



ctp



Prešov South



SK

REGIONAL BENEFITS

Strong local industrial tradition

CTPark Prešov South is strategically located in Slovakia's third-largest city, benefiting from an excellent motorway connection to Košice (40km) and the automotive cluster in Žilina / Martin (200km), as well as to Poland (70km). With nearby technical universities and skilled available workforce, the park is ideally suited for companies engaged in logistics and high-tech production.

Key benefits of the area:

- ▶ Around 90,000 inhabitants in Prešov, with 70% falling within the productive age range
- ▶ Competitive labor costs in the region, with the unemployment rate standing at approximately 10%
- ▶ Diverse local economy, region with a strong industrial tradition
- ▶ Significant levels of foreign direct investment (FDI)
- ▶ Region with the highest available level of state aid (50%)
- ▶ 2 universities in Prešov with 12,500 students
- ▶ Ongoing development of road infrastructure in the region; 4.3 km long R4 bypass was opened in 09/23, with construction currently underway for an additional 10.2 km of road

MAJOR CITIES

Prešov centre	7 km	couple mins
Košice	32 km	20 min
Poprad	88 km	50 min
Kraków	220 km	3 hrs
Budapest	300 km	3 hrs



HIGHWAY D1/
E50 2 KM



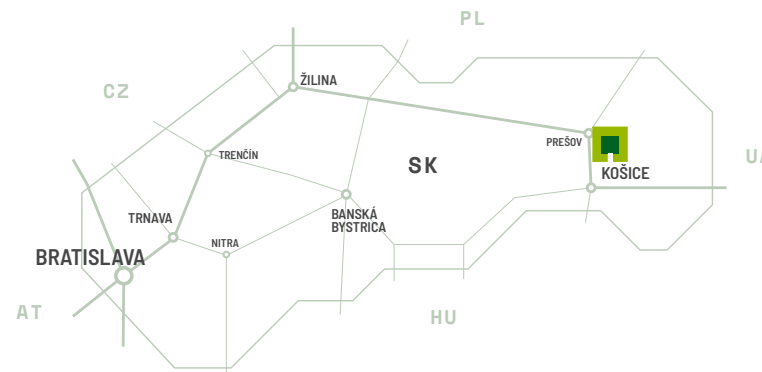
KOŠICE AIR-
PORT - 43 KM



PREŠOV 8 KM



PREŠOV STATION
6 KM



LOCAL ACCESS

The Largest Industrial Zone in The Region

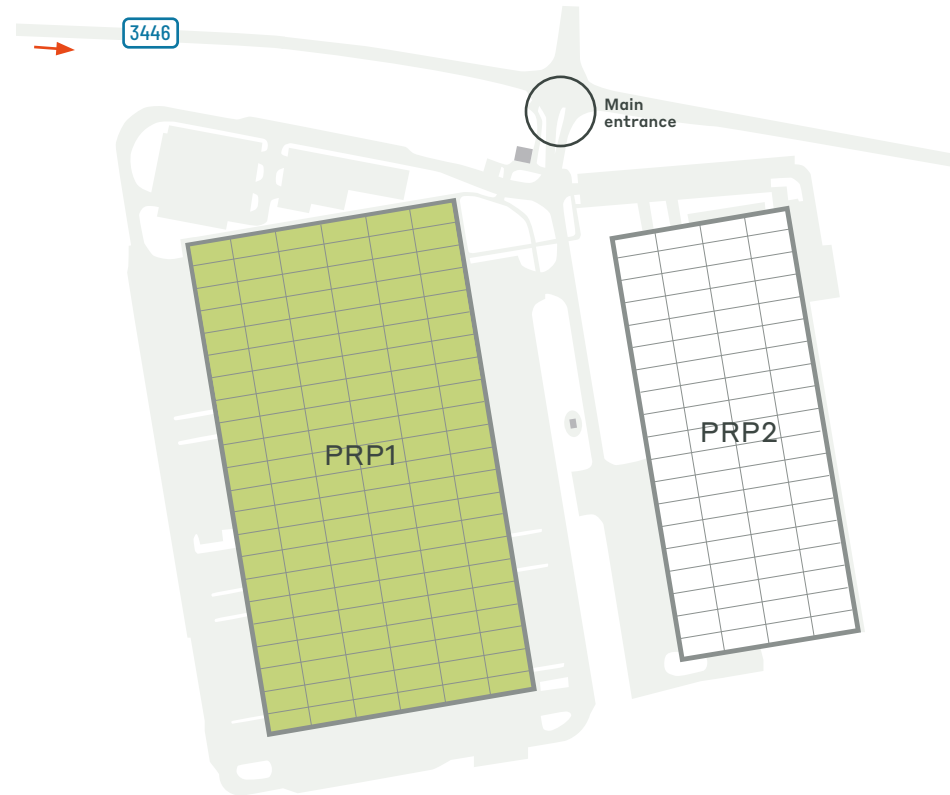
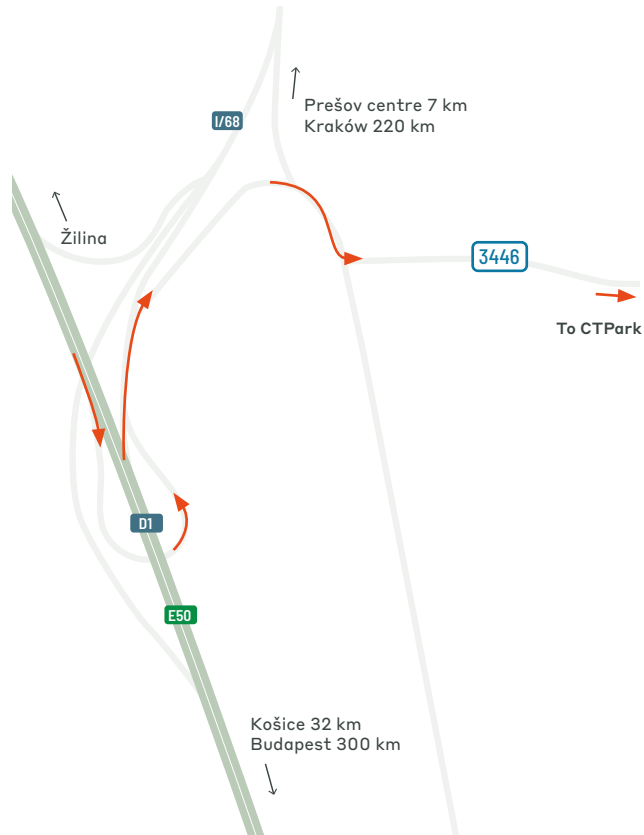
Located around 8 km from Prešov and 40 km from Košice, CTPark Prešov South offers great connection to the E50 highway. Prešov is well-served by transportation infrastructure, with a railway running through the city and a bus transportation. The area also benefits from two international airports: Košice International Airport, (40 km) and Poprad-Tatry Airport (85 km).

