

Superior location within special economic-logistic cluster

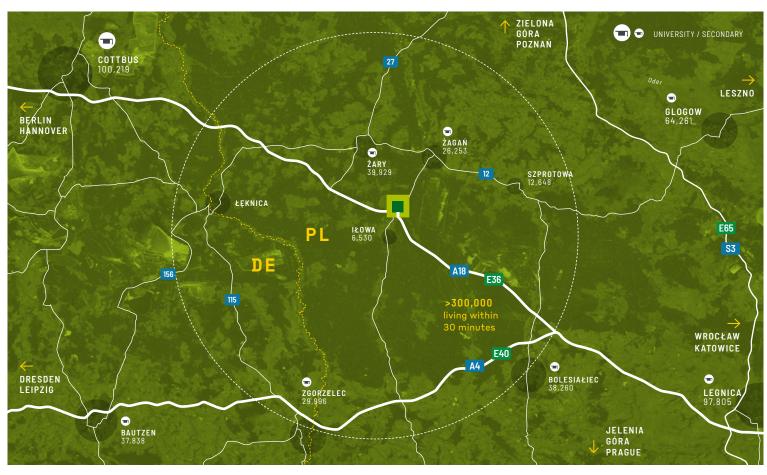
CTPark Iłowa is a unique logistics and warehouse project, located partly in the Legnica Special Economic Zone. Access to the workforce and excellent infrastructure make the park a strategic choice for companies from logistics and e-commerce sectors, looking for development within the CEE. CTPark Iłowa is located directly next to the A18 motorway under construction, leading to the German border, and only four km from Iłowa city center.

- ▶ 176,000 people of working age
- Highly skilled population for the mechanical, construction, carpentry, chemical and food processing industries
- ▶ Four universities in the region
- Part of future educational-logistic cluster in the Żary-Żagań Functional Area)



MAJOR CITIES

Cottbus	74 km	50 mins
Legnica	88 km	1 hr
Wrocław	150 km	1.5 hrs
Dresden	163 km	2 hrs
Berlin	196 km	2 hrs
Prague	225 km	2.5 hrs









LOCAL ACCESS

Ideal for cross-border logisitcs with Germany

CTPark Iłowa is located directly next to the A18 motorway under construction, leading to the border with Germany.

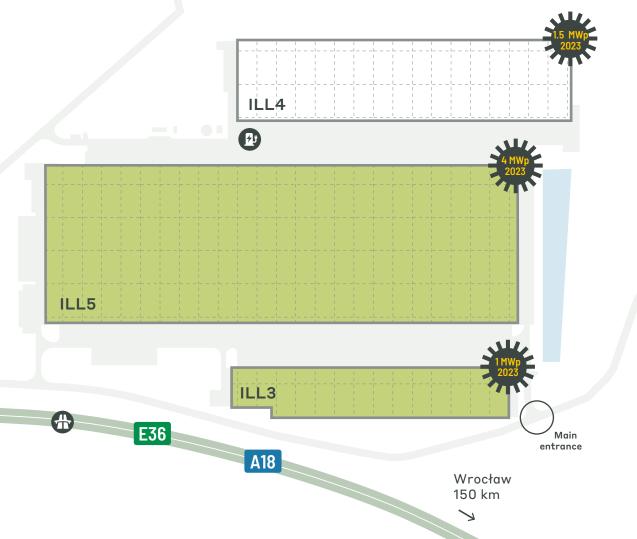
The Lubuskie Voivodeship is a relatively young, but at the same time the fastest growing logistics market in Poland. It is a perfect location for large players as well as smaller entities who plan to expand or relocate in Central and Eastern Europe.

According to Colliers data, in the first half of 2022, the largest increase in demand among warehouse investments in Poland was recorded in this region. During the six month of that year more space was leased than in the entire 2021.

PARK FEATURES

- ▶ Excellent visibility and access to the highway
- ► The park includes large-scale, top-class facilities that can be expanded
- ► The location of the park close to the border with Germany is perfect for border transfer business
- ► The project is carried out with respect for ESG aspects
 roofs prepared for photovoltaics, installations of those
 planned for second half of 2023

Cross-border logistics park





Highway Exit 1 km Iłowa 4 km













Berlin 196 km

ILL3	19,740 sqm	built
ILL4	39,000 sqm	built
ILL5	90,993 sqm	built

Built available

Planned

Built occupied

KEY PARK DATA

CTPark Iłowa



SOLAR READY 2023

GERMAN BORDER



WATER RECYCLING

PASSENGER & FREIGHT



LANDSCAPED AREAS



ELECTRIC CHARGERS



PUBLIC BUS



AVAILABLE NOW

110,733 sqm

DEVELOPMENT OPPORTUNITY

0 sqm

BUILT-UP AREA

170,023 sqm

TOTAL AREA

34.6 ha

PARK & NEARBY INVESTORS

OTTO GROUP

Saint Gobain

Vitrosilicon

INDUSTRIES IN THE PARK

35% Manufacturing Automotive Glass

65% 3PL







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

KAUNAS KEY GDAŃSK • CTPark ROSTOCK Industrial location * SZCZECIN CTHub Urban Mixed Use Capital city BERLIN Major city AMSTERDAM POZNAŃ Major ports ROTTERDAM 😭 POLAND LEIPZIG DRESDEN DÜSSELDORF . WROCŁAW O BRUSSELS LIÈGE KATOWICE **FRANKFURT** OSTRAVA . LUXEMBOURG NÜRNBERG METZ KOŠICE STRASBOURG STUTTGART MUNICH | FRANCE • SALZBURG **DEBRECEN** • AUSTRIA BASEL INNSBRUCK • GRAZ CLUJ SWITZERLAND O BOLZANO SLOVENIA 0 O ZAGREB VENICE LJUBLJANA ■ • BRASOV CROATIA ITALY • NOVI SAD BELGRADE BUCHAREST BOSNIA AND CRAIOVA Ø HERZEGOVINA SARAJEVO O B \simeq VARNA MONTENEGRO BULGARIA

0

TIRANA O

PODGORICA

COPENHAGEN

DENMARK

ΜΔΙ ΜΩ

KLAIPÉDA

LITHUANIA

• BURGAS

ISTANBUL

ů O

TURKEY

PLOVDIV F

GREECE

O SKOPJE

NORTH

MACEDONIA

THESSALONIKI O

ctp

CALAIS

Sandra Winiarska Business Developer Poland

CONTACT

+48 532 566 709 sandra.winiarska@ctp.eu ctp.eu

