

ctp



# Prague East



CZ



REGIONAL BENEFITS

# Prague's market with regionals benefits

CTPark Prague East, positioned on the border of the capital city of the Czech Republic, Prague is a crucial intersection of the D1 motorway to Brno, Ostrava, Slovakia, Austria, and Hungary, and the D0 Prague ring road, stands as a gateway to Prague and a western Europe. This location offers direct links to major transport arteries and making it an ideal strategic point for logistics companies, distribution centers, and e-commerce businesses.

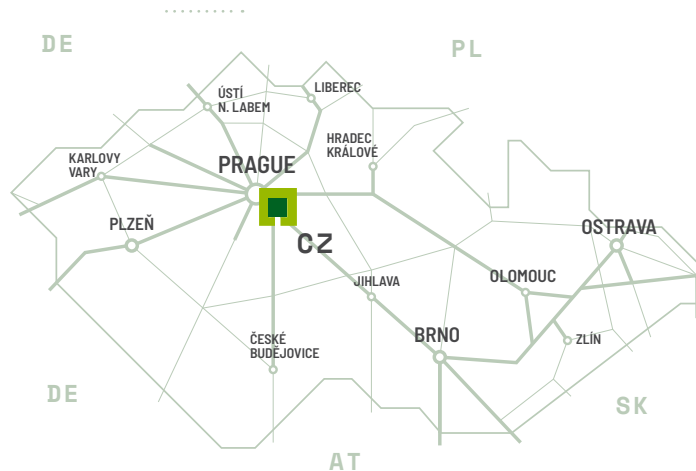
- ▶ Prague's border - 6 km
- ▶ Strategic location at the crossroads of Central Europe
- ▶ Population of 240,000 within 10 km
- ▶ Public transport to the site



 DIRECT ACCESS TO D1/D0  
 6 KM PRAGUE BORDER  
 PRAGUE AIRPORT 40 KM  
 PRAGUE HAJE METRO 13 MINUTES

MAJOR CITIES

Prague city centre	20 km	0h 25min
Dresden	160 km	1h 50min
Brno	200 km	2h 00min
Bratislava	320 km	3h 30min
Ostrava	350 km	3h 30min
Munich	400 km	4h 10min



LOCAL ACCESS

## Dynamic Business Environment

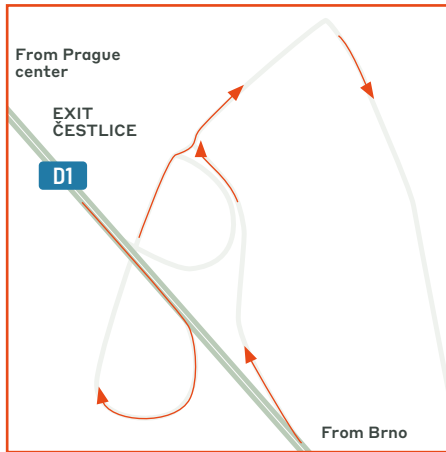
CTPark Prague East not only boasts the busiest motorway junction in the Czech Republic but also provides comprehensive urban amenities. With public transport on-site, a metro station just 13 minutes away, and proximity to a large business and retail park, it offers unparalleled convenience and efficiency. The park's shared office spaces - Clubco create a perfect workplace for local professionals, further enhancing its appeal as a dynamic business environment.

PARK FEATURES

- ▶ Solar power in place
- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Electric charging stations
- ▶ Office building Clubco - shared offices
- ▶ Parking house
- ▶ Perfect visibility



# The most exposed industrial park in the Czech Republic



## AVAILABILITY & DELIVERY

**NUP1 3,700 sqm built**

KEY PARK DATA

# CTPark Prague East

AVAILABLE NOW

## 3,700 sqm

DEVELOPMENT OPPORTUNITY

## 0 sqm

BUILT-UP AREA

## 73,478 sqm

TOTAL AREA

## 20,62 ha

PARK & NEARBY INVESTORS

Kika nábytek

Raben

CTS Ceramics

Inter Cars

MAPO Medicals

INDUSTRIES IN THE PARK

35% 3PL

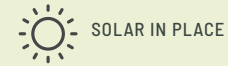
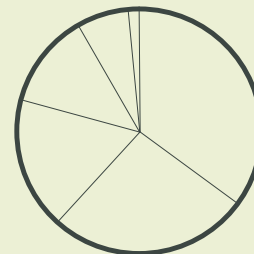
27% Retail Trade

17% Manufacturing

13% Wholesale Trade

7% Services

1% Other



SOLAR IN PLACE



WATER RECYCLING



ELECTRIC CHARGERS



LANDSCAPED AREAS





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

