



Hranice



ctp

CZ

REGIONAL BENEFITS

Connected High Tech Production Hub

CTPark Hranice is strategically located with direct motorway access to Olomouc (40km), Ostrava (60km) and Poland/Katowice (145km). The park is located nearby existing automotive and high-tech supply chain routes. The park's accessibility is enhanced by the nearby Ostrava airport (40km).

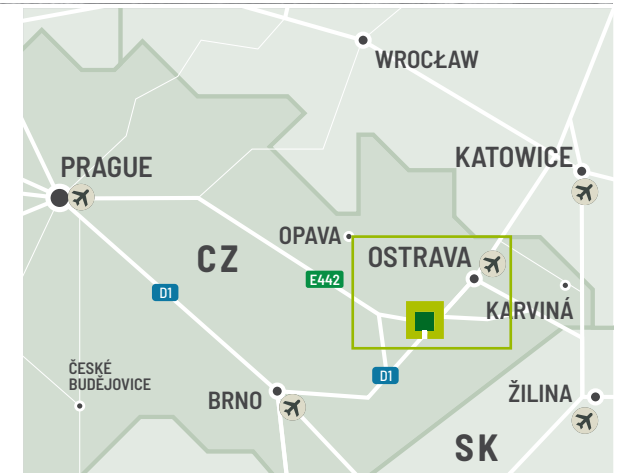
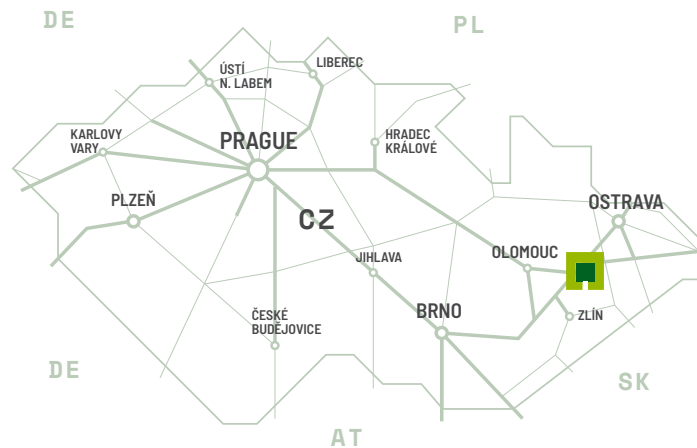
- ▶ Ideal for logistics/high-tech
- ▶ Motorway access to Olomouc/Ostrava
- ▶ Direct rail link
- ▶ Proximity to suppliers in Slovakia
- ▶ ADR warehouse for sensitive material
- ▶ 8 Universities in the region
- ▶ Large pool of available skilled labour



- D1 HIGHWAY 1 KM
- OLOMOUČ CITY CENTRE 50 KM
- OSTRAVA AIRPORT 54 KM
- BUS STOP ON SITE

MAJOR CITIES

Brno	115 km	1h 20min
Ostrava	58 km	0h 40min
Katowice	147 km	1h 36 min
Vienna	248 km	3h 00min



