



ctp



Cheb



CZ

REGIONAL BENEFITS

Superior highway location in cost effective region

Situated on the outskirts of the industrial centre of Cheb, in North West Czech Republic, this strategically located park is ideal for clients looking to leverage the lower wages and embedded industrial knowledge available locally to serve customers just 10 minutes from the German border.

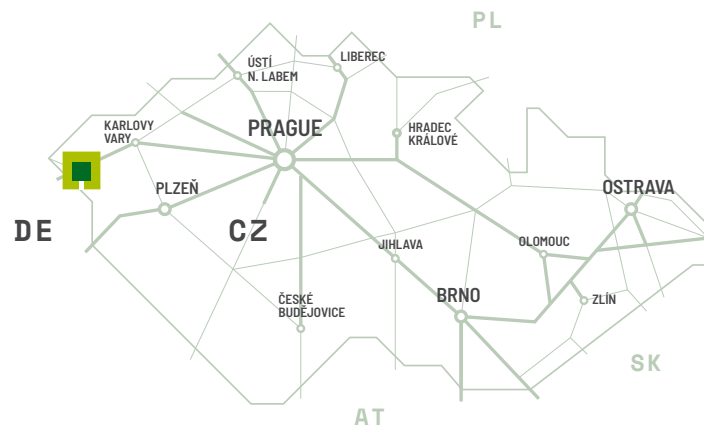
- ▶ Close proximity to German border
- ▶ Strong industrial tradition
- ▶ Low-wage area, highly skilled workforce
- ▶ Direct highway connections to Germany, Prague, Plzeň



 D6 ADJACENT	 HOF CONTAINER TERMINAL 60 KM
 PRAGUE 166 KM	 CHEB 7 KM

MAJOR CITIES

Karlovy Vary	37 km	25 mins
Prague	170 km	1.5 hr
Hof	60 km	45 mins
Chemnitz	132 km	1.5 hrs
Leipzig	207 km	2.3 hrs
Nuremburg	155 km	1.75 hrs





LOCAL ACCESS

Ten minutes from the German border

D6/E48/E49
The D6 highway is the main north-western corridor joining Prague, Karlovy Vary, and Cheb to Saxony and Bavaria

Cheb is an ideal location for suppliers to the German market or a link for suppliers across the Czech Republic. The park's location is a good starting point for complex logistics within the country and across borders, making it a commercial crossroads of Europe and providing a full range of facilities for manufacturing

companies and logistics providers. The park sits near a major European railway connecting Prague to Nuremberg. The Czech regions of Cheb and Sokolov are connected to the adjacent border areas of Germany (Selb, Hof) by local railway.

PARK FEATURES

- ▶ Direct highway access
- ▶ Adjacent petrol station & mini market
- ▶ Directly adjacent to main Train station
- ▶ High visibility from highway
- ▶ Ample expansion opportunities
- ▶ EV charging stations; large-scale water retention and reuse systems for use in greywater systems and sprinklers; Solar ready roofs

Our second most Western CTPark

AVAILABILITY & DELIVERY

CHE1	0 sqm	--
CHE1B	19,127 sqm	2024



- Built available
- Planned
- Built occupied

KEY PARK DATA

CTPark Cheb



SOLAR READY
2024



WATER
RECYCLING



LANDSCAPED
AREAS



ELECTRIC
CHARGERS



GERMAN BORDER
10 MINS



LOWER WAGE /
HIGHLY SKILLED



PRAGUE
TO GERMANY



SWIMMING LAKE
2 KM

AVAILABLE NOW

0 sqm

DEVELOPMENT OPPORTUNITY

19,127 sqm

BUILT-UP AREA

33,187 sqm

TOTAL AREA

10 ha

PARK & NEARBY INVESTORS

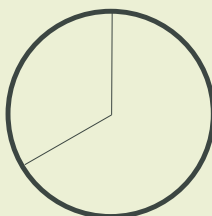
DHL Solutions

ZPG (CUBE)

