



ctp



Sulechów



PL

REGIONAL BENEFITS

Convenient location with quick access to Germany

CTPark Sulechów is strategically located, adjacent to the major N/S S3 expressway, running through the city, and connecting with the E/W A2 motorway only 40 km to the north. In this key region of western Poland, the location is ideally suited for both warehouse and light production activities serving the German market only 68 km away.

- ▶ Medium unemployment/lower wage area
- ▶ 794,000 people within a 50 km radius
- ▶ 10,000 students at University of Zielona Góra, only 4km away
- ▶ 68 km from the German border

	A2 40KM
	SULECHÓW CENTRE 3 KM
	POZNAN 140 KM
	GERMAN BORDER 68 KM

MAJOR CITIES

Sulechów	3 km	5 mins
Zielona Góra	22 km	20 mins
Poznań	120 km	1.5 hrs
Wrocław	203 km	2 hrs
Cottbus	130 km	1.75 hrs
Berlin	204 km	2 hrs



LOCAL ACCESS

Cost effective edge of town location with ample skilled labour

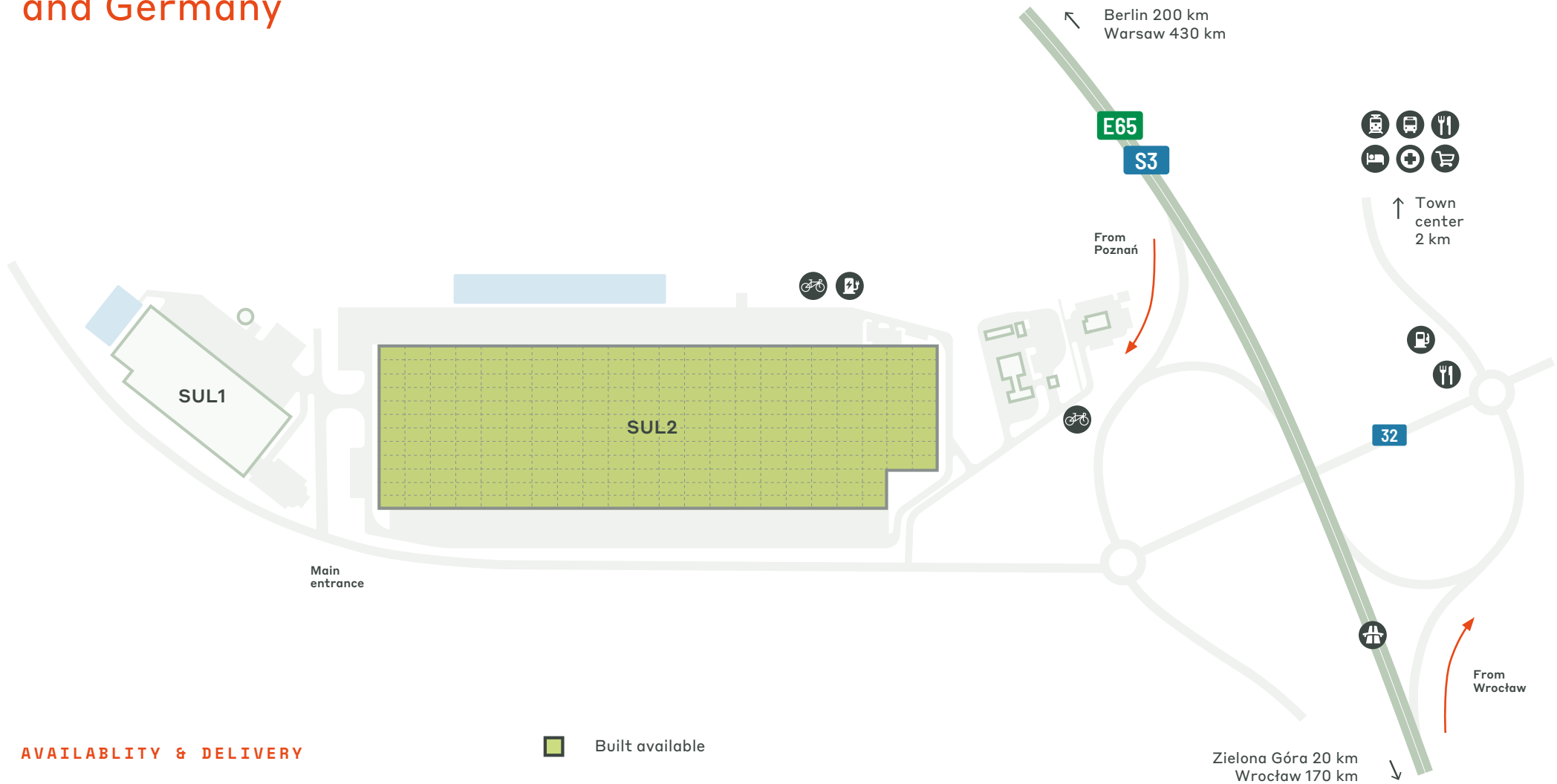
Directly off the main North/South E65 motorway provides easy access for both large transporters and local commuters arriving from Sulechow centre only a few km away. The park is connected to the city with public transport.

PARK FEATURES

- ▶ Near A2 highway and E65 express route
- ▶ Only 68 km to the border with Germany and in close proximity to other cities
- ▶ 5 Minutes to city centre
- ▶ Sustainable Park: Currently 6 MWp of solar power is planned to be installed for tenant use; EV charging stations; large-scale water retention and reuse systems for use in greywater systems and sprinklers; insect houses and bee hives to ensure high level of biodiversity; naturally landscaped areas with local trees shrubs to increase groundwater retention.



Serving Western Poland and Germany



AVAILABILITY & DELIVERY

SUL1	12,081 sqm	2024
SUL2	81,449 sqm	built

-  Built available
-  Planned
-  Built occupied

KEY PARK DATA

CTPark Sulechów



SOLAR READY
2024



WATER
RE-USE



LANDSCAPED
AREAS



ELECTRIC
CHARGERS



GERMAN BORDER
68 KM



LOWER WAGE /
HIGHLY SKILLED



PUBLIC BUS
NEARBY



BIKE PATHS

AVAILABLE NOW

81,449 sqm

DEVELOPMENT OPPORTUNITY

12,081 sqm

BUILT-UP AREA

81,449 sqm

TOTAL AREA

15.96 ha

NEARBY INVESTORS

TJX Europe Distriburion

Royalpack



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



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CONTACT

