

ctp

# Lipník nad Bečvou



CZ



REGIONAL BENEFITS

## Prime location in the heart of the Moravian region

Midway between Brno and Ostrava and less than 30 km from Olomouc, CTPark Lipník nad Bečvou offers prime location in the heart of the historical Moravian region. The park is strategically located near the junction of the D1 and E442 motorways, providing easy access throughout the Czech Republic and cross-border to Poland and Slovakia.

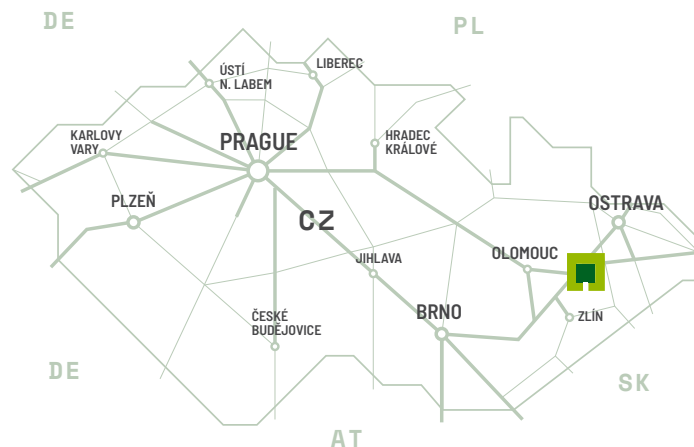
- ▶ Four universities in the area
- ▶ Direct motorway access to Brno/Ostrava/Poland/Prague/Slovakia
- ▶ Low-wage area, highly skilled population
- ▶ Central location excellent for logistics



 D1 HIGHWAY 1 KM  
 OLOMOUC CITY CENTRE 30KM  
 OSTRAVA AIRPORT 54KM  
 BUS STOP ON SITE

MAJOR CITIES

Brno	100 km	1h 10min
Ostrava	60 km	0h 45min
Katowice	159 km	1h 30min
Vienna	230 km	2h 30min



