



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

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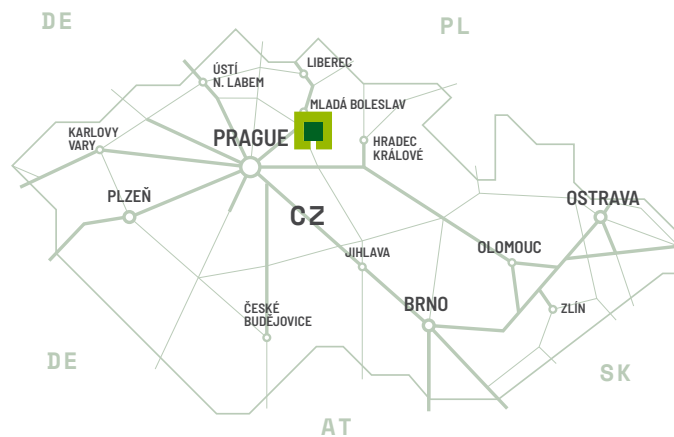
PRAGUE AIRPORT 70 KM



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

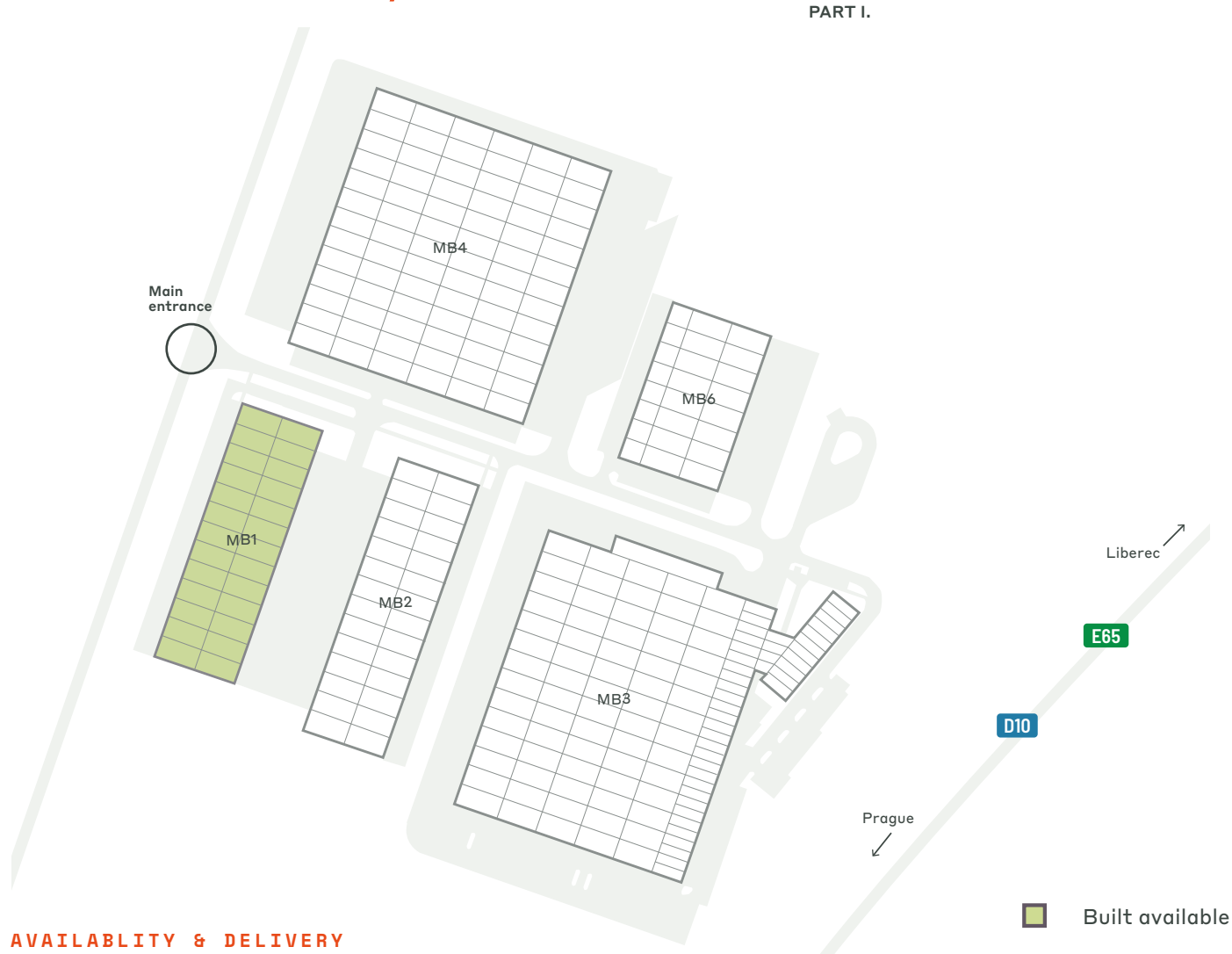
The park provides great opportunities for logistics or manufacturing companies. The Škoda factory enhances this location for the automotive sector, and the buildings are technically 100% sufficient for any type of operation. Direct access from Motorway D10 enables easy transport between automotive suppliers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

