



 **Cheb**



ctp

CZ

UPDATED 2024

STOP

REGIONAL BENEFITS

Superior motorway location in a cost-effective region

Located at the outskirts of the town of Cheb just 10 minutes from the Czech-German border, this strategically located park is ideal for clients looking to leverage the lower wages and embedded industrial knowledge available locally to serve customers and clients in the Czech Republic, Germany and beyond.

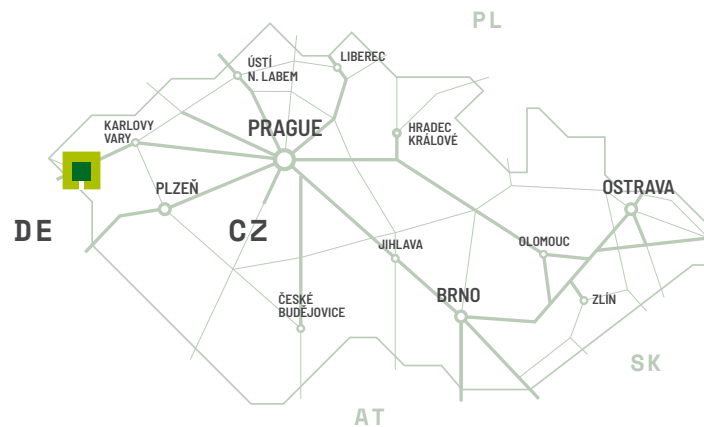
- ▶ Close proximity to the German border
- ▶ Strong industrial tradition
- ▶ Low-wage area, highly skilled workforce
- ▶ Direct motorway connections to Germany, Prague, Plzeň



 D6 ADJACENT	 CHEB 7 KM
 PRAGUE 166 KM	 CHEB 7 KM

MAJOR CITIES

Karlovy Vary	37 km	25 mins
Prague	170 km	1.5 hr
Hof	60 km	45 mins
Chemnitz	132 km	1.5 hrs
Leipzig	207 km	2.3 hrs
Nuremburg	155 km	1.75 hrs





LOCAL ACCESS

Ten minutes from the Czech-German border

D6/E48/E49
The D6 highway is the main north-western corridor joining Prague, Karlovy Vary, and Cheb to Saxony and Bavaria

Ideal for suppliers to the German market or as link to suppliers across the Czech Republic, CTPark Cheb provides the full range of facilities for manufacturing companies and logistics providers. The park's location near the E49 motorway and the Czech-German border supports complex domestic and cross-border logistics

and supply chains, making it a commercial crossroads of Europe. The park also benefits from location near a major European rail link connecting Prague to Nuremberg. The Czech regions of Cheb and Sokolov are connected to the adjacent border areas of Germany (Selb, Hof) by local railway.

