

ctp

 Modřice



CZ

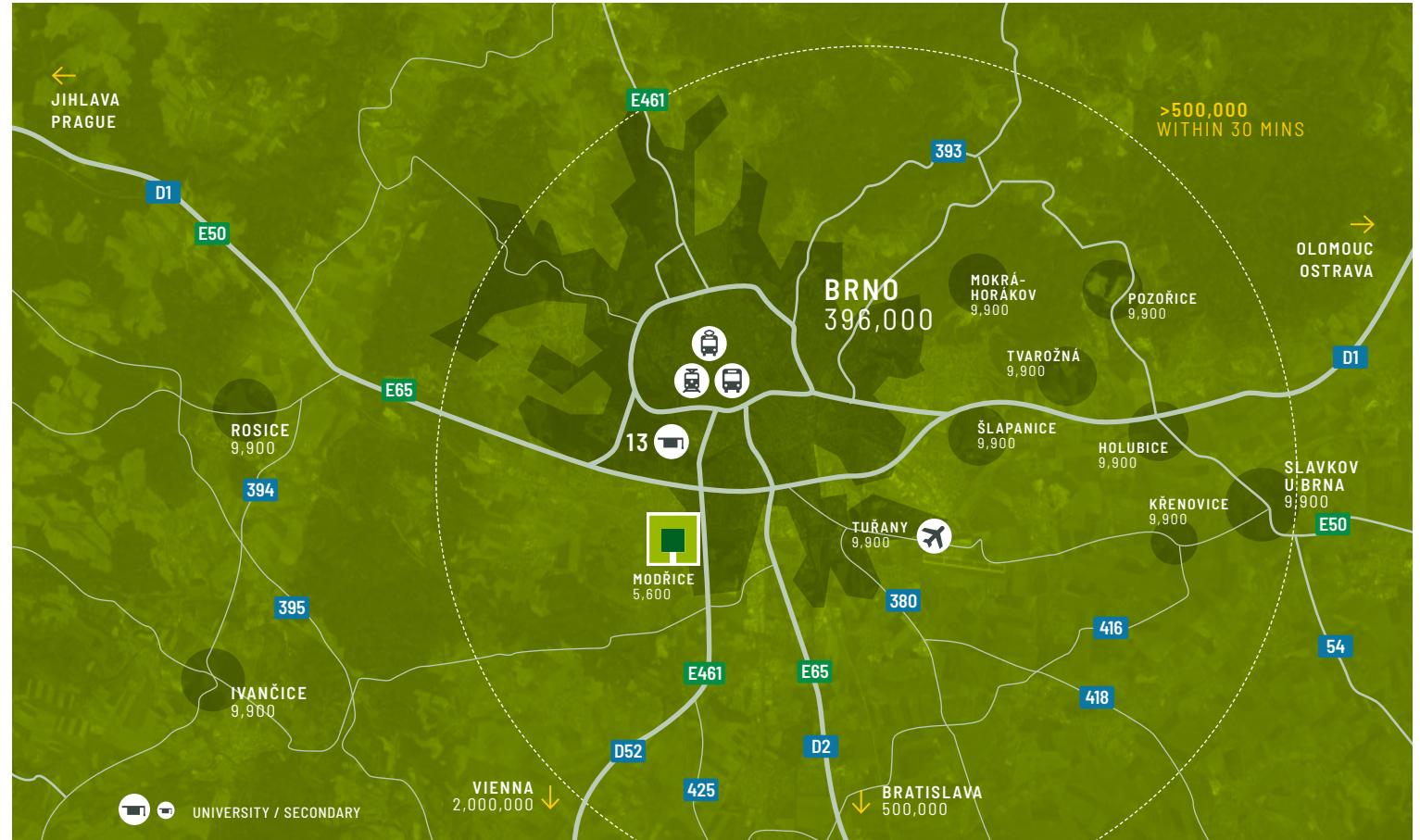


REGIONAL BENEFITS

Strategic Hub for Industry and Innovation in Central Europe

CTPark Modřice has a strategic location just 5 Km from Brno on the E461 to add to Vienna, close to the existing routes of the automotive industry and the high-tech supply chain. Tenants in the park represent diverse industries, including high-tech manufacturing, pharmaceuticals, automotive, and rail component manufacturers as well as local and international logistics service providers, with areas ranging from 1,000 sqm to 20,000 sqm. The characteristics of the park include direct road connections and public transport in the area facilitating access to the educated workforce in Brno.

