

Gateway to Eastern Europe

CTPark Budapest East is a high-bay logistics warehouse with offices, located in Üllő, 8 km to the South-East of Budapest, at the intersection of M0 ringroad and motorway M4. Budapest International Airport is just a few minutes' drive.

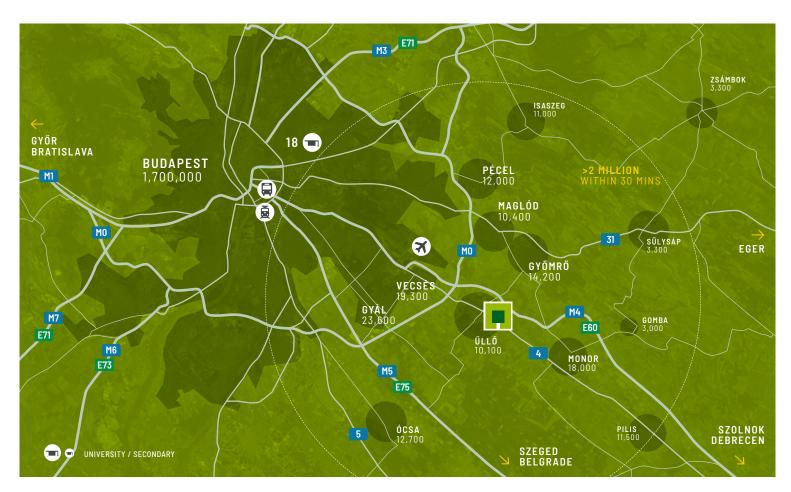
- Excellent highway accessability: all major highways around Budapest.
- New highway development underway for added traffic capacity.
- ► Easy access to both Budapest and Pest well-educated labor pools.

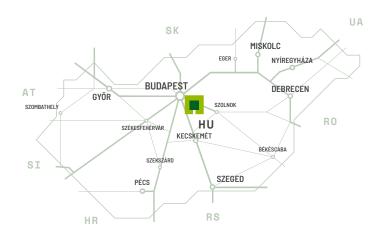




MAJOR CITIES

Zagreb	345 km	3h 30min
Belgrade	380 km	4 hrs
Ljubljana	463 km	4h 30min
Cluj	470 km	6 hrs
Trieste (harbour)	560 km	5h 30min
Sofia	770 km	8 hrs
Bucharest	830 km	9h 30min







Key location for all industrial needs

Its strategic placement ensures unrivaled connectivity, enabling swift and cost-effective movement of goods in all directions. With reduced transit times and enhanced accessibility, companies operating within the park can expect to streamline their distribution networks and delight customers with timely deliveries.

PARK FEATURES

- ► Solar power ready
- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Gas station 300 m
- ▶ Restaurant



ULL2

ULL3

The second largest park in Hungary

M4 Highway 2 km Budapest centre 30 km From Szolnok From Budapest centre Main entrance **ULL1.1** Debrecen 233 km Arad 270 km ULL1 ULL2 ULL3 **ULL1.2** ULL7 ULL5 ULL6 AVAILABLITY & DELIVERY **4,565 + 3,912 /** 33,897 sqm available **3,808 /** 42,365 **sqm** available

Built available

Built occupied

Planned

CTPark Budapest East





GAS STATION 300M



RESTAURANT









WATER RETENTION

AVAILABLE NOW

9,823 sqm

DEVELOPMENT OPPORTUNITY

28,485 sqm

BUILT-UP AREA

264,899 sqm

TOTAL AREA

91.03 ha

PARK & NEARBY INVESTORS

eMag

DHL Supply Chain

Orbico

Könyvtárellátó Nonprofit

Devedi Invest

INDUSTRIES IN THE PARK

Manufacturing

30% 3PL

Retail Trade

16% Wholesale Trade

Automotive

Services



High-bay logistics warehouse with offices near Budapest

CTPark Budapest East the second largest park in the Hungarian portfolio, with excellent location and close access to major Eastern Hungarian motorways. The park houses logistics, distribution as well as manufacturing companies. Amenities such as shops, petrol station and restaurants are all within walking distance.









WHERE YOU NEED TO BE

10 countries

TRACK RECORDK OF SUCCESS

11.2 million sqm

SPACE FOR YOU TO GROW

20.7 million sqm landbank

LONG TERM PARTNER

>1,000 clients

· MAI MO LITHUANIA DENMARK KAUNAS KEY GDAŃSK • CTPark Industrial location HAMBURG SZCZECIN CTHub Urban Mixed Use BREMEN Capital city Major city AMSTERDAM ! Major ports ROTTERDAM TO POLAND DRESDEN WROCŁAW LUXEMBOURG METZ KOŠICE STRASBOURG LO VAKIA • LINZ FRANCE **BUDAPEST** • SALZBURG DEBRECEN • AUSTRIA SWITZERLAND SLOVENIA ROMANIA LJUBLJANA BRAŞOV VENICE U O TRIESTE CROATIA ■ • ■NOVI SAD ITALY BELGRADE BOSNIA AND CRAIOVA BUCHAREST ... CONSTANTA HERZEGOVINA SARAJEVO O VARNA MONTENEGRO BULGARIA BURGAS PLOVDIV PODGORICA O SKOPJE NORTH MACEDONIA TIRANA O ISTANBUL 0 U THESSALONIKI o

« KLAIPÉDA •

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