



**ctp**



Česká Lípa



CZ



REGIONAL BENEFITS

## Hub of automotive industry

Close proximity to the large automotive companies within the industrial zone in Česká Lípa. There is a significant number of skilled workers in the area. Location is on a crossroad from Germany to Poland, making it an attractive and on-the-rise spot for investors.

Key benefits:

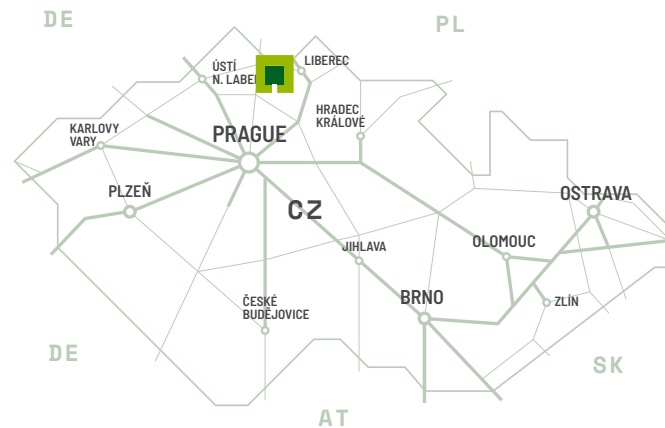
- ▶ Proximity to the large automotive companies within the industrial zone
- ▶ Significant number of skilled workers in the area
- ▶ On a crossroad from Germany to Poland



 DIRECT ACCESS TO 262  
 ČESKÁ LÍPA 4 KM  
 PRAGUE AIRPORT 100 KM  
 BUS STOP AT SITE

MAJOR CITIES

Česká Lípa	5 km	0h 7m
Mladá Boleslav	50 km	0h 40m
Liberec	50 km	0h 40m
Prague	95 km	1h 30m
Dresden	107 km	1h 50m
Wrocław	240 km	3h 10m



LOCAL ACCESS




## Accessibility, visibility and quality

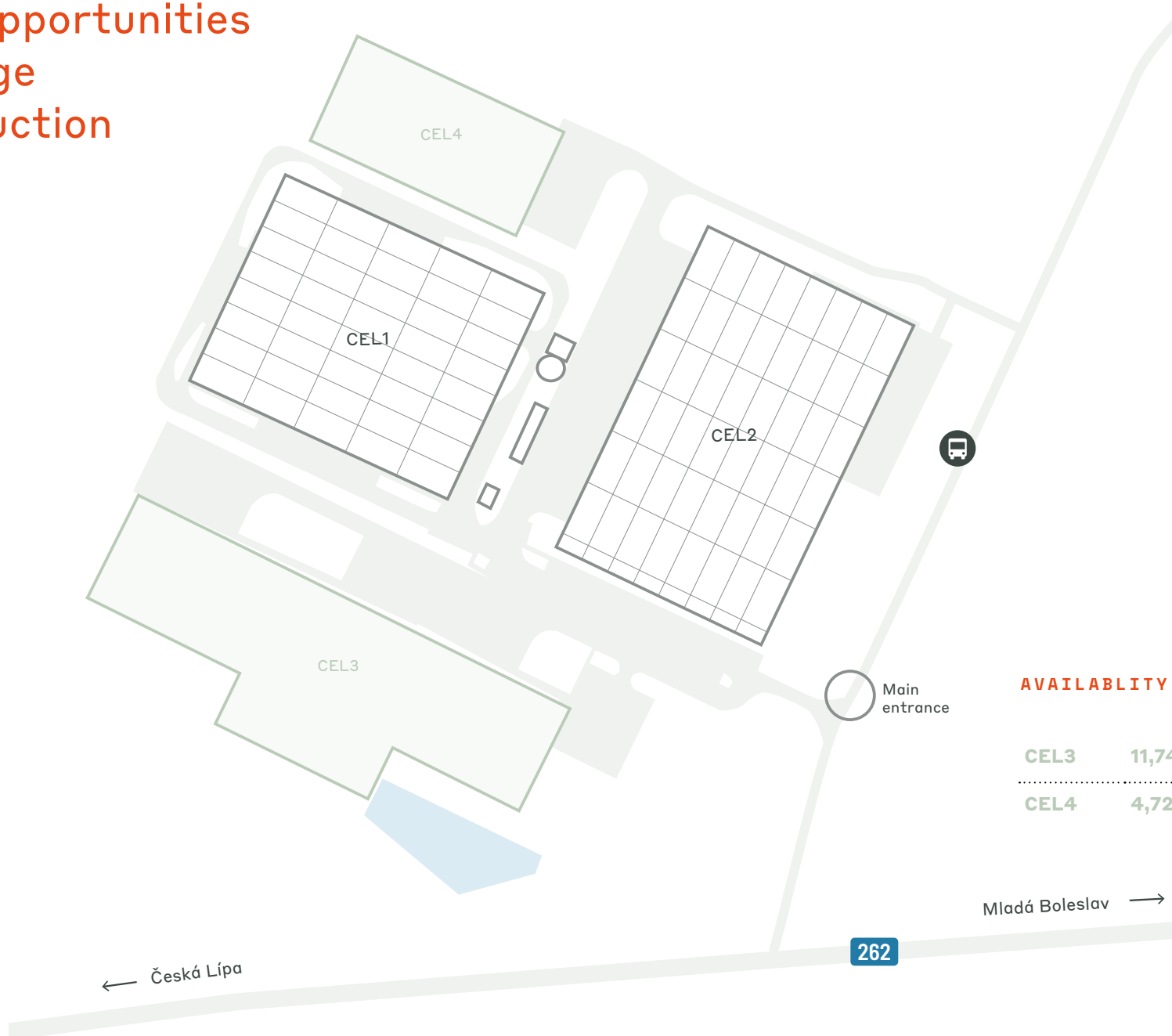
CTPark Česká Lípa, boasts excellent accessibility and visibility, with direct routes to Dresden, Germany, via Ústí nad Labem and the D8 motorway, and to Wrocław, Poland. Its strategic location is further enhanced by its proximity to the key regional cities of Mladá Boleslav and Liberec, making it a prime hub for both local and international business activities.

- ▶ BREEAM new construction, Excellent
- ▶ Solar power planned
- ▶ Water retention and reuse
- ▶ EV charging stations
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ High quality roof and wall insulation
- ▶ Heat pumps in the offices



# Flexible opportunities for storage and production

-  Built available
-  Planned
-  Built occupied



## AVAILABILITY & DELIVERY

CEL3	11,741 sqm	under construction
CEL4	4,724 sqm	planned



KEY PARK DATA

# CTPark Česká Lípa

AVAILABLE NOW

0 sqm

DEVELOPMENT OPPORTUNITY

16,465 sqm

BUILT-UP AREA

26,289 sqm

TOTAL AREA

8.71 ha

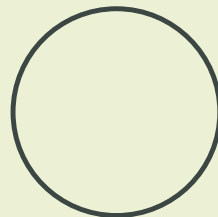
PARK & NEARBY INVESTORS

NVH Czech

Jifeng

INDUSTRIES IN THE PARK

100% Automotive



SOLAR POWER  
PLANNED



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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