

 Bor



ctp

CZ



## REGIONAL BENEFITS

# Right on the border of Germany & Western Europe

CTPark Bor is strategically located directly on the main D5/E50 highway connecting Prague/Plzen and Germany, only 15 km from the border. The location just insided the border is ideal for cross-border logistics for companies in the ecommerce, automotive and logistics sectors serving both the German and greater CEE markets.

- ▶ Germany: 15 km
- ▶ Ample qualified labour in the surrounding communities
- ▶ Competitive labour costs
- ▶ Dense public transport network connects nearby communities & Plzeň
- ▶ 13,000 students/year in nearby University of West Bohemia



D5  
ADJACENT



PLZEŇ  
50 KM



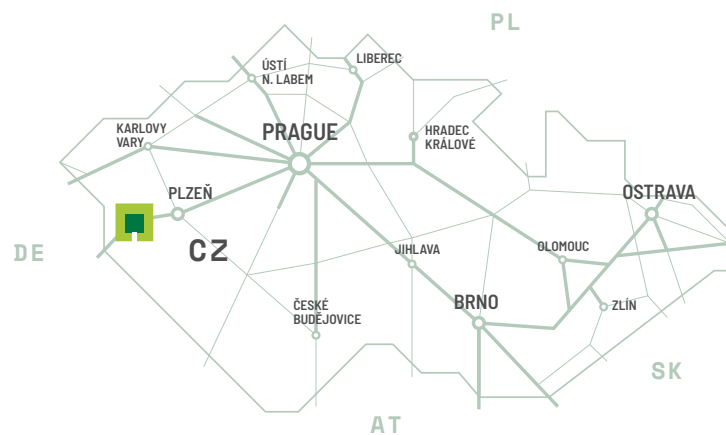
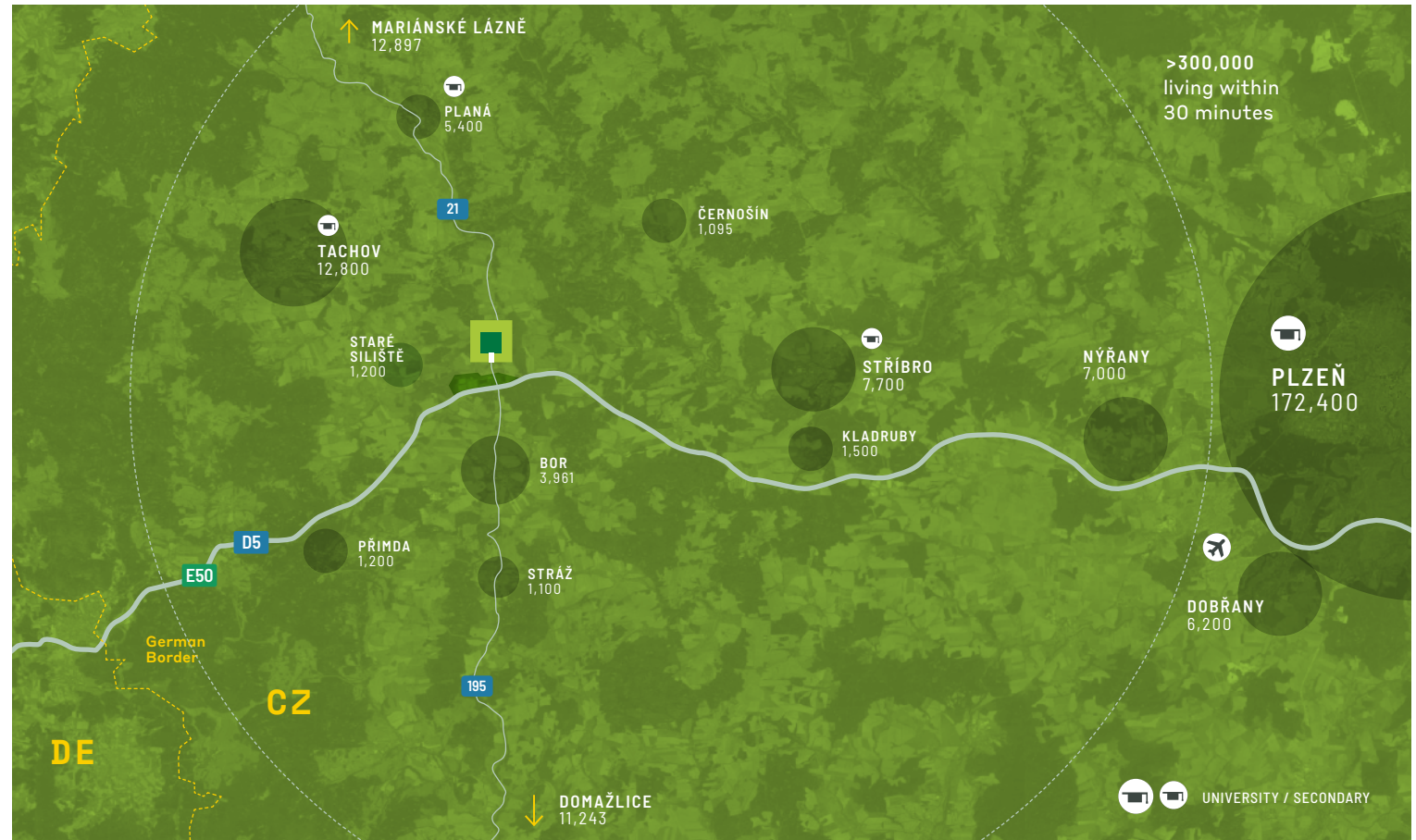
PRAGUE  
160 KM