INDUSTRIES IN THE PARK

70% Logistics

30% Light Assembly



CTPARK

Network

WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

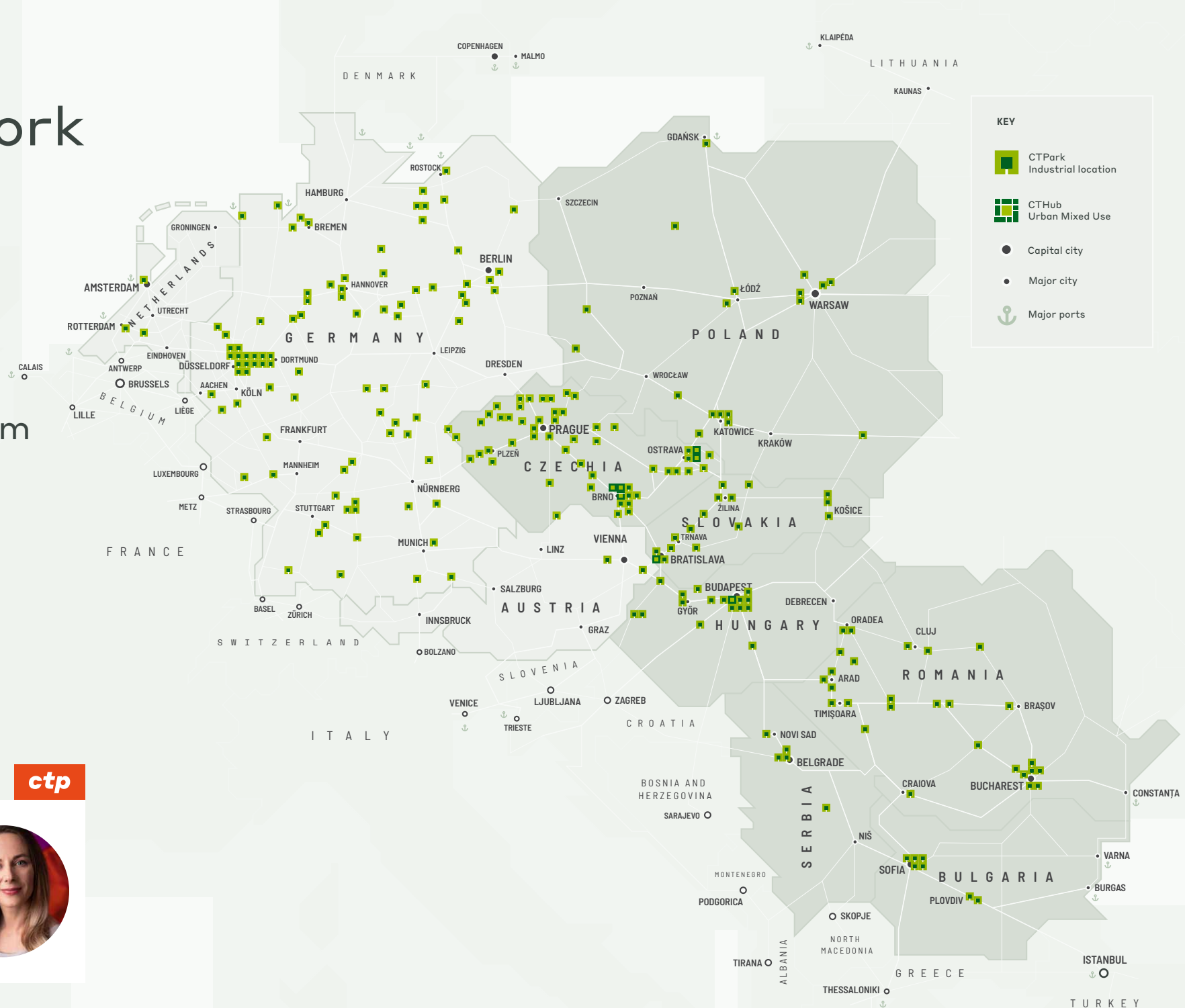
11 million sqm
GLA

SPACE FOR YOU TO GROW

20.7 million sqm
landbank

LONG TERM PARTNER

>1,000 clients



CONTACT ME

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