PARK FEATURES

- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Electric charging stations






Road Network Accessibility



AVAILABILITY & DELIVERY

PRP1 **13,959 sqm** **built**

-  Built available
-  Planned
-  Built occupied

KEY PARK DATA

CTPark Prešov South

AVAILABLE NOW

13,959 sqm

DEVELOPMENT OPPORTUNITY

0 sqm

BUILT-UP AREA

63,107 sqm

TOTAL AREA

8 ha



LANDSCAPED
AREAS



WATER
RECYCLING



ELECTRIC
CHARGERS



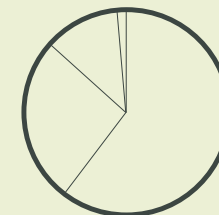
GAS STATION 2 KM

NEARBY INVESTORS

Lidl
Geis

INDUSTRIES IN THE PARK

60% Retail Trade
26% 3PL
12% Wholesal trade
2% Manufacturing



CTPARK Network

WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

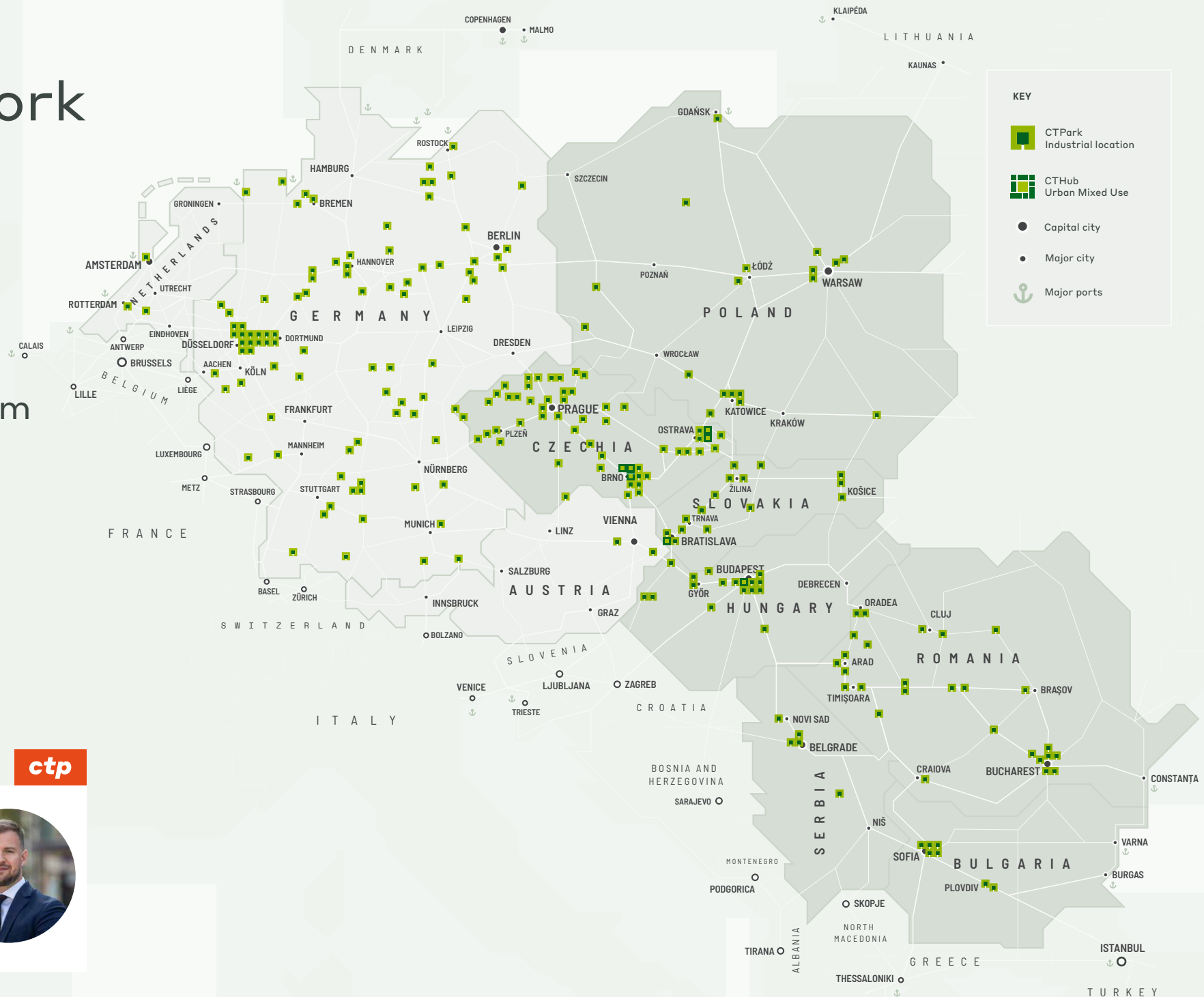
11 million sqm
GLA

SPACE FOR YOU TO GROW

20.7 million sqm
landbank

LONG TERM PARTNER

>1,000 clients



ctp



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CONTACT ME