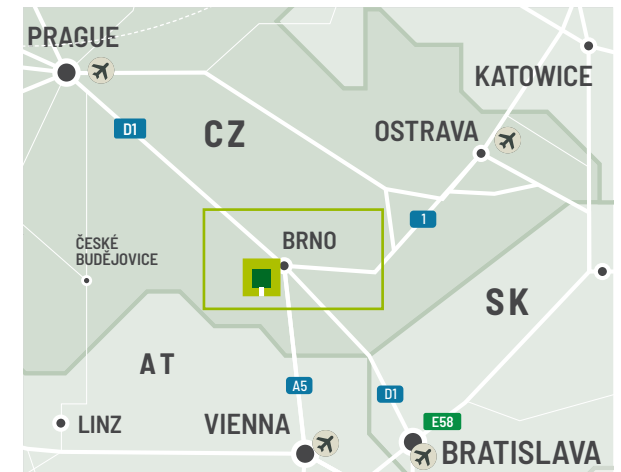
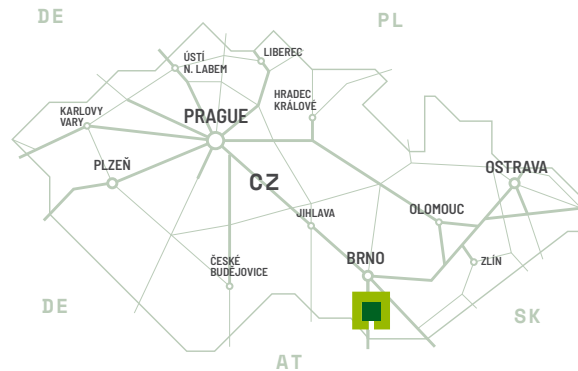
- ▶ 5 km from Brno, E461 towards Vienna
- ▶ Diverse industries: High-tech, pharmaceuticals, automotive
- ▶ Spaces: 1,000 sqm to 20,000 sqm
- ▶ Direct road and public transport access
- ▶ 22,000 workers, companies like Inventec, DHL



- E461 HIGHWAY ADJACENT
- BRNO CITY CENTRE 9,1 KM
- BRNO 13 KM
- BUS STOP ON SITE

MAJOR CITIES

Bratislava	126 km	1h 18min
Vienna	125 km	1h 30min
Ostrava	173 km	1h 44min
Prague	205 km	2h 05min