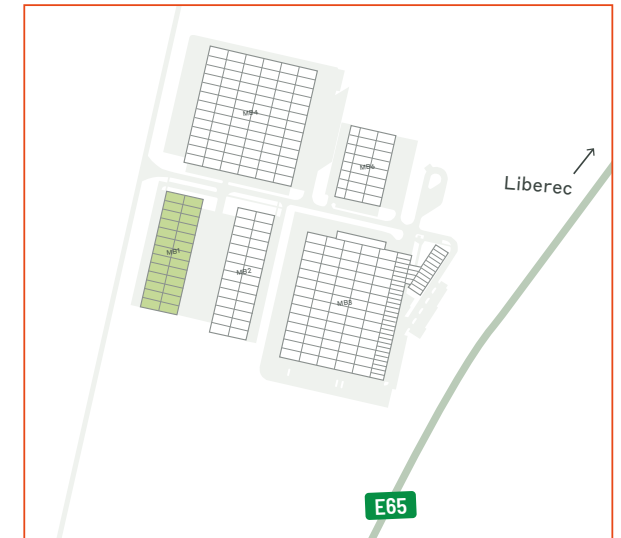


## AVAILABILITY & DELIVERY

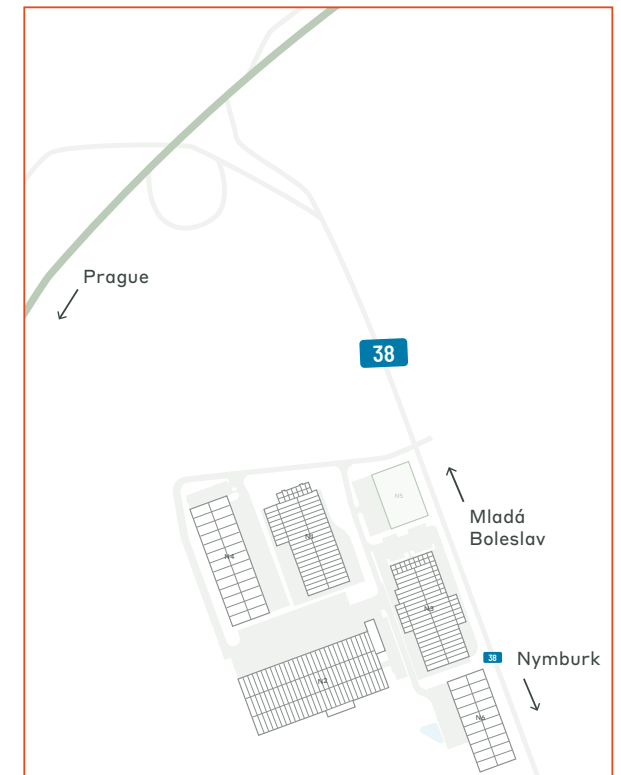
available / whole bldg

