



ctp



St. Poelten North



AT

REGIONAL BENEFITS

Excellent connection West and Eastern Europe

Hub for many consumer goods connecting Western and Eastern Europe. Center of the European inland waterway Rhine / Meuse - Main-Danube.

Vienna has 15 universities and all types of secondary schools, including technical schools.

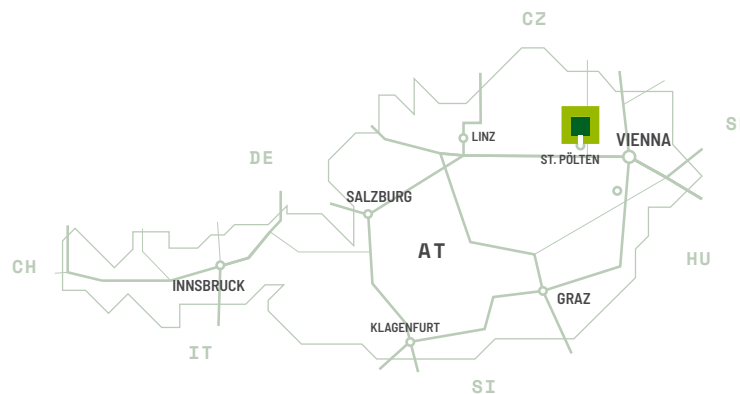
CTP Benefits:

- Facility managers on-site
- Sustainability leader
- Flexible, long-term lease options
- High quality fit-out



MAJOR CITIES

Vienna	75 km	0.45 hrs
Linz	142 km	1.10 hrs
Brno	148 km	2.0 hrs
Bratislava	158 km	1.5 hrs
Budapest	321 km	3.5 hrs



LOCAL ACCESS

Full-service CTPark for all types of requirements

The CTPark St. Poelten North benefits from an excellent location. Due to superior infrastructure in Austria, direct connection to S33 and is within easy reach of St. Poelten North (14km) and the Vienna Schwechat Airport (98km) as well as Czechia, Slovakia and Hungary. CTPark St. Poelten North is ideal for light industry and manufacturing as well as multifunctional logistics, with space offerings from 2,500 sqm. Planned cross dock facilities in addition to A-class warehouse with multiple loading docks & drive-in ramps allow the park to support a wide variety of logistics functions.

