



Zabrze



ctp

PL

REGIONAL BENEFITS

Unique localization in Katowice Special Economic Zone with perfect access to main roads

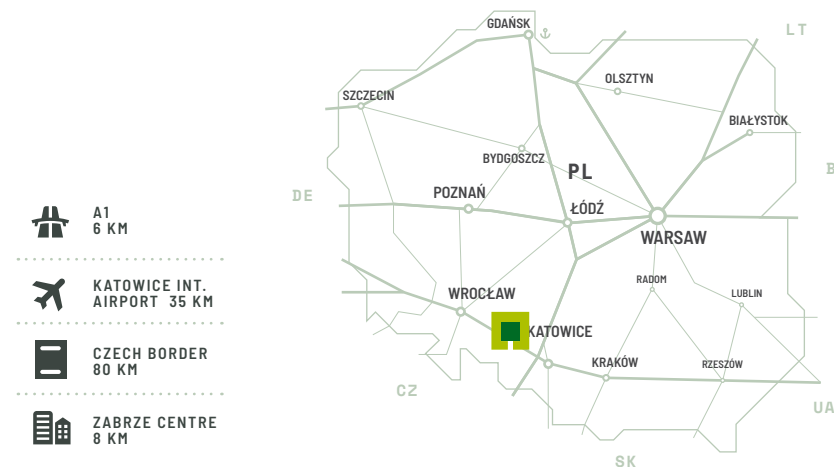
The project is located within the Silesian Metropolis, which has a population of 2.7 million – that makes it one of the largest urban areas in Europe. ctPark Zabrze is located in the heart of a region with traditions related to industry, 20 km from the center of Katowice, at the junction of A1 and A4 motorways, connecting the park with Germany, and an automotive cluster in the Czech Republic and Slovakia.

- ▶ A perfect connection with Germany and the Czech Republic
- ▶ Near the largest automotive cluster in Europe
- ▶ Buildings prepared for any type of tenant
- ▶ 10-year real estate tax exemption in connection with the location within the ksez (Katowice special economic zone)



MAJOR CITIES

Zabrze	8 km	10 min
Gliwice	12 km	15 min
Katowice	25 km	25 min
Kraków	80 km	1.0 hr
Ostrava	95 km	1.0 hr
Warszawa	300 km	3.5 hrs



LOCAL ACCESS

Cost effective edge
of town location with
ample skilled labour

Zabrze is located in close proximity to one of the biggest junctions Gliwice, providing access to main routes heading directly to Germany, France, Czech Rep., Austria, Bratysława, Budapest.

The location is ideal for companies looking to access the growing silesia market. Nearby towns are connected by local transportation, and only a short drive to cities in Silesia region.

PARK FEATURES

- ▶ Solar power in place, 2MWp planned
- ▶ Electric charging stations
- ▶ Sport facilities and bike paths
- ▶ Close to public transport
- ▶ Biodiversity infrastructure



Perfect location for production facilities

-  Built available
-  Planned
-  Built occupied



AVAILABILITY & DELIVERY

ZAB3	37,800 sqm	built
ZAB5	18,990 sqm	built
ZAB4	13,150 sqm	planned
ZAB1	10,000 sqm	built
ZAB2	10,000 sqm	planned

KEY PARK DATA

CTPark Zabrze



SOLAR READY
2024



WATER
RE-USE



LANDSCAPED
AREAS



ELECTRIC
CHARGERS



CZECH REPUBLIC
BORDER 80 KM



LOWER WAGE /
HIGHLY SKILLED



PUBLIC BUS
NEARBY



BIKE PATHS

AVAILABLE NOW

63,000 sqm

DEVELOPMENT OPPORTUNITY

23,150 sqm

BUILT-UP AREA

66,790 sqm

TOTAL AREA

21.03 ha

NEARBY INVESTORS

C.P Bourg

Kroll Ontrack

Rockwell Automation

Mentor Graphics





WHERE YOU NEED TO BE

TRACK RECORD OF SUCCESS

SPACE FOR YOU TO GROW

LONG TERM PARTNER



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