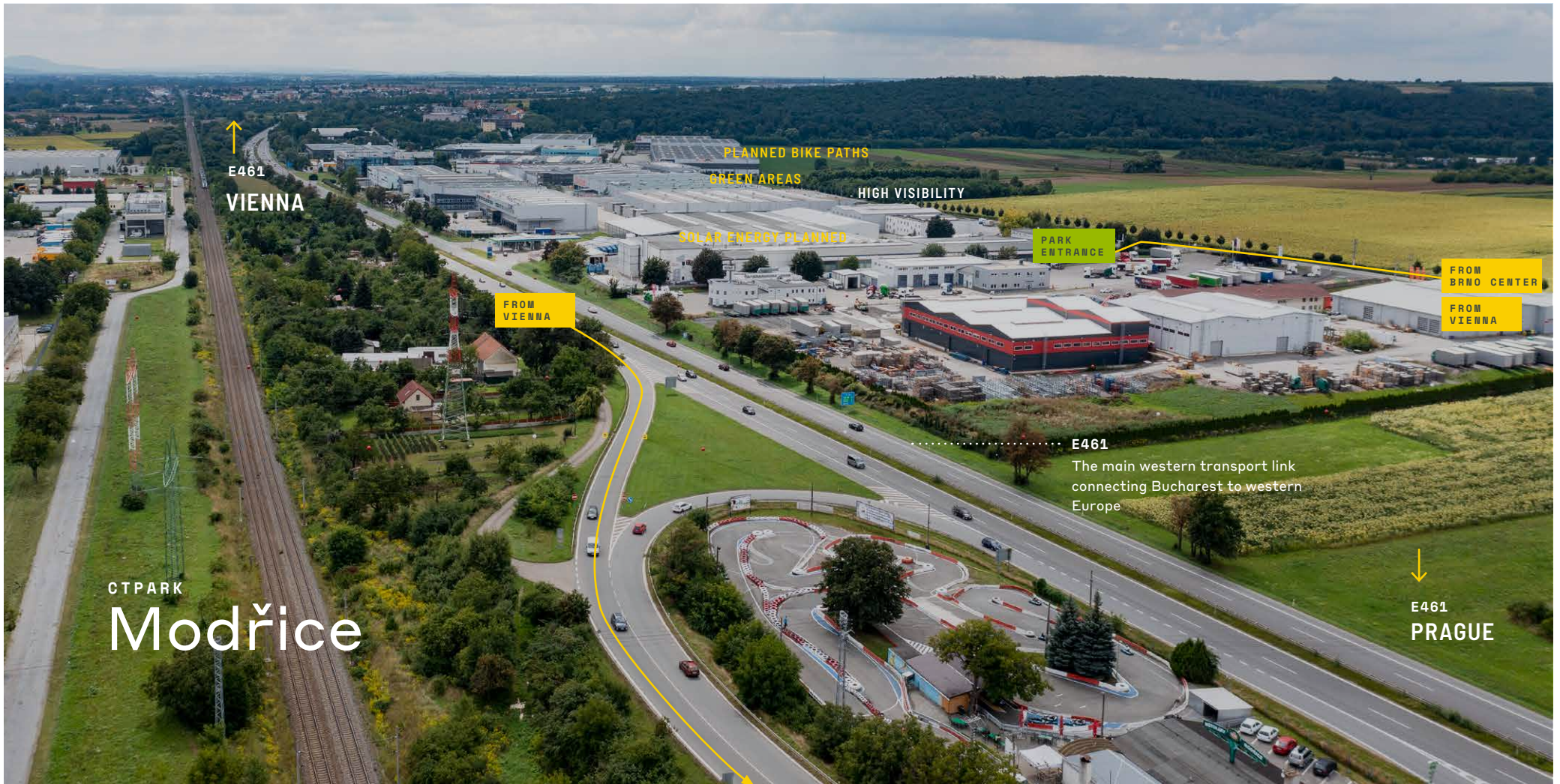
LOCAL ACCESS

Direct highway to Vienna

CTPark Modřice provides great access to transportation routes. It is directly connected to the E461 highway, making it easy for businesses to reach Vienna. Also, it is strategically located near the highway junction for Prague or Bratislava. Furthermore, there is a large shopping center just 4.4 kilometers away, offering convenient amenities for everyone in the park.

PARK FEATURES

- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Walking paths
- ▶ Solar energy on-site: planned
- ▶ Cycling paths: planned
- ▶ Clubhaus/buffet/medical corner: planned






CTPARK
Modřice

Masterplanned for business efficiency

AVAILABILITY & DELIVERY

MO12	12,420 sqm	available
CTOffice B	4,329 sqm	available
CTOffice A	3,698 sqm	available

-  Built available
-  Planned
-  Built occupied



KEY PARK DATA

CTPark Modřice

AVAILABLE NOW

20,447 sqm

DEVELOPMENT OPPORTUNITY

0 sqm

BUILT-UP AREA

182,311 sqm

TOTAL AREA

46.67 ha

PARK & NEARBY INVESTORS

IFE

INVENTEC

IMI NORGRN

EPOQ

Megatech

Gefco



SOLAR ENERGY
PLANNED



CLUBHAUS PLANNED



ELEGANT NATURAL
LANDSCAPING



CYCLING PATHS PLANNED

INDUSTRIES IN THE PARK

65% Manufacturing

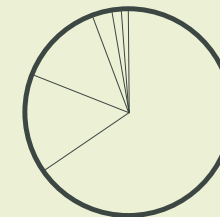
16% Automotive

13% 3PL

3% Wholesale Trade

2% Other

1% Services





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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CONTACT ME