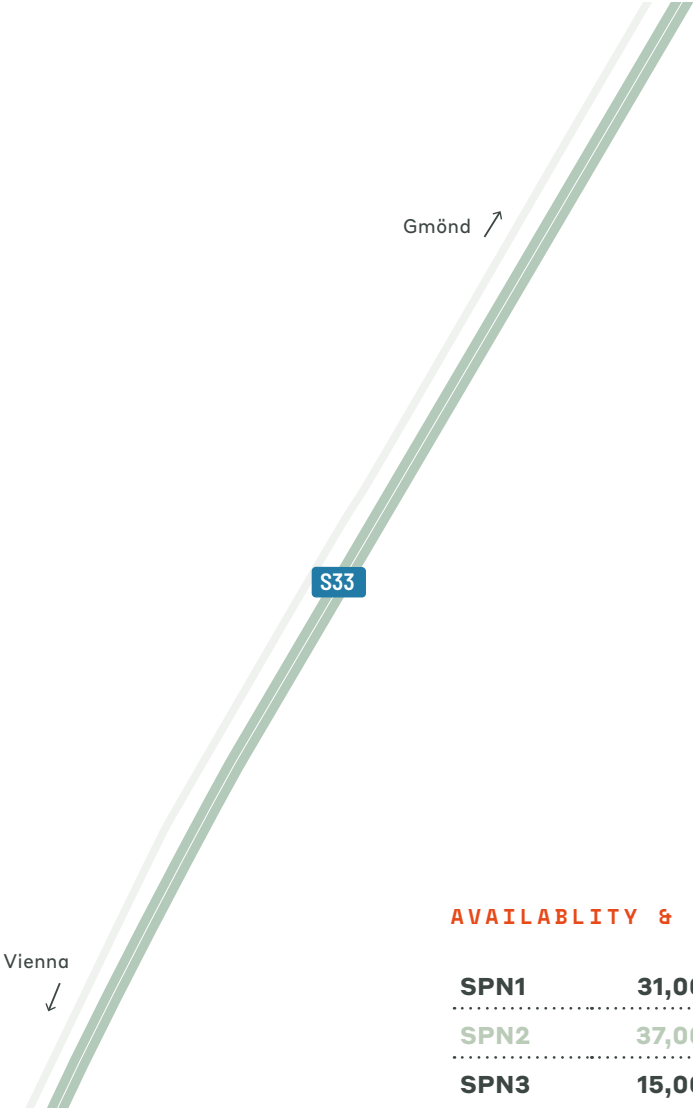
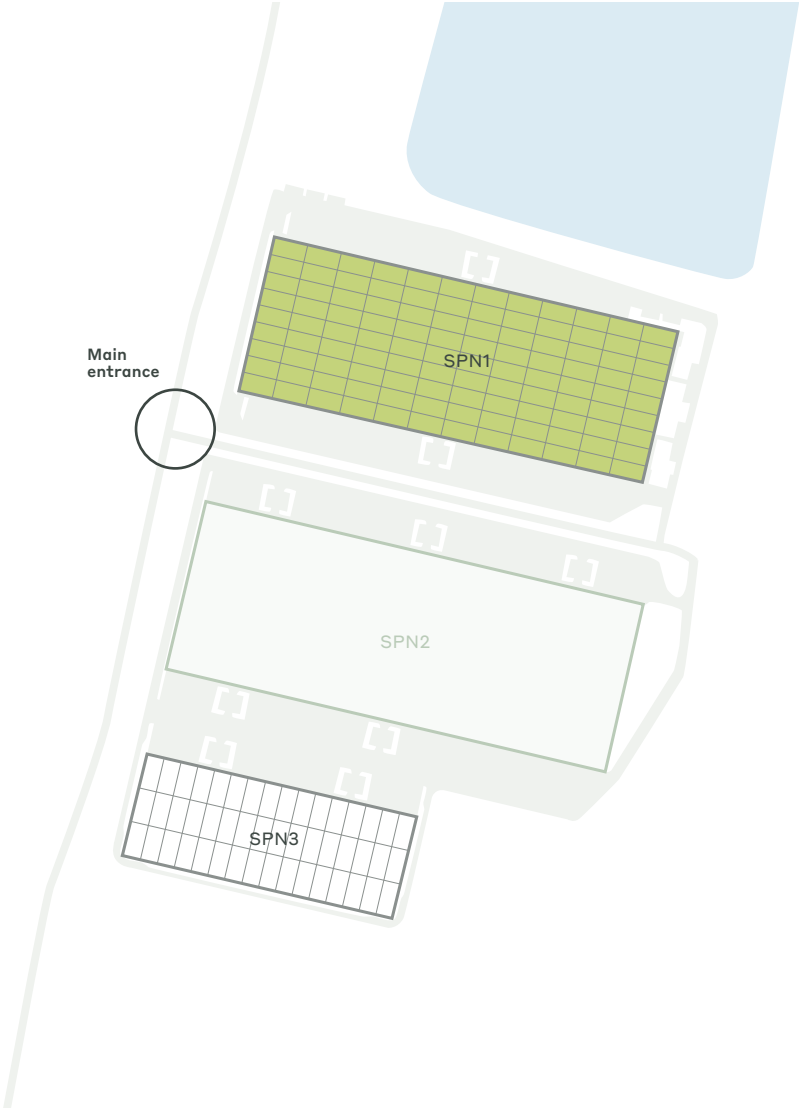
PARK FEATURES

- ▶ Solar power in place
- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Electric charging stations