BOR  
4 KM

## MAJOR CITIES

Plzeň	50 km	30 mins
Prague	145 km	1.75 hrs
Nuremburg	151 km	1.5 hrs
Regensburg	151 km	1.5 hrs
Munich	240 km	2.5 hrs





## LOCAL ACCESS

# Perfect logistics location for CEE to Western Europe

With direct highway access CTPark Bor is designed for logistics at scale, and has all the amenities, creating a healthy and productive workplace, to support a large and thriving business ecosystem, in addition to the surrounding communities. The Clubhouse is CTP's unique community & service centre, which serves as a hub for clients, their employees and local communities.

## PARK FEATURES

- ▶ Clubhaus: with a doctors office, shared meeting rooms, healthy restaurant and cafe, event space
- ▶ Exercise area featuring a grass pitch, as well as safety ball court (basketball, football, volleyball etc) fitness & stretching area; walking/bike paths throughout the park
- ▶ Two 400-bed affordable accommodation units to accommodate seasonal employment
- ▶ Mini market & petrol station
- ▶ On- and off-site public bus stops
- ▶ Sustainable Park: Currently xxx MWp of solar power installed 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



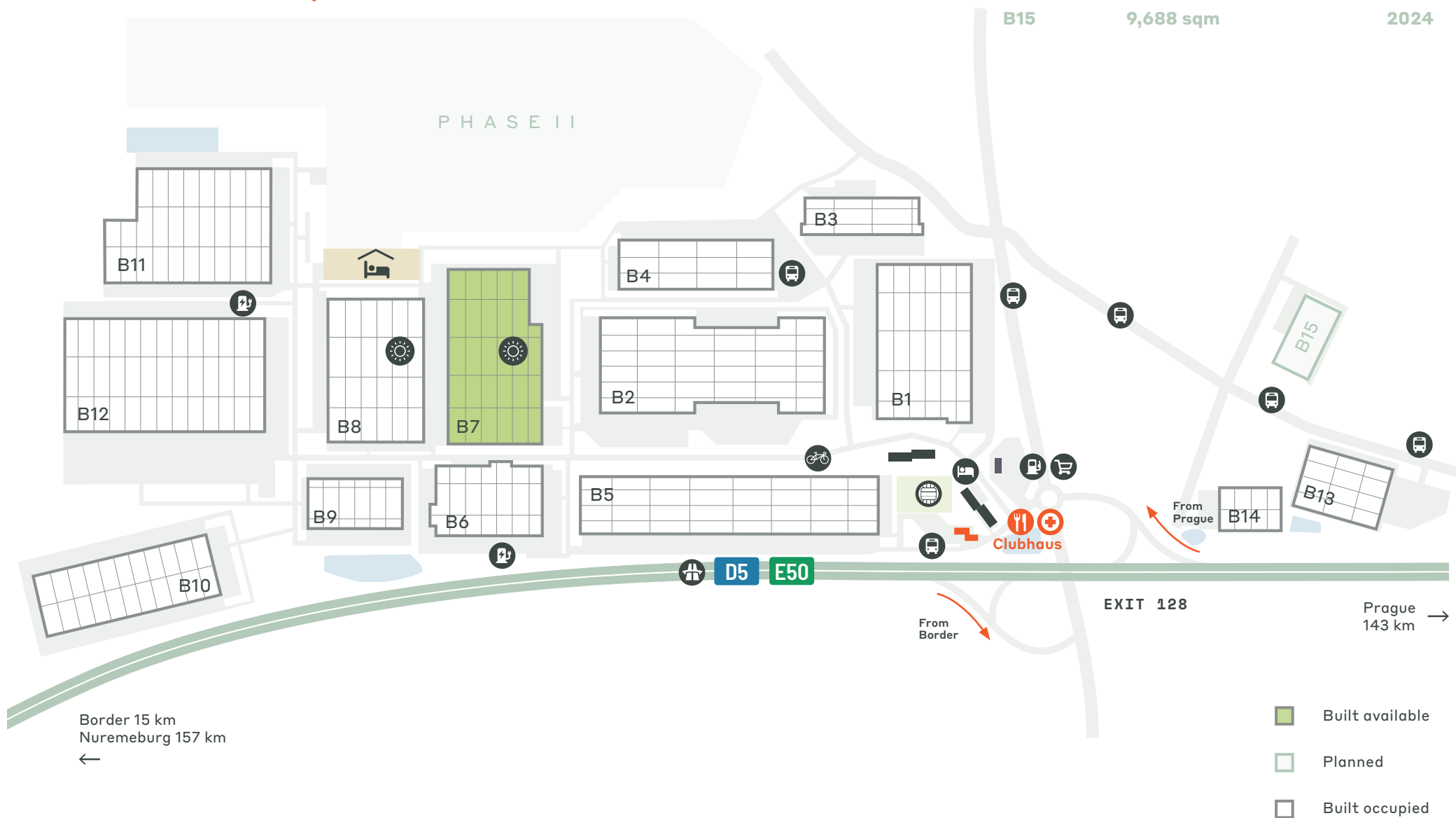
## One of the largest parks in the Czech Republic

### AVAILABILITY & DELIVERY

**B7** 13,051/26,192 sqm Available 09/2024

**B2** 9,876 sqm Available 03/2024

**B15** 9,688 sqm 2024



## KEY PARK DATA

# CTPark Bor



SOLAR  
READY



WATER  
RECYCLING



PUBLIC BUS/  
TRANSIT



ELECTRIC  
CHARGERS



GERMAN BORDER  
15 KM



WORKER  
ACCOMODATION



CLUBHAUS



SPORTS FIELD  
GYM & BIKE PATH

## AVAILABLE NOW

41,700 sqm

## DEVELOPMENT OPPORTUNITY

9,700 sqm

## BUILT-UP AREA

603,600 sqm

## TOTAL AREA

134.56 ha

## PARK & NEARBY INVESTORS

Primark

LOXXESS

GXO

Adient

Bridgestone

## INDUSTRIES IN THE PARK

42% 3PL

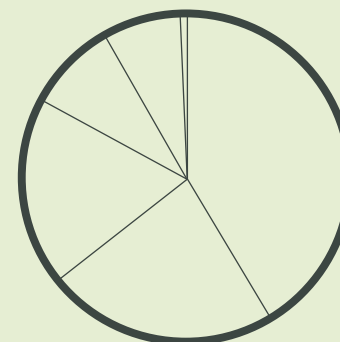
22% Automotove

18% Retail Trade

9% Wholesale Trade

8% Manufacturing

1% Other





## Full-service CTPark for all types of investor

CTP adds value due to its vertically integrated business model and dedicated team of over 380 professionals. The CTP platform provides seamless, end-to-end property development services including in-house design, construction, legal and permitting teams.





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