LOCAL ACCESS

Central location with easy access

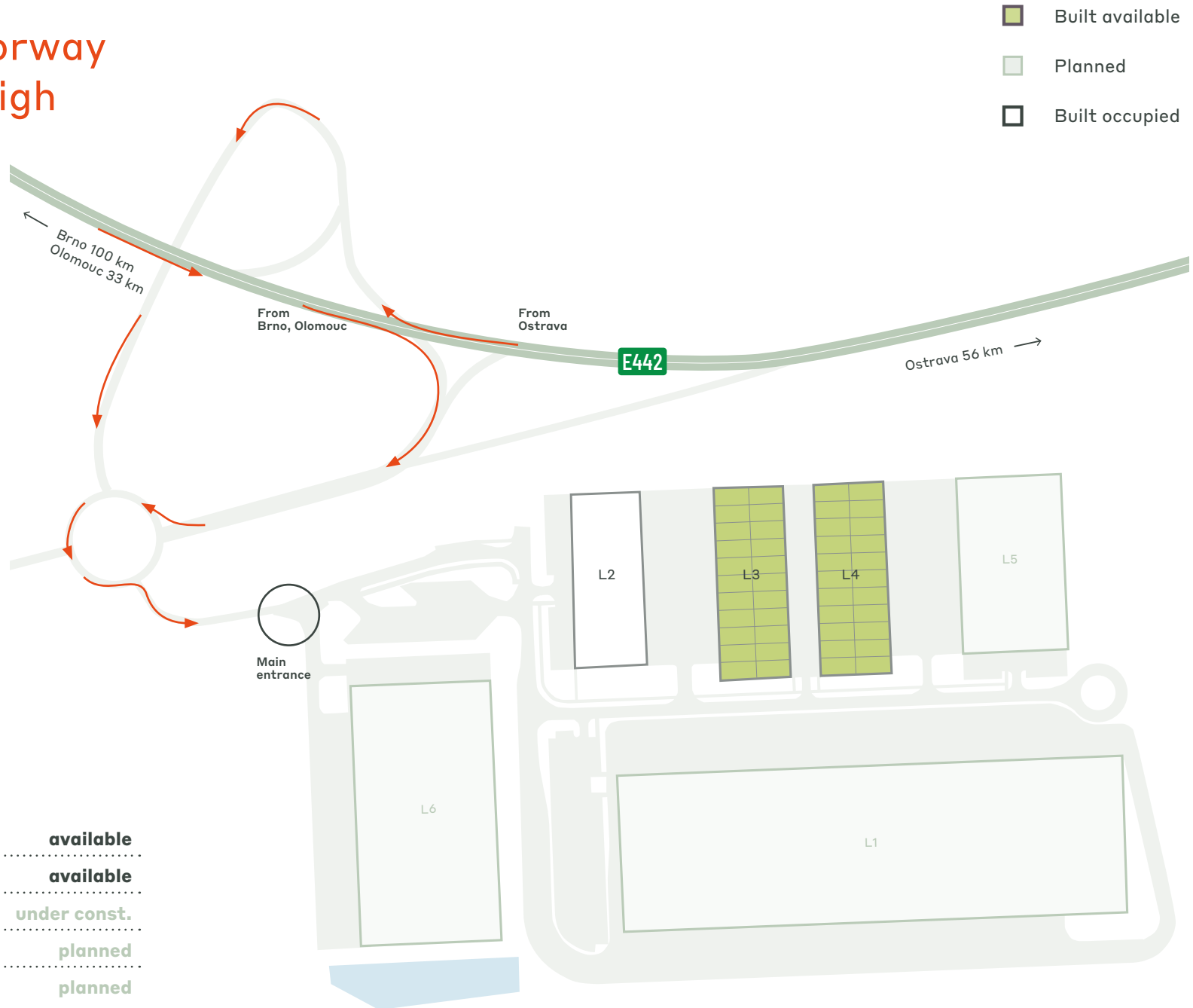
The town of Lipník nad Bečvou (pop. 8,000) is centrally located in the Olomouc region, around 12 km from the city of Přerov with over 40,000 inhabitants, and less than 30 km from Olomouc, the Czech Republic's sixth-largest city with a metropolitan population of over 380,000. The park is connected by shuttle bus to the Lipník nad Bečvou town centre, with easy rail transportation links to nearby towns and cities.

PARK FEATURES

- ▶ Solar power plant planned
- ▶ Water retention and reuse
- ▶ Onsite property management team
- ▶ Shuttle bus onsite



## Strategic motorway location with high visibility



### AVAILABILITY & DELIVERY

<b>L3</b>	<b>1,172/6,481 sqm</b>	<b>available</b>
<b>L4</b>	<b>2,343/6,481 sqm</b>	<b>available</b>
<b>L1</b>	<b>37,478sqm</b>	<b>under const.</b>
<b>L5</b>	<b>8,794 sqm</b>	<b>planned</b>
<b>L6</b>	<b>19,238 sqm</b>	<b>planned</b>

KEY PARK DATA

# CTPark Lipník nad Bečvou

AVAILABLE NOW

**3,500 sqm**

DEVELOPMENT OPPORTUNITY

**63,000 sqm**

BUILT-UP AREA

**82,000 sqm**

TOTAL AREA

**18.3 ha**

PARK & NEARBY INVESTORS

Well Well potraviny

Lidl

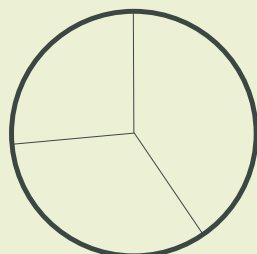
Intercars

INDUSTRIES IN THE PARK

41% Manufacturing

33% Retail Trade

26% Wholesale Trade



SOLAR POWER PLANT PLANNED

WATER RECYCLING

SHUTTLE BUS ON-SITE

GAS STATION 200 M





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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