**MB1**    **2,928 / 7,646 sqm**    **available**

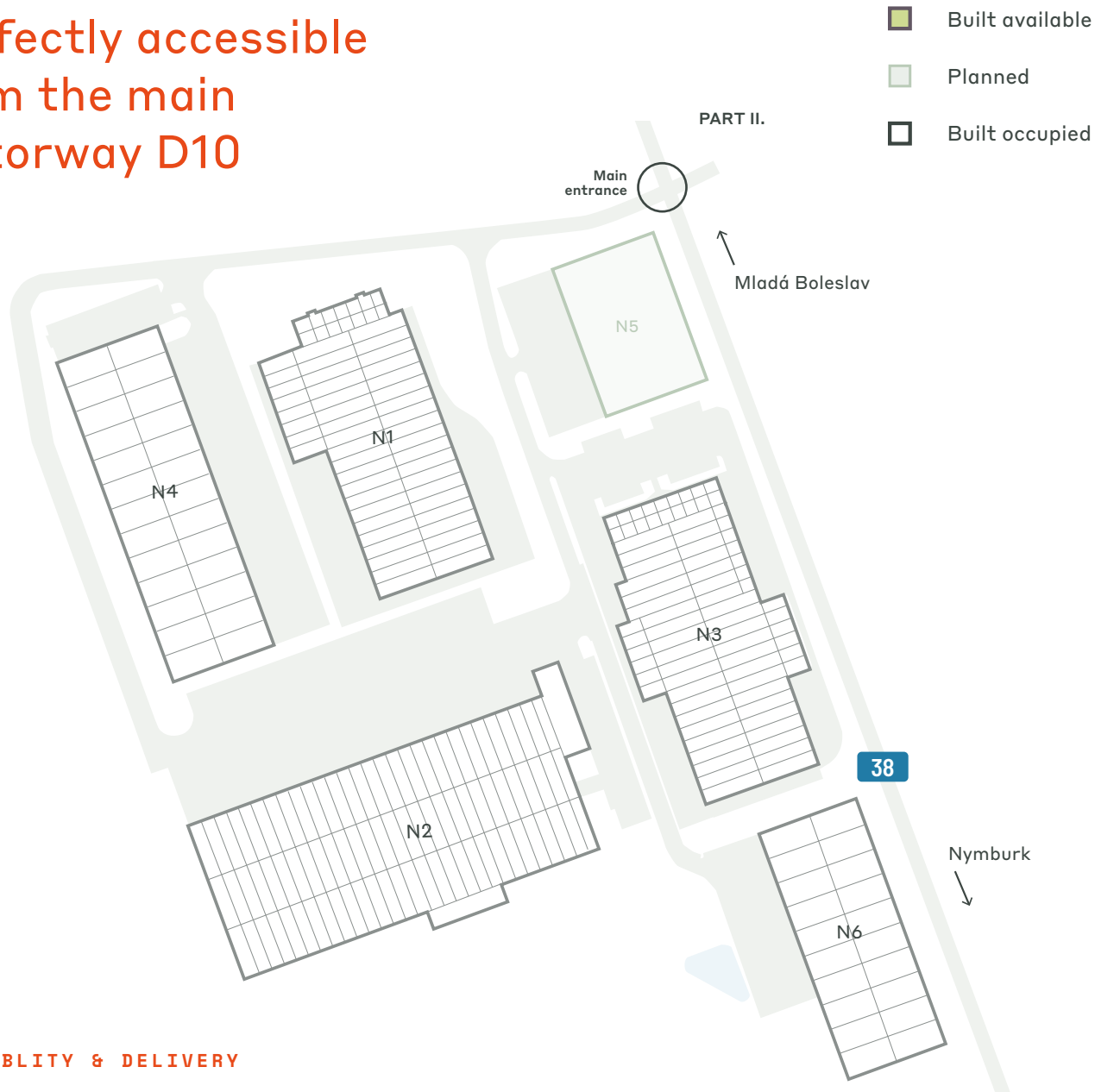
CTPark Mladá Boleslav I. and II. siteplans



