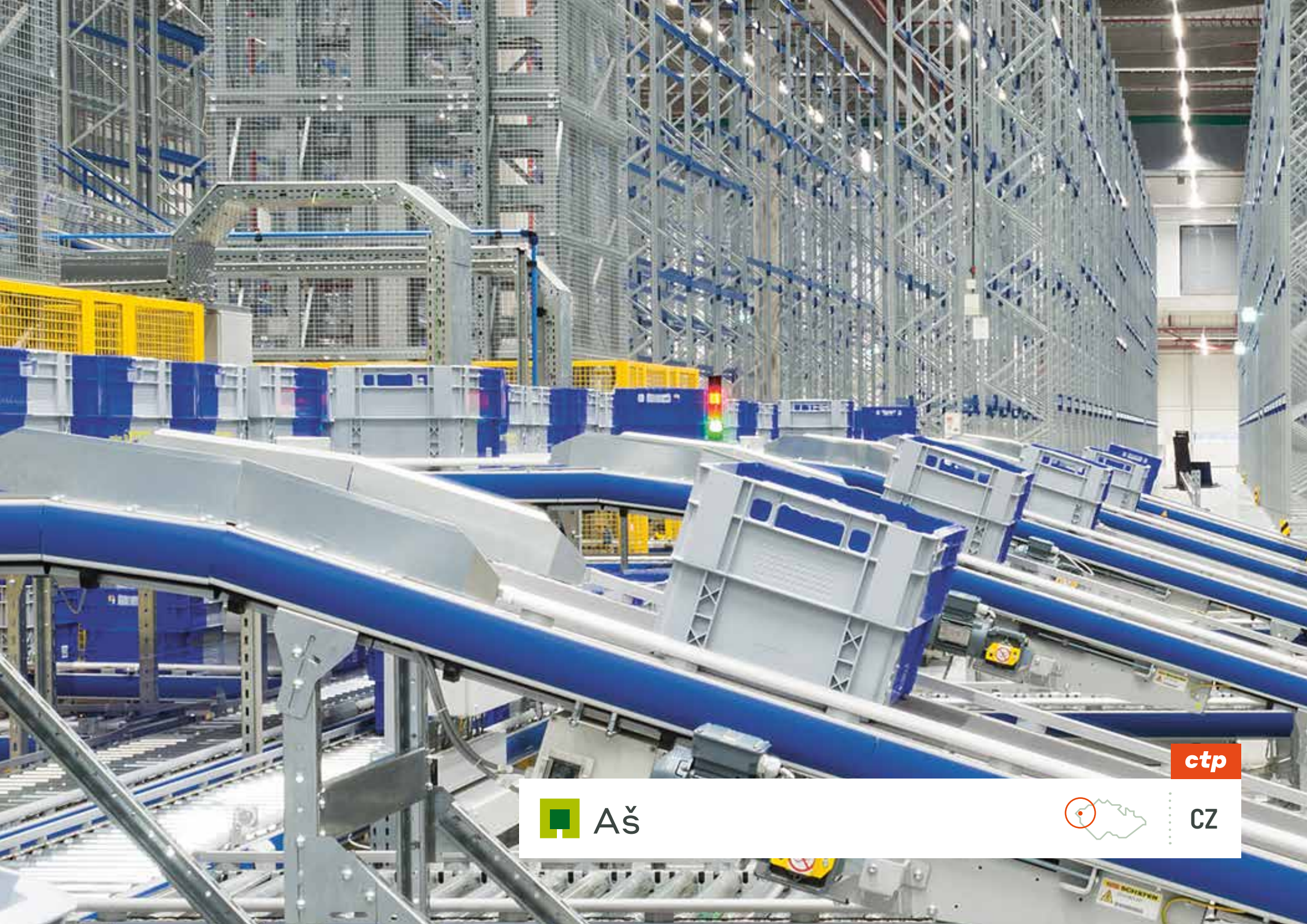




ctp

 Aš



CZ

REGIONAL BENEFITS

Right on the border of Germany & Western Europe

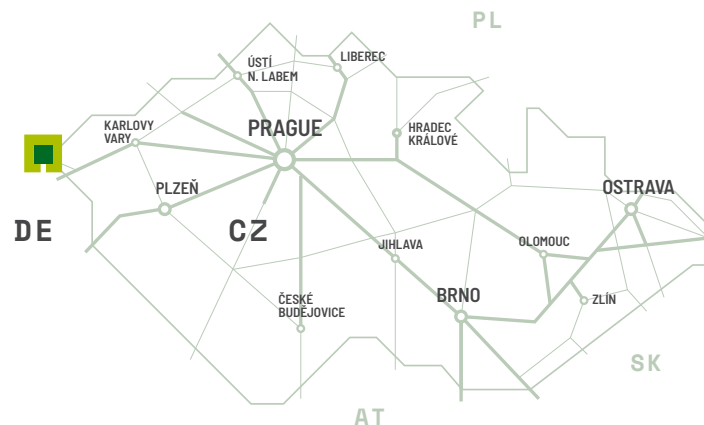
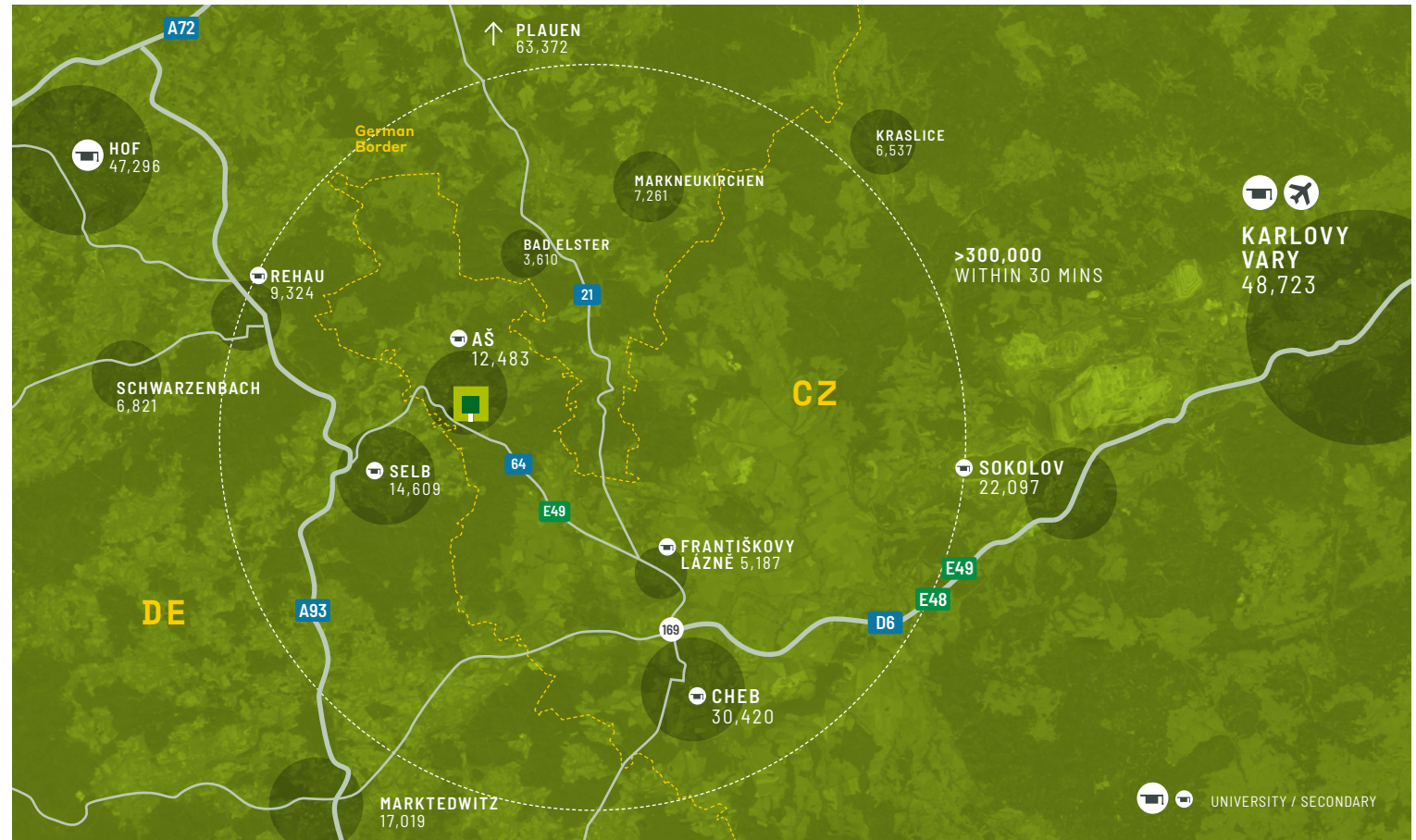
CTP's westernmost CTPark is located in Aš, a city only 3 km from the German border and with great access to highways A93/A9/A4/A72. Composed of three existing buildings, and four built-to-suit options on the way (one is close to completion), the park offers space starting at 3,500 sqm. It is near companies like Audi, BMW, Volkswagen, and Siemens. A population of 400,000 is only 30 minutes away.

