



ctp



Katowice



PL

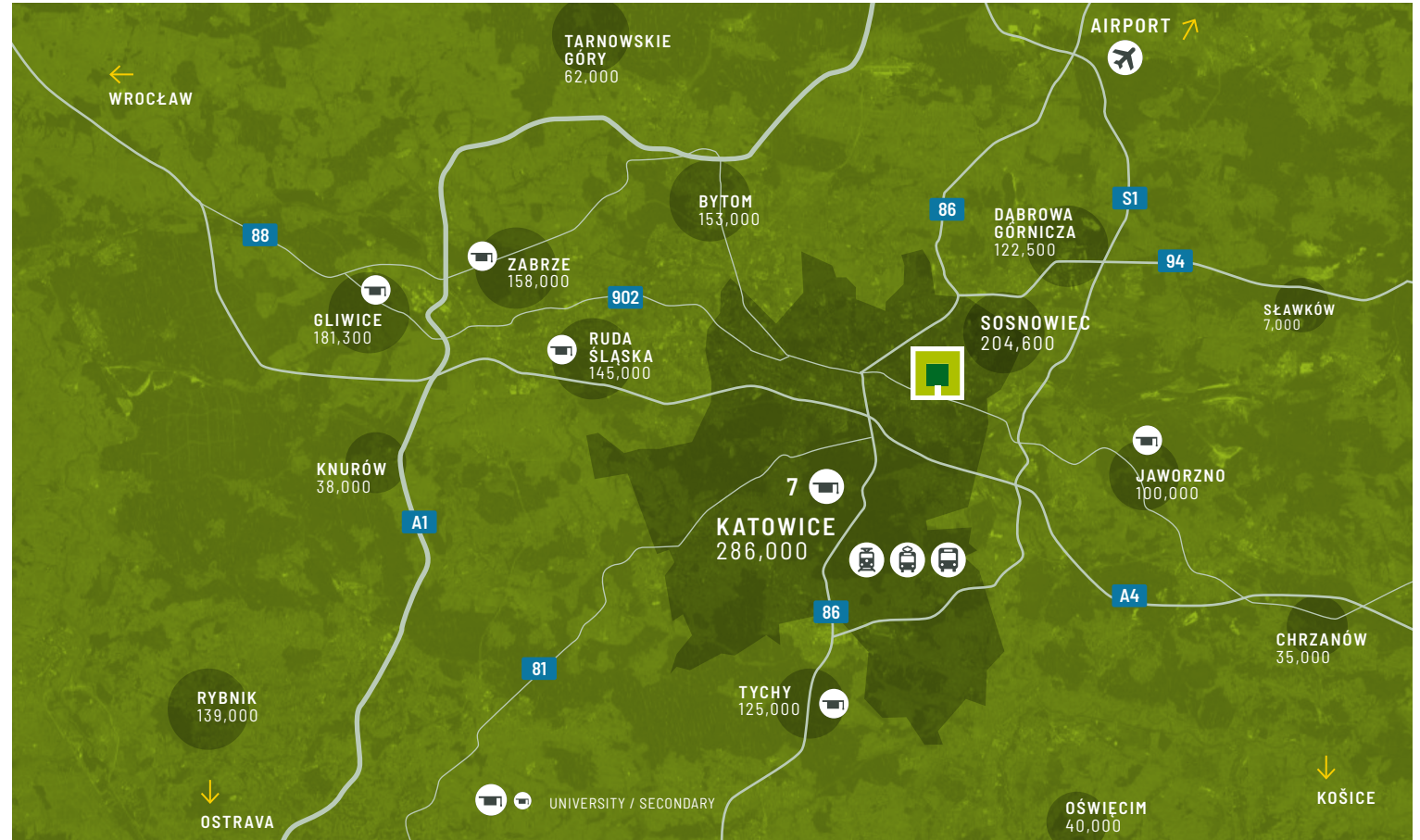


REGIONAL BENEFITS

## Quick access to Germany, Czech and Slovakia

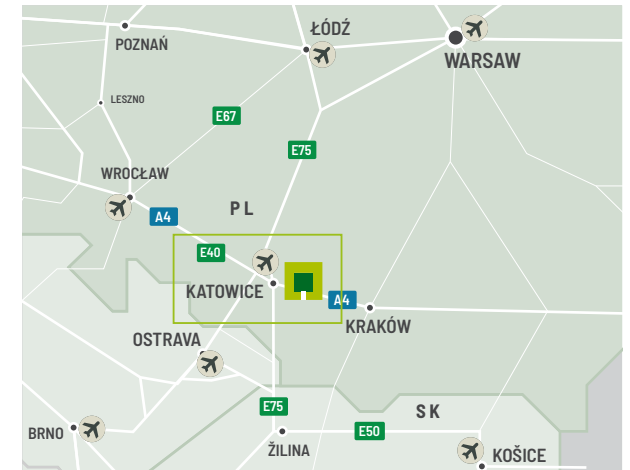
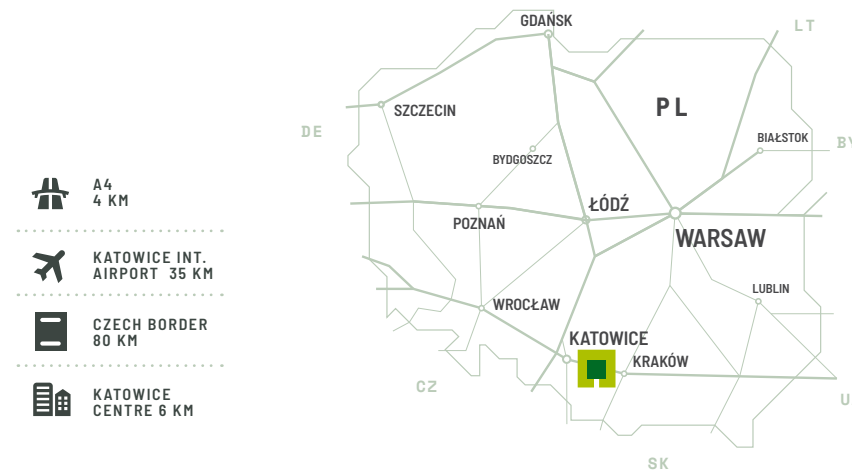
ctPark Katowice offers a wide range of opportunities for customers looking for production and warehouse space. The park is located in an attractive urban area and is equipped with the necessary infrastructure, enabling customers to efficiently conduct operations. The proximity of the center of Katowice, the heart of the Upper Silesia region, as well as the good access to the A1 and A4 motorways make ctPark Katowice an excellent location for logistics.

- ▶ Perfect connection with Germany and close to the Czech border
- ▶ In the vicinity of two highways A1 and A4, connecting the park with key cities and regions
- ▶ Near the largest automotive cluster in Europe
- ▶ Investment is carried out with respect to ESG aspects



MAJOR CITIES

Katowice	5 km	5 mins
Kraków	80 km	65 mins
Ostrava	90 km	60 mins
Wrocław	160 km	2.15 hrs
Łódź	200 km	3.0 hrs
Rzeszów	250 km	2.5 hrs
Warszawa	320 km	3.5 hrs





## LOCAL ACCESS

Perfect localization with connect to city center of Katowice via DK79 in 5 minutes




CTPark Katowice is located in east side of Katowice, from CTPark you have fast connect route to A4 and A1 highway. The main advantage for tenant is perfect available to high specialised labour market and neighbourhood of residential development. It's location ideal for companies looking to access the growing Silesia market.

