



ctp



Mladá Boleslav



CZ

REGIONAL BENEFITS

Major automotive and high-tech hub in the Czech Republic

CTPark Mladá Boleslav I. and II. is located on the E65/D10 motorway 50km from Prague towards the German and Polish borders. The park is situated in an automotive and high-tech hub, anchored by Škoda Auto. Park benefits include excellent infrastructure and accessibility, lower costs and available skilled labour.

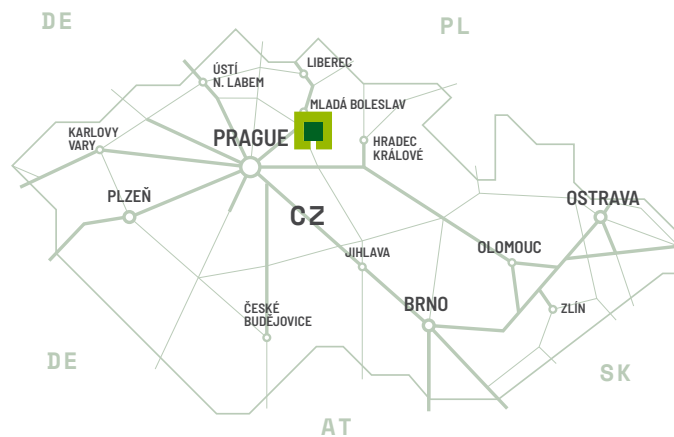
Key benefits:

- ▶ Škoda Auto supply hub
- ▶ High-tech investors
- ▶ 3 Universities in the area
- ▶ Available skilled labour
- ▶ Excellent accessibility
- ▶ 50 km from Prague
- ▶ Lower wages/ Lower cost

 DIRECT ACCESS TO D10
 MLADÁ BOLESLAV 4 KM
 PRAGUE AIRPORT 70 KM
 BUS STOP AT SITE

MAJOR CITIES

Skoda Factory Gate 13	3,5 km	0h 6m
Mladá Boleslav	4 km	0h 7m
Prague	50 km	0h 36m
Liberec	53 km	0h 35m
Dresden	185 km	2h 00m
Munich	440 km	4h 10m



LOCAL ACCESS

Parks in established industrial zone

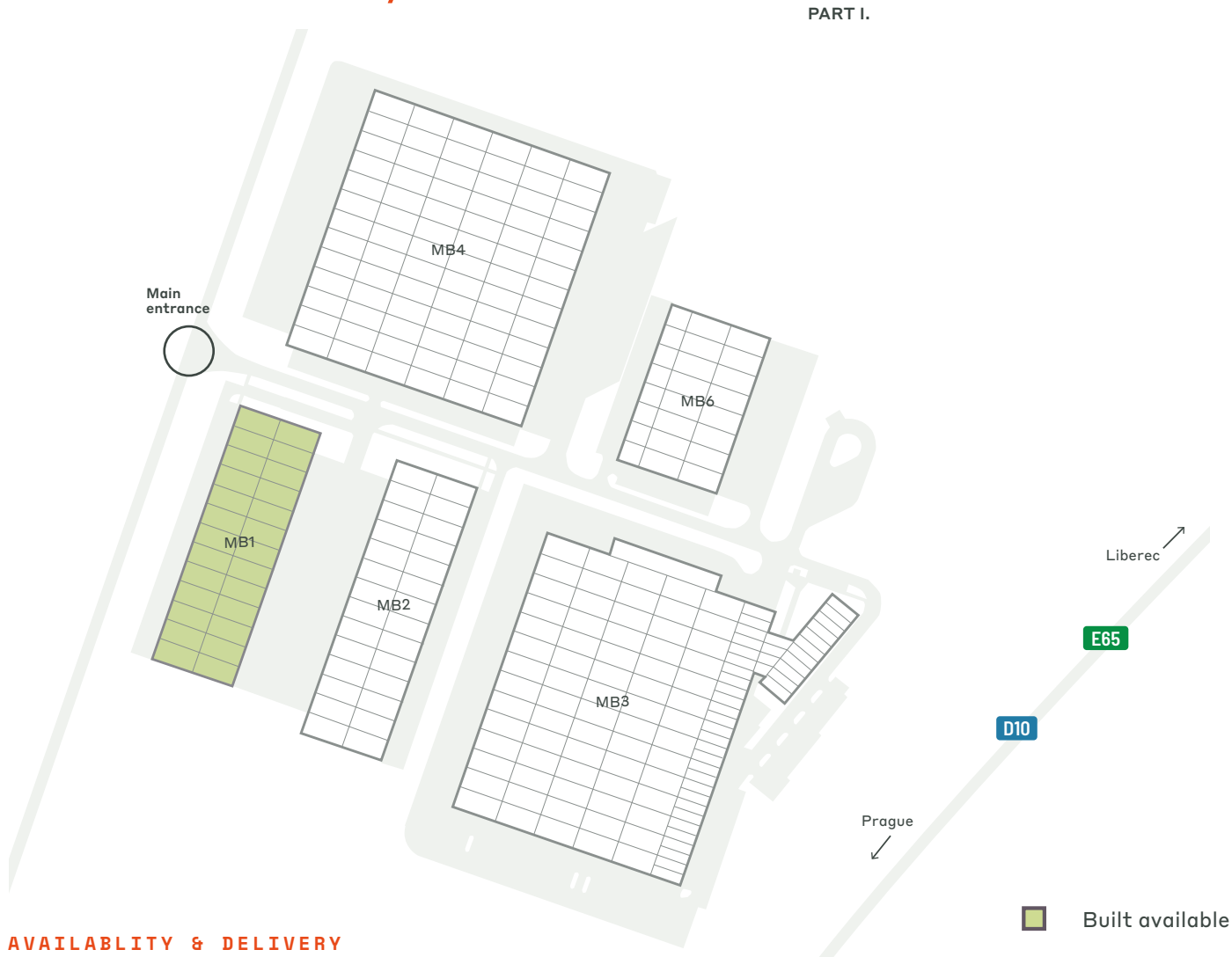
The park provides great opportunities for logistics or manufacturing companies. The Škoda factory enhances this location for the automotive sector, and the buildings are technically 100% sufficient for any type of operation. Direct access from Motorway D10 enables easy transport between automotive suppliers or distribution within the Czech Republic and abroad.

