



Warsaw North



ctp

PL

REGIONAL BENEFITS

Excellent capital location

CTPark Warsaw North offers a wide range of warehouse activities for semi-production and logistic customers. The park is located in the immediate vicinity of the capital - Warsaw, on a S7 expressway to Gdańsk, which makes it easier for future tenants to access qualified staff, including those with managerial skills. The location of CTPark Warsaw North in Warsaw agglomeration and just 20 km from Warsaw city center (well connected by public transport), 10 km from Modlin Airport, makes the project interesting for a wide range of potential customers looking for logistics solutions and gives huge possibilities for hiring skilled staff.

- Easy public transport to the Park, Warsaw Central Railway Station is 23km away and Dworzec Gdański Railway Station 20km



MAJOR CITIES

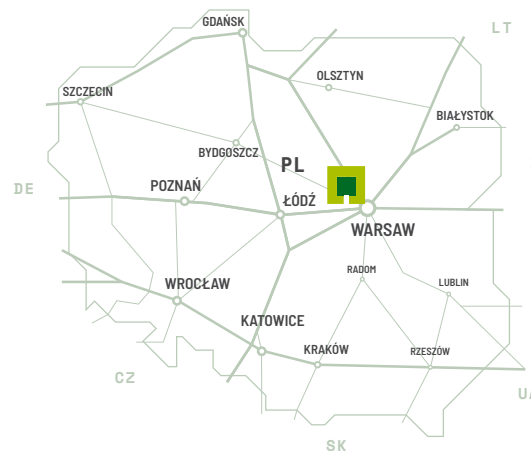
Legionowo	30 km	0.30 min
Olsztyn	196 km	2.0 hrs
Łódź	150 km	2.0 hrs
Białystok	200 km	2.0 hrs
Bydgoszcz	265 km	3.0 hrs
Gdańsk	321 km	3.5 hrs
Poznań	325 km	3.5 hrs
Berlin	600 km	6.0 hrs
Prague	700 km	7.0 hrs

 S7 ADJACENT

 WARSAW 18 KM (20 MIN)

