

UPDATED OCTOBER 2023



ctp

CZ

REGIONAL BENEFITS

On the border of Germany & Western Europe

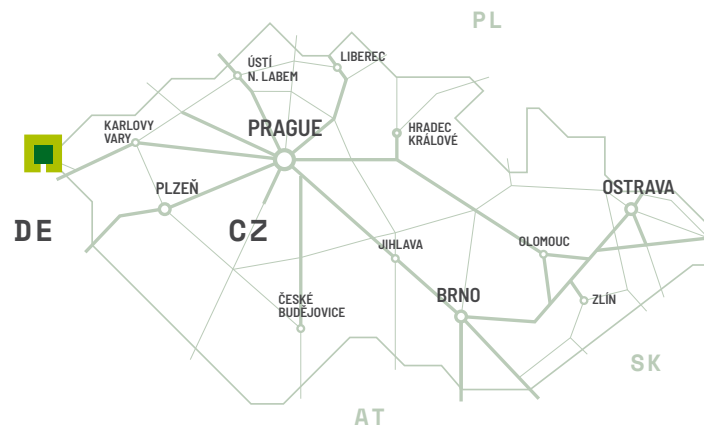
Strategically located 3 km from the Czech-German border, CTPark Aš gives you easy access to the German motorway network, including the A9 connecting Berlin and Munich, as well as to the A93, A72 and A4 motorways. The park offers available space starting at 3,500 sqm and currently consists of three buildings, with four new buildings planned/under construction. Companies in the area include Audi, BMW, Volkswagen and Siemens. Over 400,000 people live within a 30-minute drive from the park, facilitating staff recruitment.

- ▶ Germany: 3 km
- ▶ Ample qualified labour in the surrounding communities
- ▶ Competitive labour costs
- ▶ Region with manufacturing tradition
- ▶ Solar installation planned for 2024



MAJOR CITIES

Cheb	24 km	0h 20min
Karlovy Vary	64 km	0h 45min
Prague	192 km	2h 30min
Chemnitz	107 km	1h 15min
Leipzig	200 km	2h 00min
Nuremberg	167 km	1h 45min



LOCAL ACCESS

Five minutes to the Czech-German border

With direct highway access, CTPark Aš is a short drive to the German border and to the Aš town centre. Ideal for companies engaged in light manufacturing and cross-border logistics. The location offers additional land for easy expansion in this cost-effective region.

PARK FEATURES

- ▶ The town of Aš and its numerous amenities are 10-minute walk from the park.
- ▶ Mini-market and petrol station nearby.
- ▶ Directly adjacent to main train station.
- ▶ Direct highway access.
- ▶ Sustainable park: Solar power installation planned in 2024 for tenant use; EV charging stations; large-scale water retention for greywater systems and sprinklers; insect houses and beehives to ensure high level of biodiversity; naturally landscaped with local trees and shrubs to increase groundwater retention.



Available space, with room to grow



AVAILABILITY & DELIVERY

available / whole bldg

Building	Area (sqm)	Availability
AS3	3,469 / 17,520 sqm	available
AS4	18,682 sqm	shell and core
AS5	12,312 sqm	2024
AS6	12,026 sqm	2024

KEY PARK DATA

CTPark Aš



SOLAR READY
2024



WATER
RECYCLING



LANDSCAPED
AREAS



ELECTRIC
CHARGERS



GERMAN BORDER
3 KM



PASSENGER &
FREIGHT



PUBLIC BUS
ON-SITE



SPORTS FIELD
BIKE PATHS

AVAILABLE NOW

22,121 sqm

DEVELOPMENT OPPORTUNITY

29,638 sqm

BUILT-UP AREA

50,900 sqm

TOTAL AREA

69.619 ha

PARK & NEARBY INVESTORS

Petainer

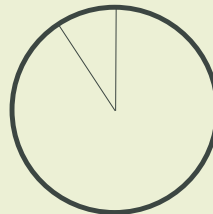
Bekaert Deslee

MG Components

INDUSTRIES IN THE PARK

9% Services

91% Manufacturing





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

