

ctp



Prešov North



SK

REGIONAL BENEFITS

Robust Manufacturing Infrastructure

CTPark Prešov North holds a strategic position in Prešov, the third-largest city in Slovakia. The Prešov Region benefits from extensive transportation connection throughout whole Slovakia and it is well-positioned for cross-border cooperation and trade with Poland, which is located only 70 km from the city of Prešov. Two technical universities in the area ensure access to a talented pool of skilled workers. The abundance of qualified workforce, combined with the park's strategic position, makes the park an ideal choice for companies engaged in logistics and high-tech production.

Key benefits of the area:

- ▶ 90,000 inhabitants in Prešov, 70% in productive age
- ▶ 2 universities, with 12,500 students
- ▶ Competitive labor cost
- ▶ Unemployment 10%
- ▶ Region with the highest available state aid (50%)
- ▶ Ongoing development of road infrastructure in the region; 4.3 km long R4 bypass was opened in 09/2023, with construction currently under way for an additional 10.2 km of road

HIGHWAY E50
9 KM

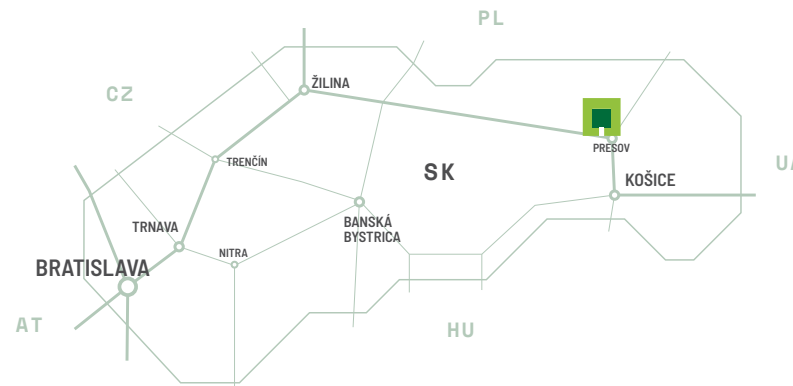
PREŠOV
6 KM

KOŠICE AIRPORT
53 KM

TRAIN STATION
PREŠOV 8 KM

MAJOR CITIES

Košice int. airport	53 km	45 min
Rzeszów	170 km	3.0 hrs
Žilina	215 km	2.5 hrs
Budapest	300 km	3.5 hrs
Bratislava	410 km	4.5 hrs



LOCAL ACCESS

Industrial Park Promoting Local Workforce

The park benefits from easy access to Slovakia's main west-east highway D1, connecting Prešov with Košice, Žilina, Martin, Trnava and Bratislava. Prešov is well-served by transportation infrastructure, with a railway running through the city and a bus transportation. The area also benefits from two international airports: Košice International Airport, (40 km) and Poprad-Tatry Airport (85 km).