PARK FEATURES

- ▶ BREEAM certified parks
- ▶ Solar ready roofs
- ▶ Quality building insulation
- ▶ High floor loading
- ▶ Public transport on site



Modern park close to Skoda Factory



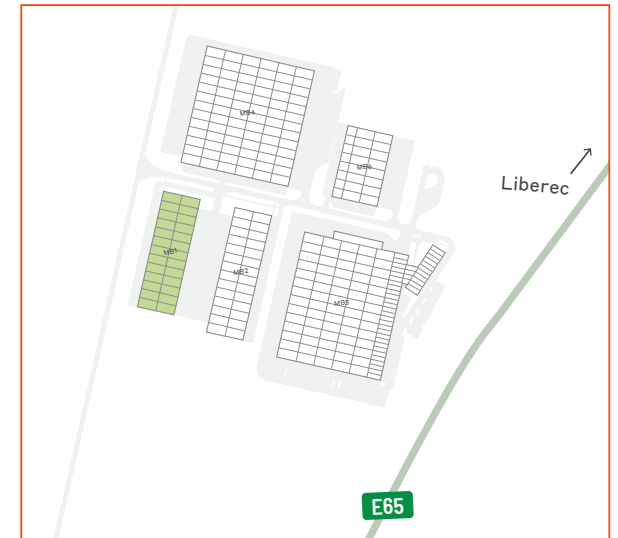
AVAILABILITY & DELIVERY