Market leading building
& sustainability standards

- Built available
- Planned
- Built occupied



AVAILABILITY & DELIVERY

SPN1	31,000 sqm	built
SPN2	37,000 sqm	planned
SPN3	15,000 sqm	built

KEY PARK DATA

CTPark St. Poelten North



SOLAR IN PLACE



WATER
RECYCLING



LANDSCAPED
AREAS



BUS STATION 1 KM



RESTAURANT 1 KM



SHOP 2 KM



GAS STATION
2 KM



ELECTRIC
CHARGERS

AVAILABLE NOW

21,000 sqm

DEVELOPMENT OPPORTUNITY

83,000 sqm

BUILT-UP AREA

31,000 sqm

TOTAL AREA

18.20 ha



CTPARK Network

WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

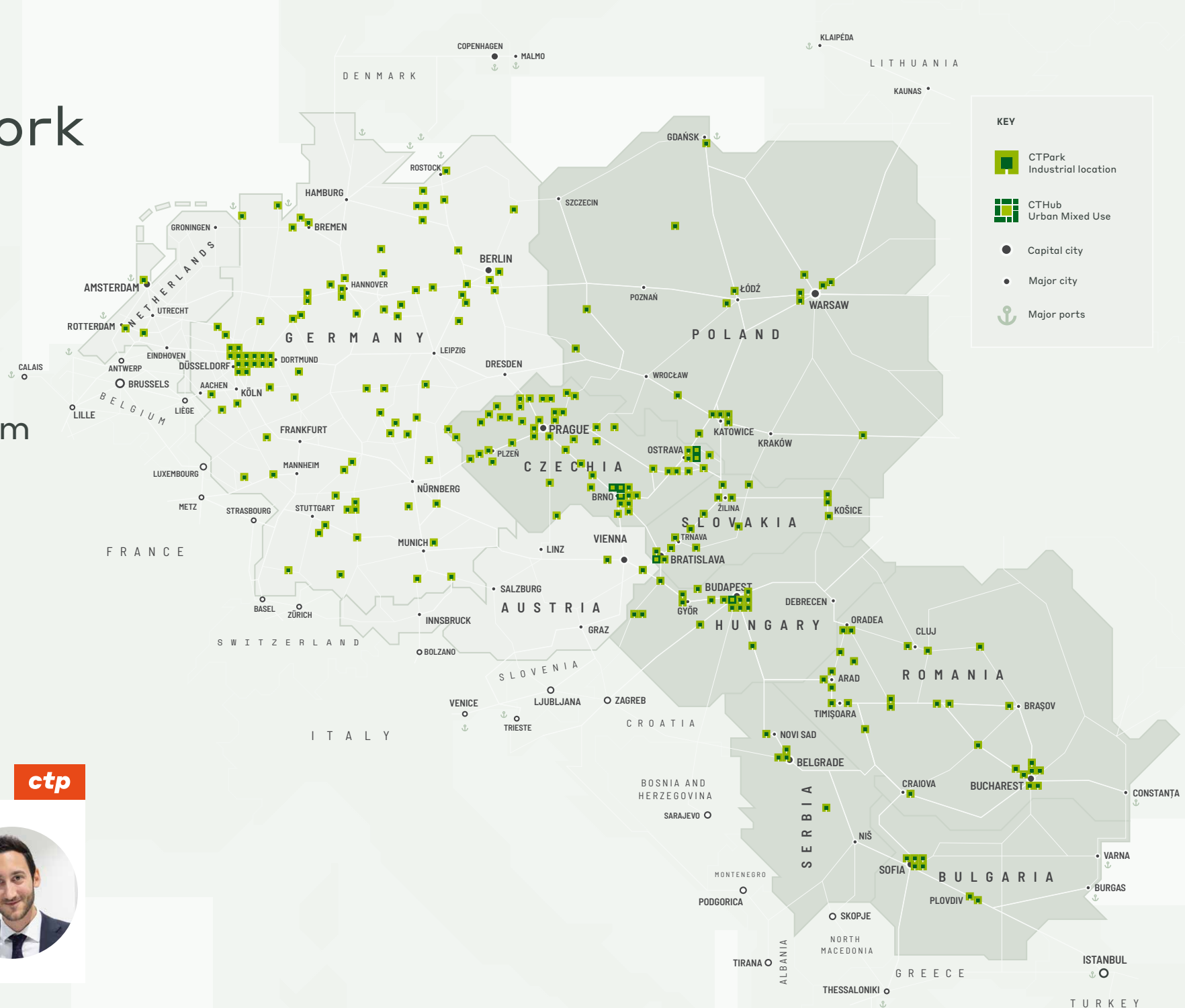
11 million sqm
GLA

SPACE FOR YOU TO GROW

20.7 million sqm
landbank

LONG TERM PARTNER

>1,000 clients



ctp



Daniel Pfeiffer
Senior Business Development
Manager, Austria

+43 664 5184512
daniel.pfeiffer@ctp.eu
ctp.eu

CONTACT ME