



Budapest East



ctp

HU





## REGIONAL BENEFITS

# Gateway to Eastern Europe

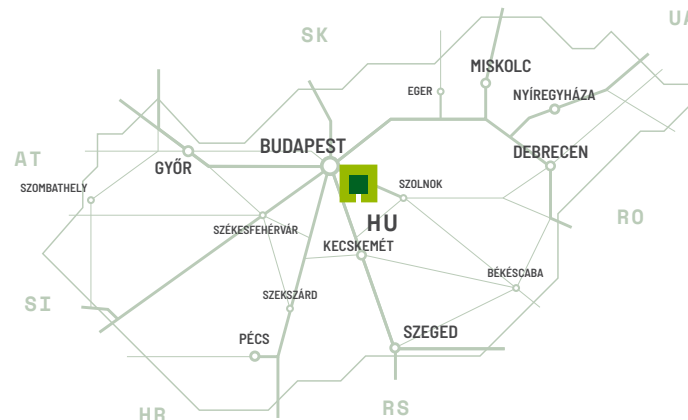
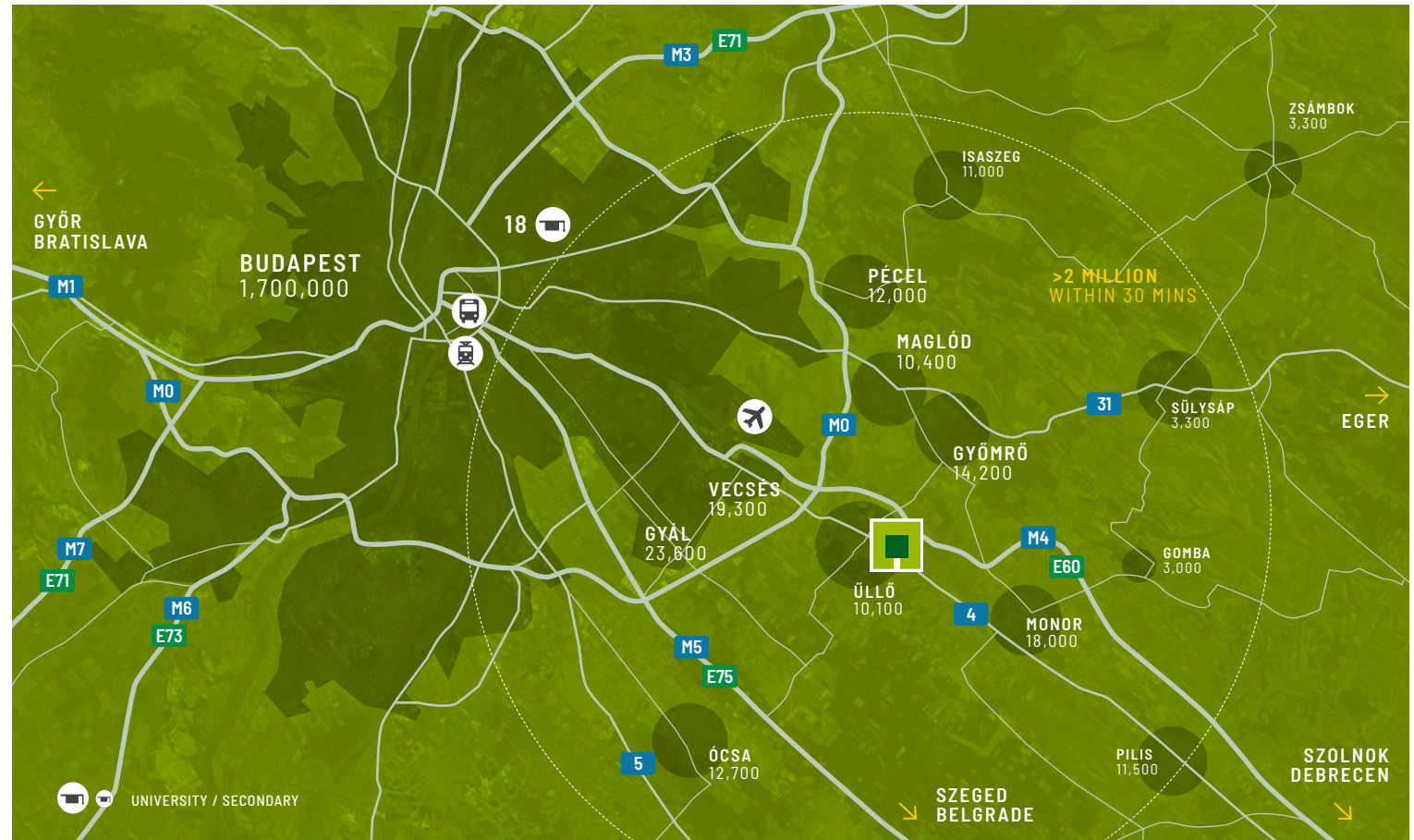
CTPark Budapest East is a high-bay logistics warehouse with offices, located in Üllő, 8 km to the South-East of Budapest, at the intersection of M0 ringroad and motorway M4. Budapest International Airport is just a few minutes' drive.