 12KM WARSAW MODLIN AIRPORT, 35KM WARSAW CHOPIN AIRPORT

 BUS STATION AT ENTRANCE TO PARK



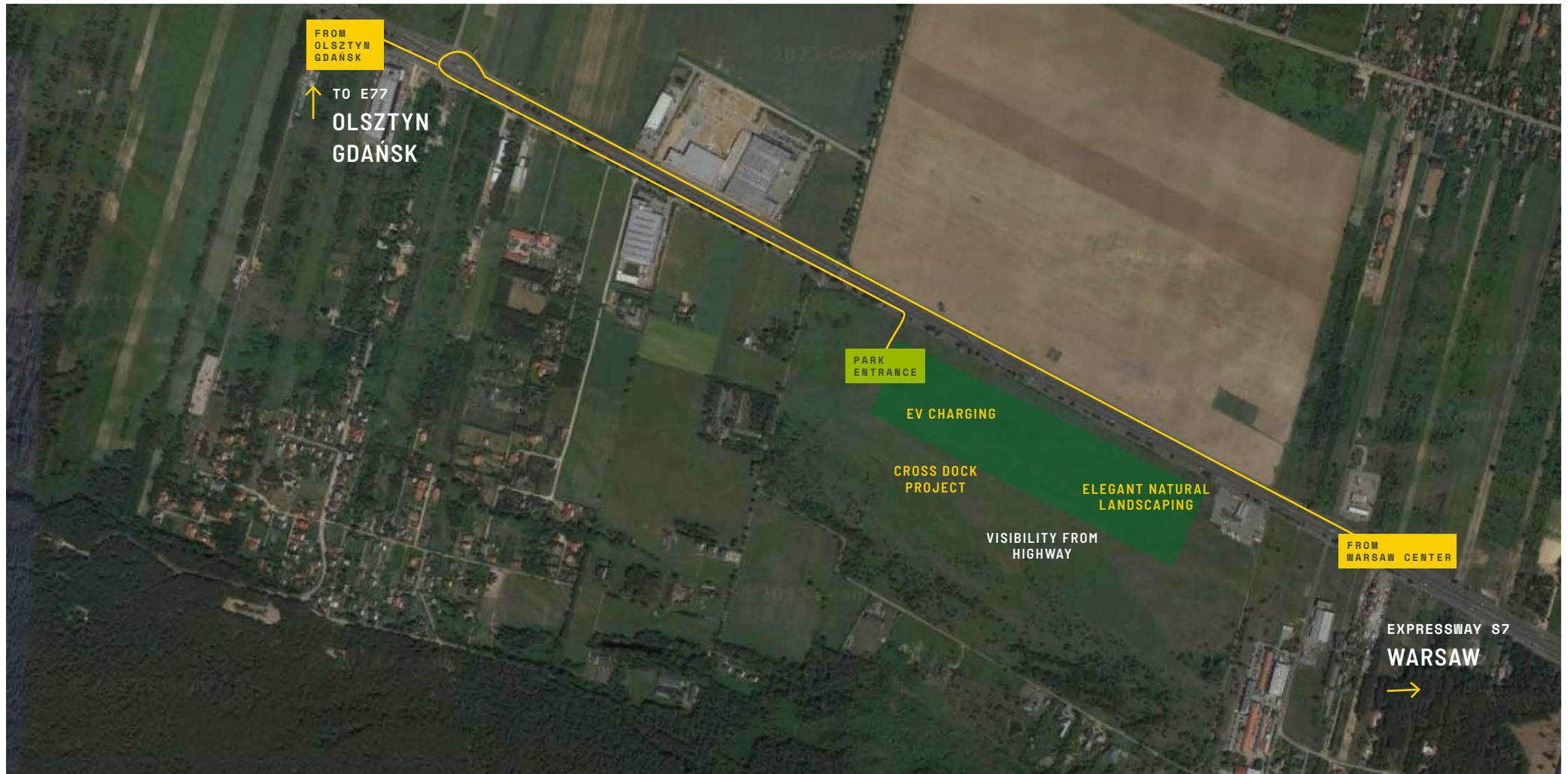
LOCAL ACCESS

[S7] Warsaw-Gdańsk -direct expressway access

CTPark Warsaw North is located directly on the S7 expressway - one of the main enterways to the capital city, Warsaw. Perfect location for companies looking to access the central Market, well connected with western and northern part of Poland.

PARK FEATURES

- ▶ Location right next to the S7 expressway
- ▶ Cross dock project
- ▶ Perfect for clients with potential for further expansion
- ▶ The investment is carried out with respect for ESG aspects
- ▶ Electric charging station
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ PV planned