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



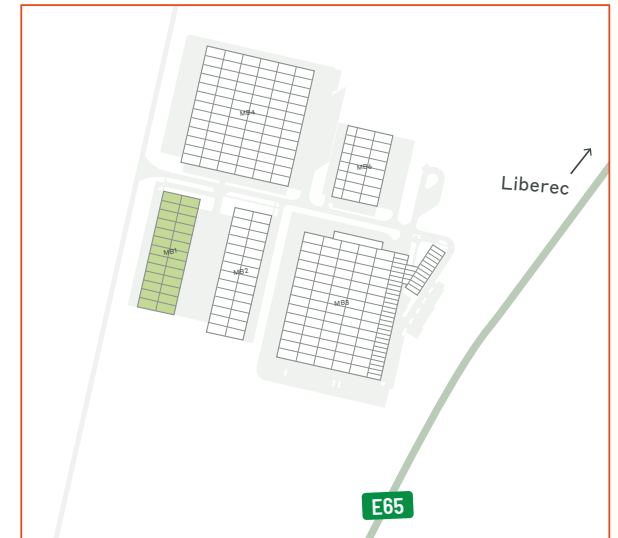
Perfectly accessible  
from the main  
motorway D10



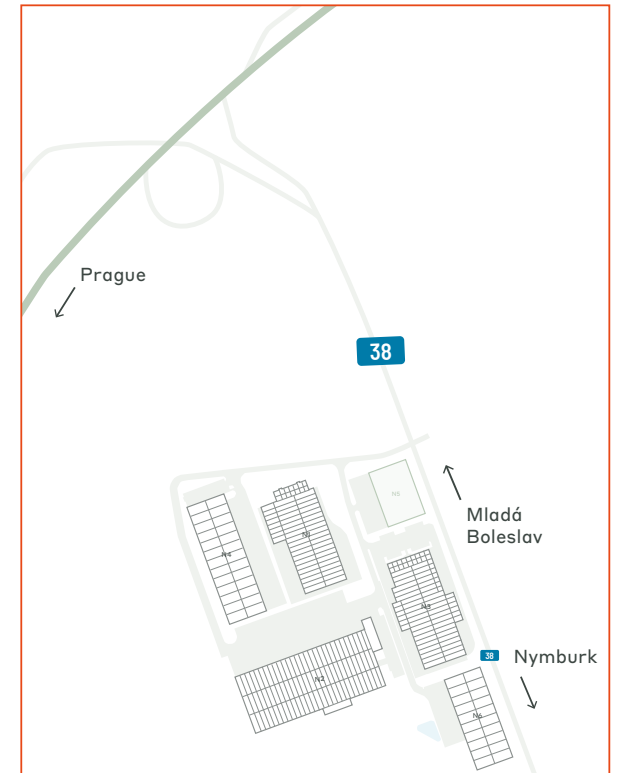
AVAILABILITY & DELIVERY

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

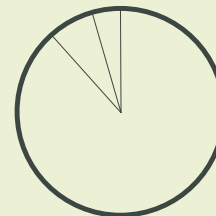
Škoda

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

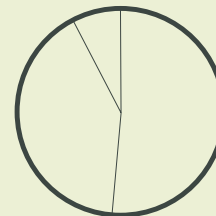
FT Automotive