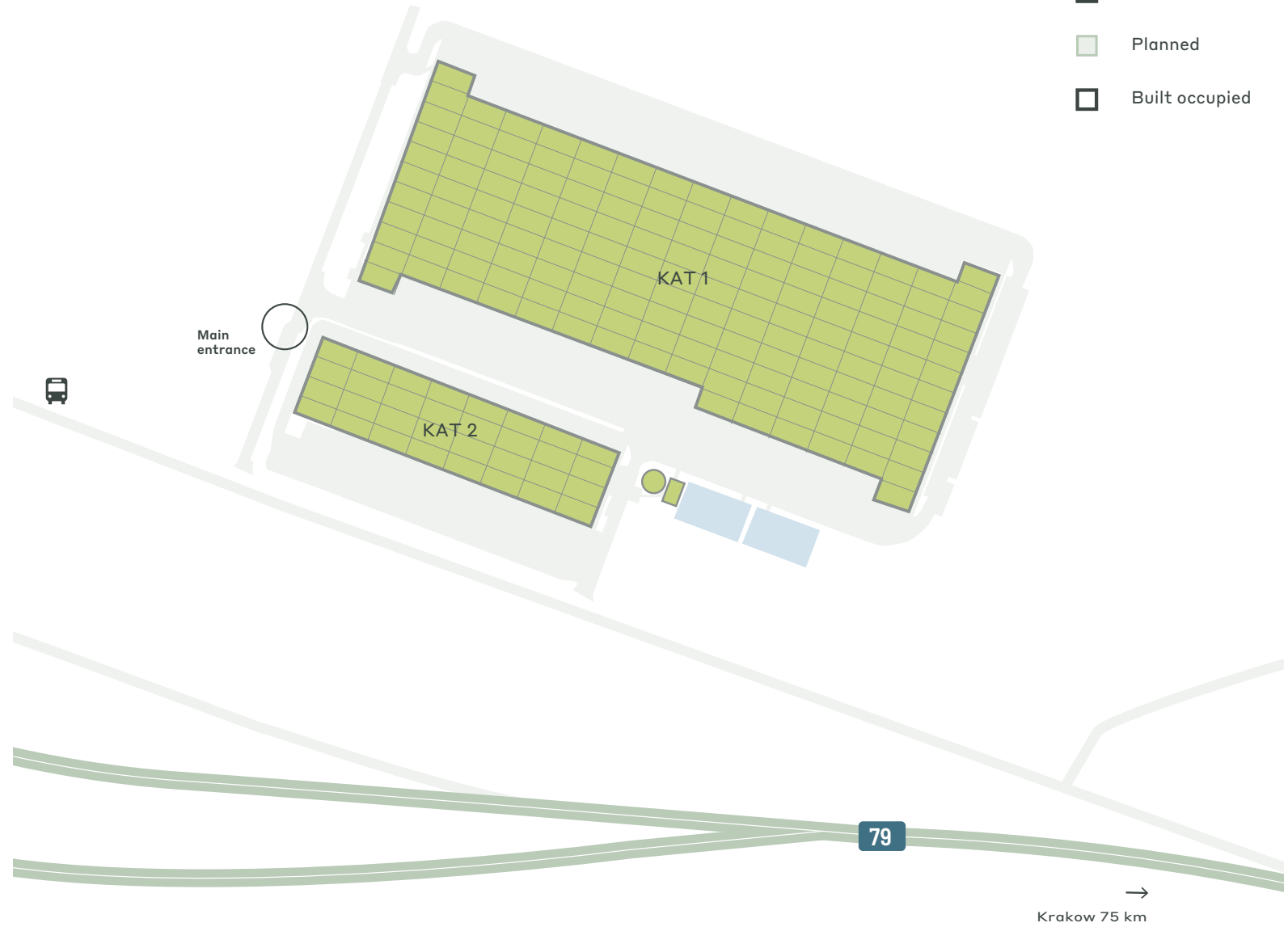
## PARK FEATURES

- ▶ Solar power in place, xxx MWp planned
- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Electric charging stations
- ▶ Remote number plate reading system



# Park space PZT

-  Built available
-  Planned
-  Built occupied



## AVAILABILITY & DELIVERY

<b>KAT1</b>	<b>41,100 sqm</b>	<b>built</b>
<b>KAT2</b>	<b>4,699/8,402 sqm</b>	<b>built</b>