available / whole bldg

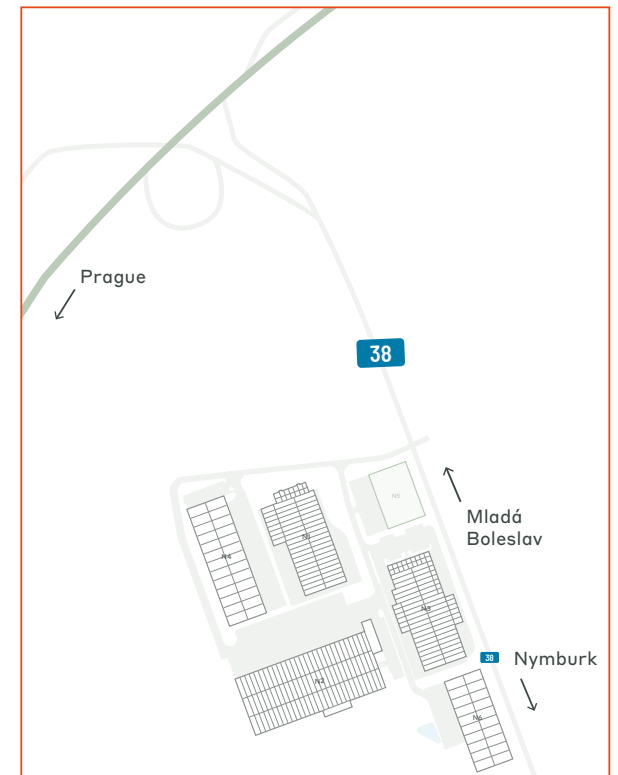
MB1 2,928 / 7,646 sqm available

- Built available
- Planned
- Built occupied

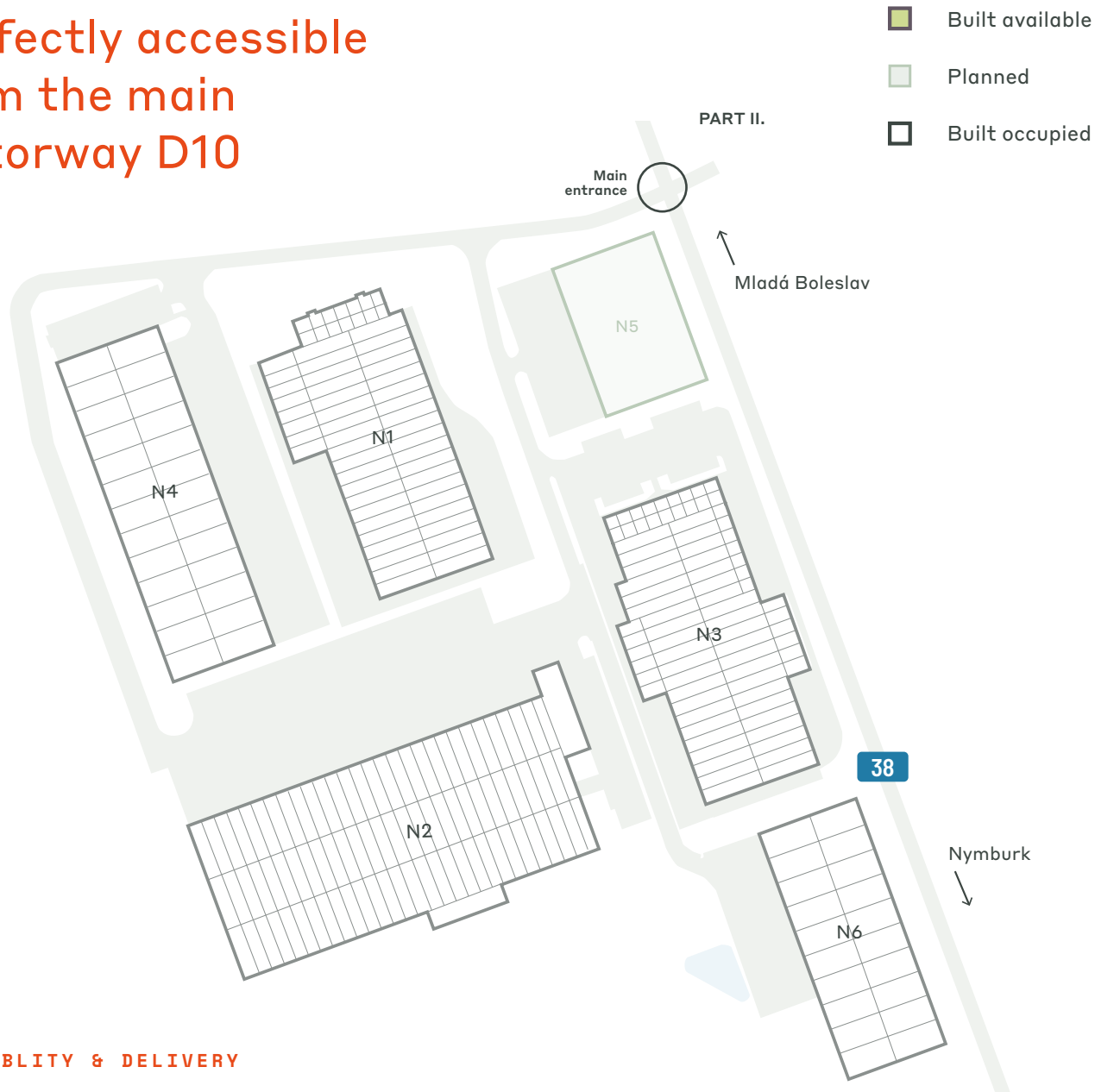
CTPark Mladá Boleslav I. and II. siteplans