INDUSTRIES IN THE PARK

51% Automotive

41% 3PL

8% Manufacturing



BUS AT SITE



ELECTRIC CHARGERS



SOLAR READY



WATER RECYCLING





# CTPARK Network

WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

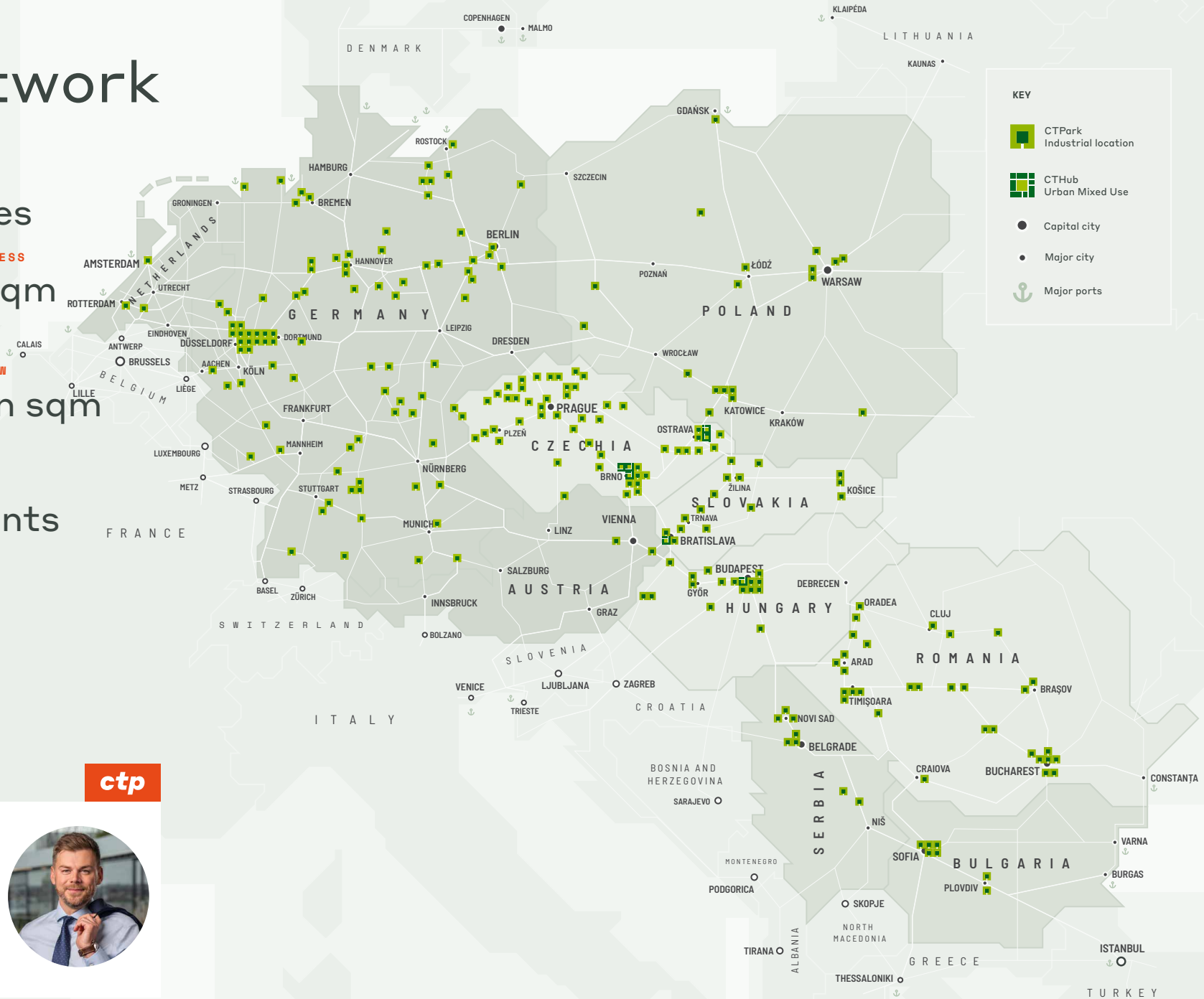
11 million sqm  
GLA

SPACE FOR YOU TO GROW

20.7 million sqm  
landbank

LONG-TERM PARTNER

>1,000 clients



ctp



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