid pace with a CAGR of 15% between 2025 – 2030F.
 - ✓ Manufacturing sectors continue to expand at c.5% annually, underpinning industrial and warehouse space absorption.
 - ✓ Rapid infrastructure development by the government increases efficiency of logistics operation costs.



Located in Karawang – within Jakarta's Prime Industrial Belt

- **Strategic Location:**
Situating within Karawang, part of the Greater Jakarta Area, Indonesia's primary economic centre. The property is located within a well-established industrial estate in one of Indonesia's largest manufacturing hubs, benefiting from comprehensive infrastructure and efficient connectivity to support industrial, transportation, and logistics operations.
- **Excellent Accessibility:**
Close proximity to highways providing exceptional connectivity to Indonesia's vital trade locations such as Jakarta City (72km), Tanjung Priok Port (73km) and Soekarno-Hatta International Airport (94km).



Institutional-Grade Warehouse Designed to Capture Diverse Occupier Demand

- **Institutional-Quality Warehouse Specification:**
 - ✓ Clear height up to 12.8 m and floor loading capacity of 3 tonnes/sqm.
 - ✓ Built to institutional-grade standards suitable for modern manufacturing and logistic operations.
- **Flexible Warehouse Configuration**
 - ✓ Efficient warehouse layout and operational design support diverse occupier requirements.
 - ✓ Suitable for manufacturing, logistics, and distribution users.
- **Developed by ESR**
ESR is the largest New Economy real estate platform in APAC and the 3rd largest listed real estate investment manager globally.



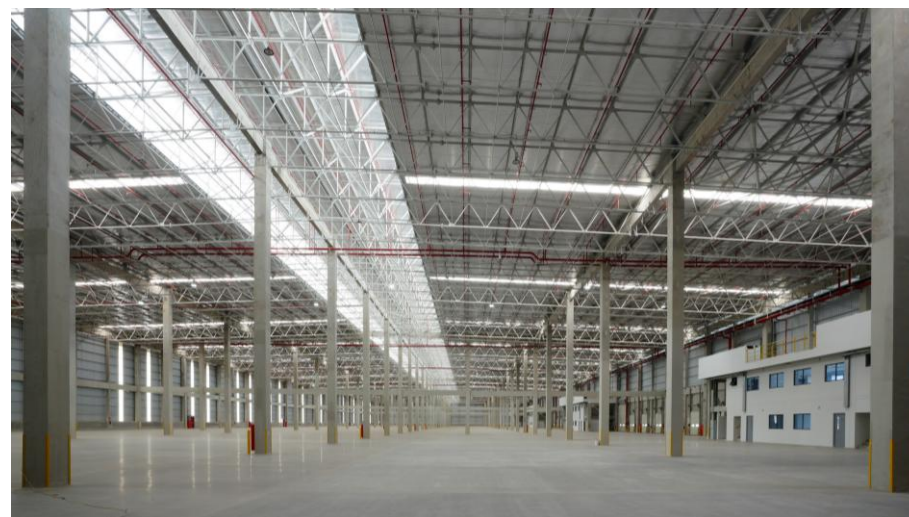
High Occupancy Providing Stable & Resilient Income Stream

- Secured Income Stream: Occupancy = 100%
- Average WALE = 3.5 years as of October 2026
- Tenant roster: Tenant base comprising manufacturing occupiers from sectors including electronics and material construction.
- Long-term lease commitments underpin stable and predictable rental income, enhancing cash flow visibility and reducing rollover vacancy risks, supported by significant tenant investment in the asset.

Property Overview



This modern industrial facility offers high-quality manufacturing and warehouse specifications, featuring large floor plates, high-clearance storage areas, multiple loading docks, and expansive truck circulation space, providing an efficient and scalable environment for warehousing, distribution, and supply chain operations.



A vertical satellite image of Earth from space, showing the curvature of the planet and city lights at night. A horizontal green line is positioned across the middle of the image.

About ESR

Southeast Asia's Leading New Economy Real Estate Platform

Largest Logistics Platform in SEA

- Extensive logistics and industrial portfolio across Southeast Asian market
- Established presence in Indonesia, Singapore, Vietnam and Thailand

Strategic Regional Footprint

- Operations across major supply chain and consumption hubs
- Serving multinational and domestic occupiers

Strong Development Pipeline

- Large-scale landbank and ongoing warehouse developments
- Positioned to capture accelerating logistics demand

Institutional Quality & ESG Focus

- Modern Grade A facilities
- Sustainable and energy-efficient warehouse developments

ESR 2026 HIGHLIGHT

US \$60.9B

Total AUM

US \$58.4B

3rd Party AUM

13

Countries across APAC

Contact Us



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