- ▶ Excellent highway accessibility: 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





## LOCAL ACCESS

### 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



## The second largest park in Hungary

-  Built available
-  Planned
-  Built occupied



### AVAILABILITY & DELIVERY

ULL2	4,565 + 3,912 / 33,897 sqm	available
ULL3	3,808 / 42,365 sqm	available



#### KEY PARK DATA

# CTPark Budapest East

#### 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



SOLAR READY



PUBLIC BUS  
ON-SITE



SHOP



GAS STATION  
300M



RESTAURANT



HOSPITAL 1,4 KM



HOTEL 5 KM



NATURAL  
LANDSCAPING



WATER RETENTION

#### INDUSTRIES IN THE PARK

32% Manufacturing

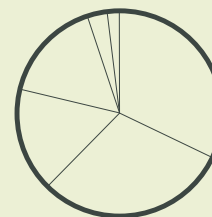
30% 3PL

17% Retail Trade

16% Wholesale Trade

3% Automotive

2% 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

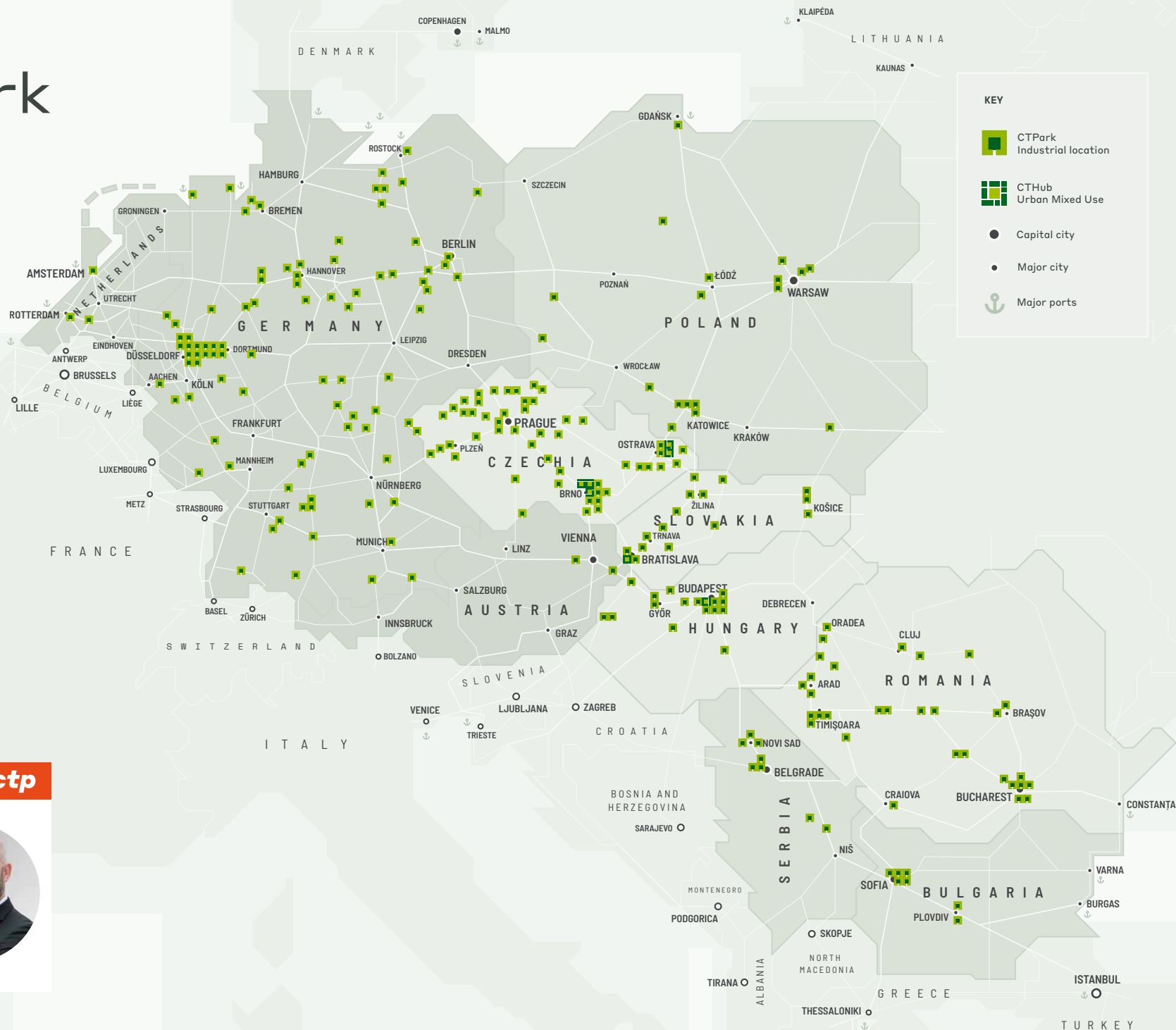
## TRACK RECORD OF SUCCESS

## SPACE FOR YOU TO GROW

LONG TERM PARTNER



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**CONTACT ME**