- ▶ Germany: 3 km
- ▶ Ample qualified labour in the surrounding communities
- ▶ Competitive labour costs
- ▶ Region with manufacturing tradition
- ▶ Solar installation planned for 2024

 D6 24 KM	 CHEB 24 KM
 PRAGUE 185 KM	 AŠ STATION 0.5 KM

MAJOR CITIES

Cheb	24 km	20 mins
Karlovy Vary	64 km	45 mins
Prague	192 km	2.5 hr
Chemnitz	107 km	1.3 hrs
Leipzig	200 km	2 hrs
Nuremberg	167 km	1.75 hr



LOCAL ACCESS

Five minutes from the German border

With direct highway access, CTPark Aš is within a short ride to the German border and the Aš town centre, ideal for companies in light manufacturing and cross-border logistics. With ample land available, the park allows for easy expansion in this cost-effective region.

PARK FEATURES

- ▶ Town is 10 minutes walk from the park with everything you could need
- ▶ Mini market & petrol station nearby
- ▶ Directly adjacent to main train station
- ▶ Direct highway access
- ▶ Sustainable Park: Solar power installation planned in 2024 for tenant use; EV charging stations; large-scale water retention and reuse systems for use in greywater systems and sprinklers; insect houses and bee hives to ensure high level of biodiversity; naturally landscaped areas with local trees shrubs to increase groundwater retention.



Our western most CTPark



AVAILABILITY & DELIVERY

AS3	3,469 sqm	completed
AS4	18,682 sqm	Q4 2023
AS5	12,312 sqm	2024
AS6	12,026 sqm	2024

KEY PARK DATA

CTPark Aš



SOLAR READY
2024



WATER
RECYCLING



LANDSCAPED
AREAS



ELECTRIC
CHARGERS



GERMAN BORDER
3 KM



PASSENGER &
FREIGHT



PUBLIC BUS
ON-SITE



SPORTS FIELD
BIKE PATHS

AVAILABLE NOW

3,400 sqm

DEVELOPMENT OPPORTUNITY

46,600 sqm

BUILT-UP AREA

50,900 sqm

TOTAL AREA

28.57 ha

PARK & NEARBY INVESTORS

Petainer

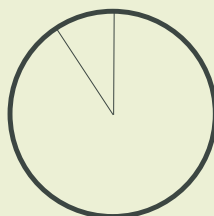
Bekaert Deslee

MG Components

INDUSTRIES IN THE PARK

9% Services

91% Manufacturing





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

ctp



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CONTACT ME