Semi-production and logistics park in Warsaw prox- imity

-  Built available
-  Planned
-  Built occupied



AVAILABILITY & DELIVERY

WAN1	61,278 sqm	built
WAN2	13,298 sqm	planned

KEY PARK DATA

CTPark Warsaw North

AVAILABLE NOW

61,278 sqm

DEVELOPMENT OPPORTUNITY

13,298 sqm

BUILT-UP AREA

64,108 sqm

TOTAL AREA

1.88 ha



SOLAR IN PLACE



WATER
RECYCLING



LANDSCAPED
AREAS



ELECTRIC
CHARGERS



GAS STATION



ŁOMNA-LAS WIŚNIOWA
BUS STOP

PARK & NEARBY INVESTORS

Wittchen

Profix

Onnera Poland

Inter Cars

Adamed Pharma

Celon Pharma



CTPARK

Network

WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

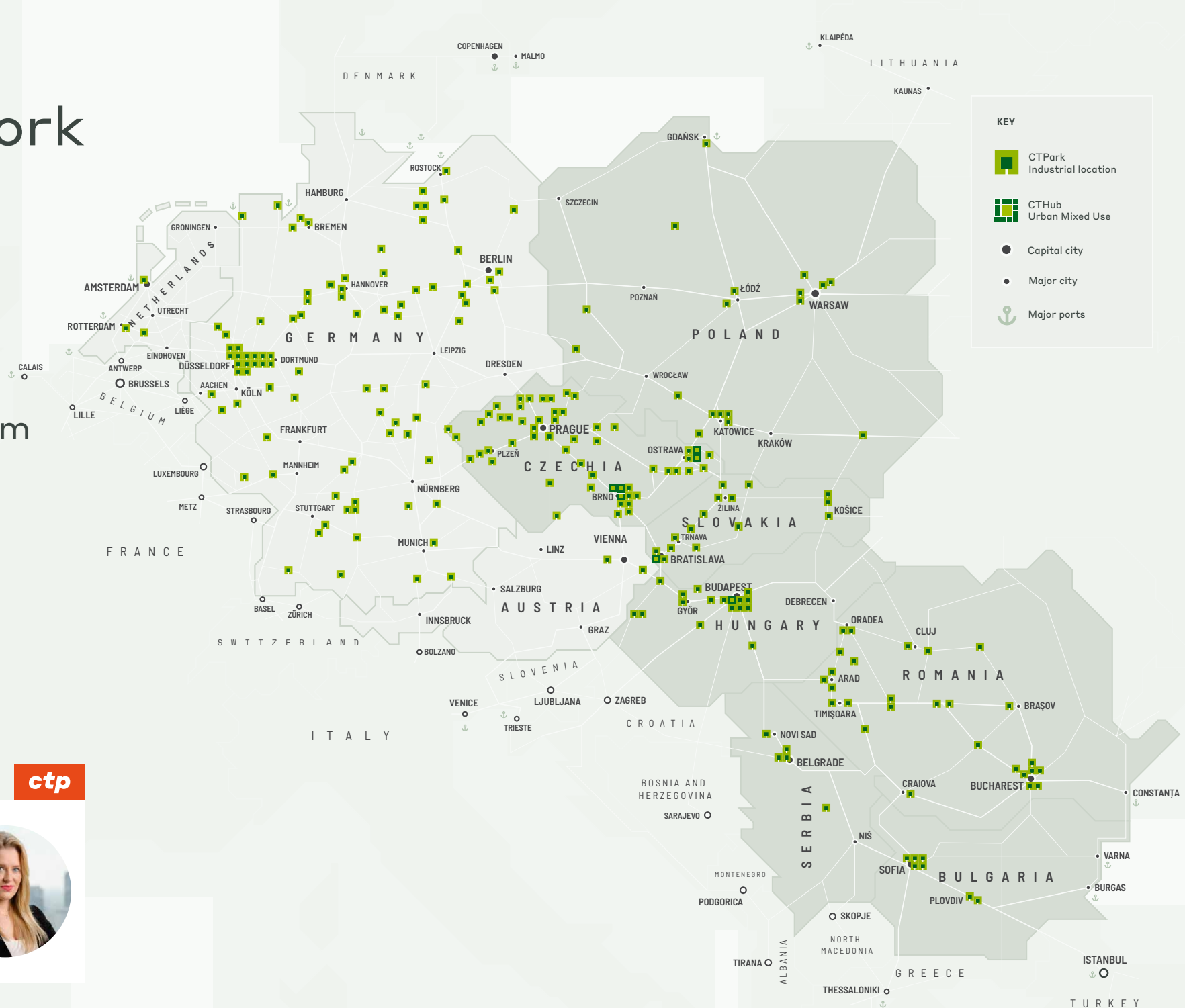
11 million sqm
GLA

SPACE FOR YOU TO GROW

20.7 million sqm
landbank

LONG TERM PARTNER

>1,000 clients



CONTACT ME

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