Distance from Park I. to Park II. is 2,3 km



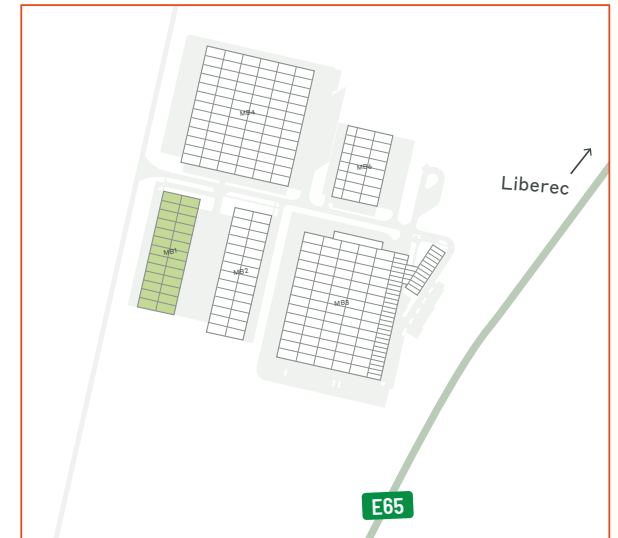
Perfectly accessible
from the main
motorway D10



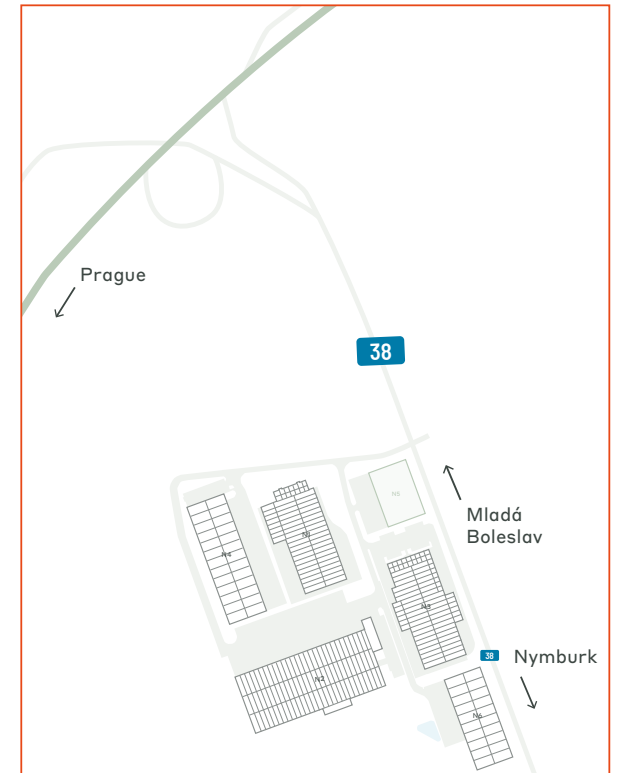
AVAILABILITY & DELIVERY

N5 3,553 sqm planned

CTPark Mladá Boleslav I. and II. siteplans



Distance from Park I. to Park II. is 2,3 km



KEY PARK DATA

CTPark Mladá Boleslav I.

AVAILABLE NOW

5,399 sqm

DEVELOPMENT OPPORTUNITY

0 sqm

BUILT-UP AREA

70,394 sqm

TOTAL AREA

16.83 ha

PARK & NEARBY INVESTORS

Emerge

Faurecia

Idiada

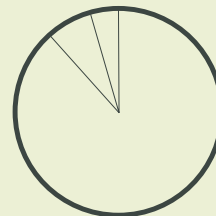
Škoda

INDUSTRIES IN THE PARK

89% Automotive

7% Services

4% Manufacturing



BUS AT SITE



ELECTRIC CHARGERS



SOLAR READY



WATER RECYCLING



KEY PARK DATA

CTPark Mladá Boleslav II.

AVAILABLE NOW

0 sqm

DEVELOPMENT OPPORTUNITY

3,553 sqm

BUILT-UP AREA

38,020 sqm

TOTAL AREA

11.61 ha

PARK & NEARBY INVESTORS

DHL Automotive

TI Automotive

Emerge

Snop Automotive

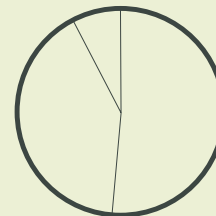
FT Automotive

INDUSTRIES IN THE PARK

51% Automotive

41% 3PL

8% Manufacturing



BUS AT SITE



ELECTRIC CHARGERS



SOLAR READY



WATER RECYCLING





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



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CONTACT ME