KEY PARK DATA

# CTPark Katowice



SOLAR READY  
2024



WATER  
RE-USE



CLOSE TO CITY  
CENTRE  
KATOWICE



ELECTRIC  
CHARGERS



CZECH REPUBLIC  
BORDER 80 KM



LOWER WAGE /  
HIGHLY SKILLED



PUBLIC BUS  
NEARBY



MORE THAN 100  
TREES PLANTED  
IN PARK

AVAILABLE NOW

**45,500 sqm**

DEVELOPMENT OPPORTUNITY

**0 sqm**

BUILT-UP AREA

**49,700 sqm**

TOTAL AREA

**10.42 ha**

NEARBY TENANTS

Tonex

Normapres

Daily fruit





WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

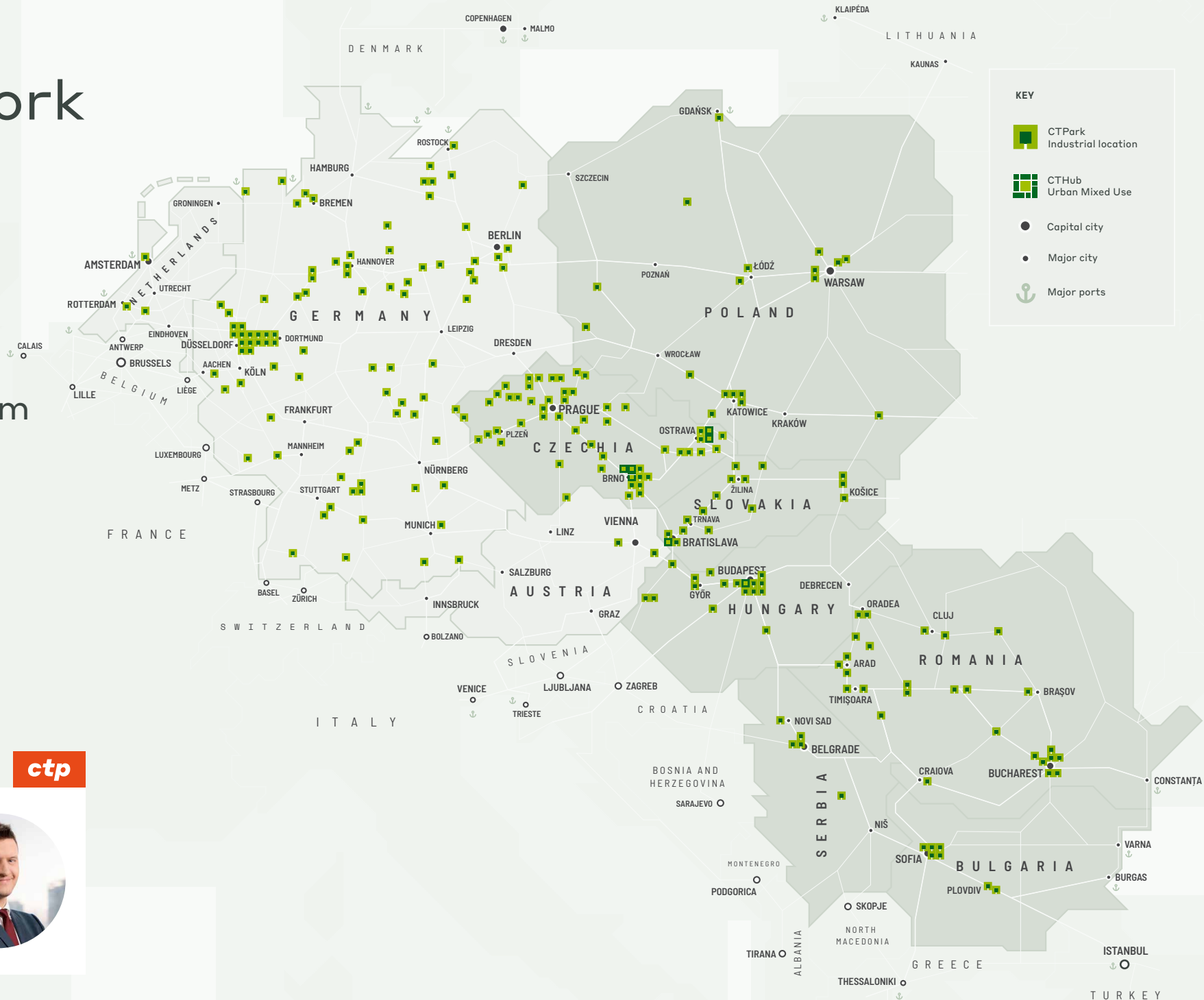
11 million sqm  
GLA

SPACE FOR YOU TO GROW

20.7 million sqm  
landbank

LONG TERM PARTNER

>1,000 clients



CONTACT ME

**Lukasz Tomczyk**  
Leasing Manager, Poland

+48 664 765 360  
lukasz.tomczyk@ctp.eu  
ctp.eu