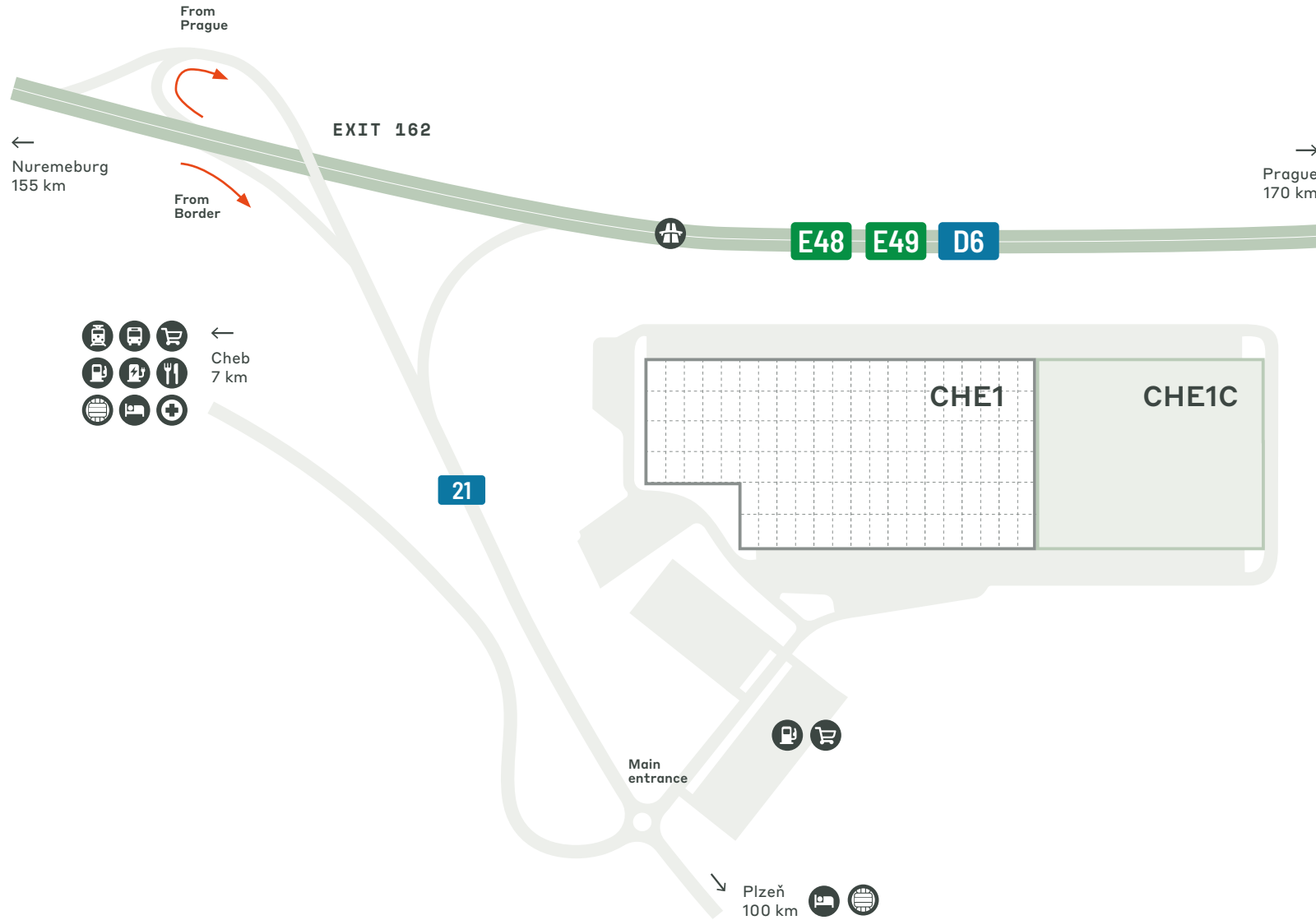
PARK FEATURES

- ▶ Direct highway access
- ▶ Adjacent petrol station and mini market
- ▶ High visibility from the motorway
- ▶ Ample expansion opportunities
- ▶ EV charging stations; large-scale water retention for greywater systems and sprinklers; solar-ready roofs

Excellent motorway access with high visibility

AVAILABILITY & DELIVERY

CHE1	0 sqm	--
CHE1B	19,127 sqm	2024



- Built available
- Planned
- Built occupied

KEY PARK DATA

CTPark Cheb



SOLAR READY
2024



WATER
RECYCLING



LANDSCAPED
AREAS



ELECTRIC
CHARGERS



GERMAN BORDER
10 MINS



LOWER WAGE /
HIGHLY SKILLED



PRAGUE
TO GERMANY



SWIMMING LAKE
2 KM

AVAILABLE NOW

0 sqm

DEVELOPMENT OPPORTUNITY

19,127 sqm

BUILT-UP AREA

33,187 sqm

TOTAL AREA

10 ha

PARK & NEARBY INVESTORS

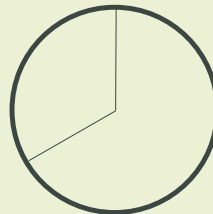
DHL Solutions

ZPG (CUBE)

INDUSTRIES IN THE PARK

70% Logistics

30% Light Assembly





WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

11.8 million sqm
GLA

SPACE FOR YOU TO GROW

23.4 million sqm
landbank

LONG TERM PARTNER

>1,000 clients



Jana Hain-Schmiedberská
Business Developer
West Bohemia

+420 720 047 872
jana.schmiedberska@ctp.eu
ctp.eu

CONTACT ME