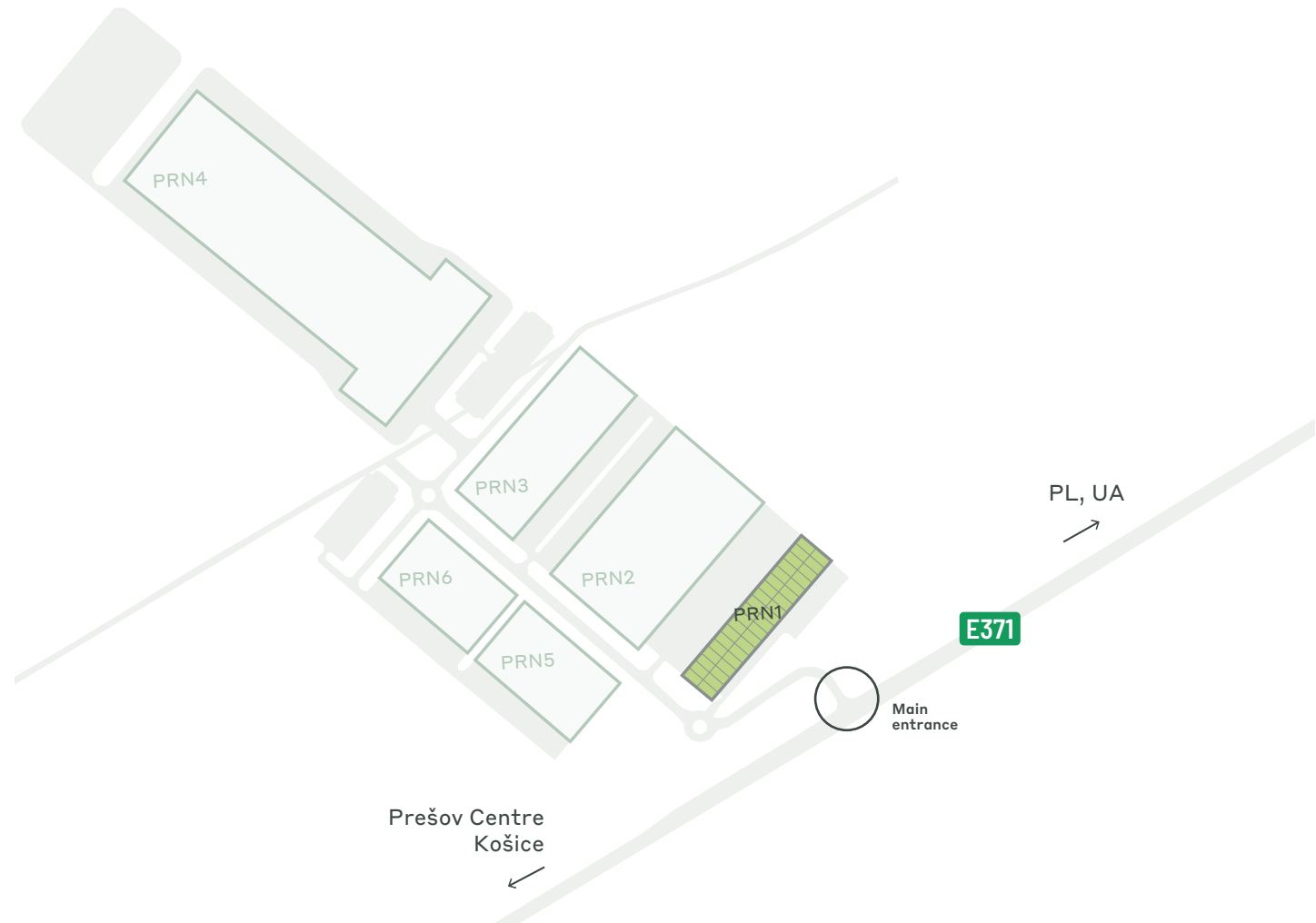
PARK FEATURES

- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Public transportation nearby



E50
E50 is the third longest European road of the 1st class, connecting the seaport of Brest in France with Makhachkala in Russia. It crosses Slovakia from the northwest to the east.

Expand With Confidence



AVAILABILITY & DELIVERY

PRN1	11,000 sqm	available
PRN2	34,868 sqm	planned
PRN3	23,310 sqm	planned
PRN4	19,825 sqm	planned

PRN5	29,655 sqm	planned
PRN6	27,917 sqm	planned
PRN7	17,501 sqm	planned
PRN8	15,178 sqm	planned
PRN9	14,017 sqm	planned

- Built available
- Planned
- Built occupied

KEY PARK DATA

CTPark Prešov North

AVAILABLE NOW

11,000 sqm

DEVELOPMENT OPPORTUNITY

159,270 sqm

BUILT-UP AREA

11,000 sqm

TOTAL AREA

43.54 ha

NEARBY INVESTORS

FTE Automotive

WHIRLPOOL

Tatravagonka

STD DONIVO

KE Prešov Elektrik

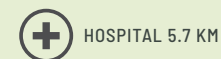
Magnetti Marelli

U-Shin

Yazati Wiring Technologies

BSH Drives and Pumps

U.S.Steel Košice



CTPARK Network

WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

11.8 million sqm
GLA

SPACE FOR YOU TO GROW

23.4 million sqm
landbank

LONG TERM PARTNER

>1,000 clients

ctp



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CONTACT ME