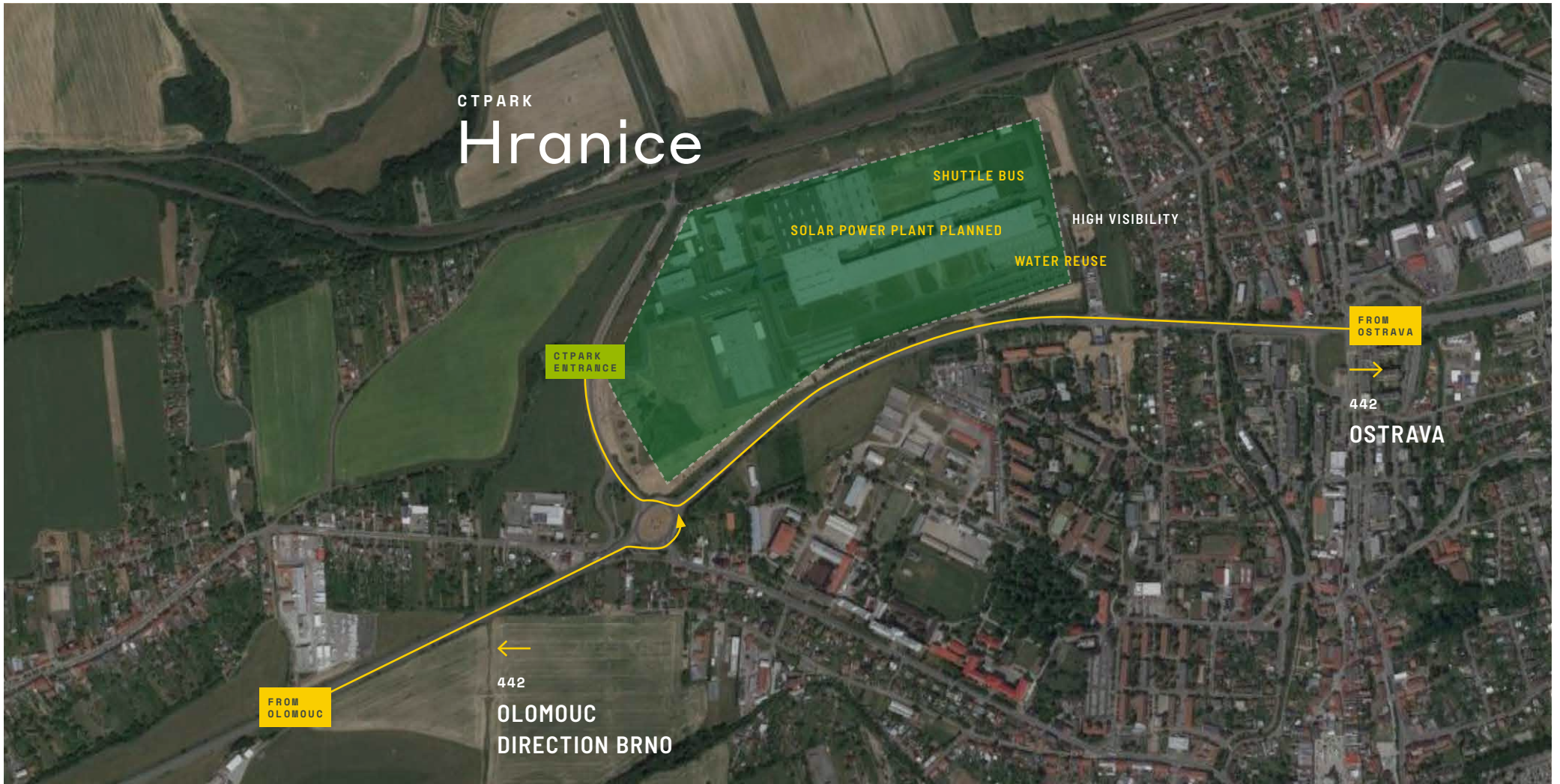
LOCAL ACCESS

Easy access to technically skilled population

Olomouc Region, an industrial area with developed services, is divided into 5 districts. Hranice is located in the Přerov District in the eastern part of the Olomouc Region and it has about 18,000 inhabitants. The D1 motorway leading from Přerov to Ostrava goes through the town in the north. The town is known for the Hranice Abyss, the neighbourhood of the spa in Teplice nad Bečvou is also important for the city.

PARK FEATURES

- ▶ Solar power plant planned
- ▶ Water retention and reuse
- ▶ Onsite property management team
- ▶ Shuttle bus onsite



Ideal location for small and large businesses



- Built available
- Planned
- Built occupied

AVAILABILITY & DELIVERY

HR5	27,884 sqm	planned
HR3/1	13,440 sqm	planned
HR2/3	10,080 sqm	planned
HR2/4	6,554 sqm	planned
Storage III	1,700 sqm	built
Large	1,400 sqm	built
Storage I	1,600 sqm	built

KEY PARK DATA

CTPark Hranice

AVAILABLE NOW

4,936 sqm

DEVELOPMENT OPPORTUNITY

57,958 sqm

BUILT-UP AREA

153,561 sqm

TOTAL AREA

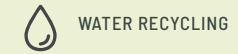
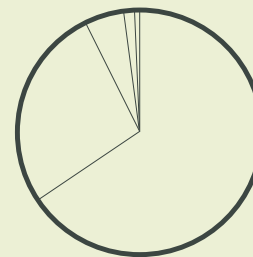
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PARK & NEARBY INVESTORS

- CIE Metal
- Henniges
- Etimex
- ICU Medical

INDUSTRIES IN THE PARK

- 66% Automotive
- 27% Manufacturing
- 5% 3PL
- 1% Other
- 1% Services





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



Vojtěch Peška
Senior Business Developer,
Central & North Moravian
Region

+420 606 609 999
vojtech.peška@ctp.eu
ctp.eu

CONTACT ME

