

 Prague West



CZ



REGIONAL BENEFITS

Major junction of Western and CEE market

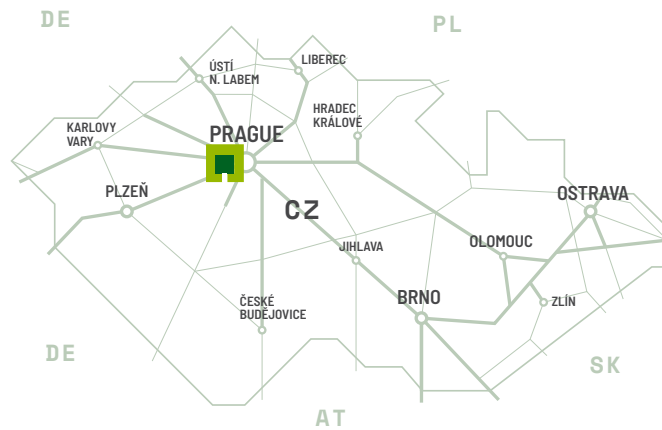
Located within Prague's borders, CTPark West is a strategic industrial hub in Central Europe. Direct access to the D5 motorway towards Munich and the D0 Prague ring road connects it to key European destinations, positioning your business in a dynamic economic center ideal for continental expansion.

- ▶ Ideal location on the Prague Ringroad and D5 motorway
- ▶ Nearby Prague offers a skilled and available workforce
- ▶ Public transport links to nearby Prague metro system
- ▶ Minutes from high population density
- ▶ Nearby Zličín commercial zone for services
- ▶ Just 10 minute drive to Prague's international airport

 DIRECT ACCESS TO PRG RING ROAD
 PRAGUE CITY CENTRE 15 KM
 PRAGUE AIRPORT 10 KM
 BUS STOP BY THE PARK

MAJOR CITIES

Brno	218 km	2h 00min
Wroclaw	307 km	4h 28min
Bratislava	344 km	3h 30min
Vienna	347 km	3h 45min
Berlin	360 km	4h 00min
Munich	370 km	3h 45min
Ostrava	386 km	4h 00min



LOCAL ACCESS

TOP location in the CEE

In its immediate vicinity, CTPark West near Chrastany excels in accessibility and convenience. Situated at a major Czech motorway junction with nearby metro and regional bus stations, it offers efficient distribution and commuting solutions, blending urban amenities with strategic industrial advantages.

PARK FEATURES

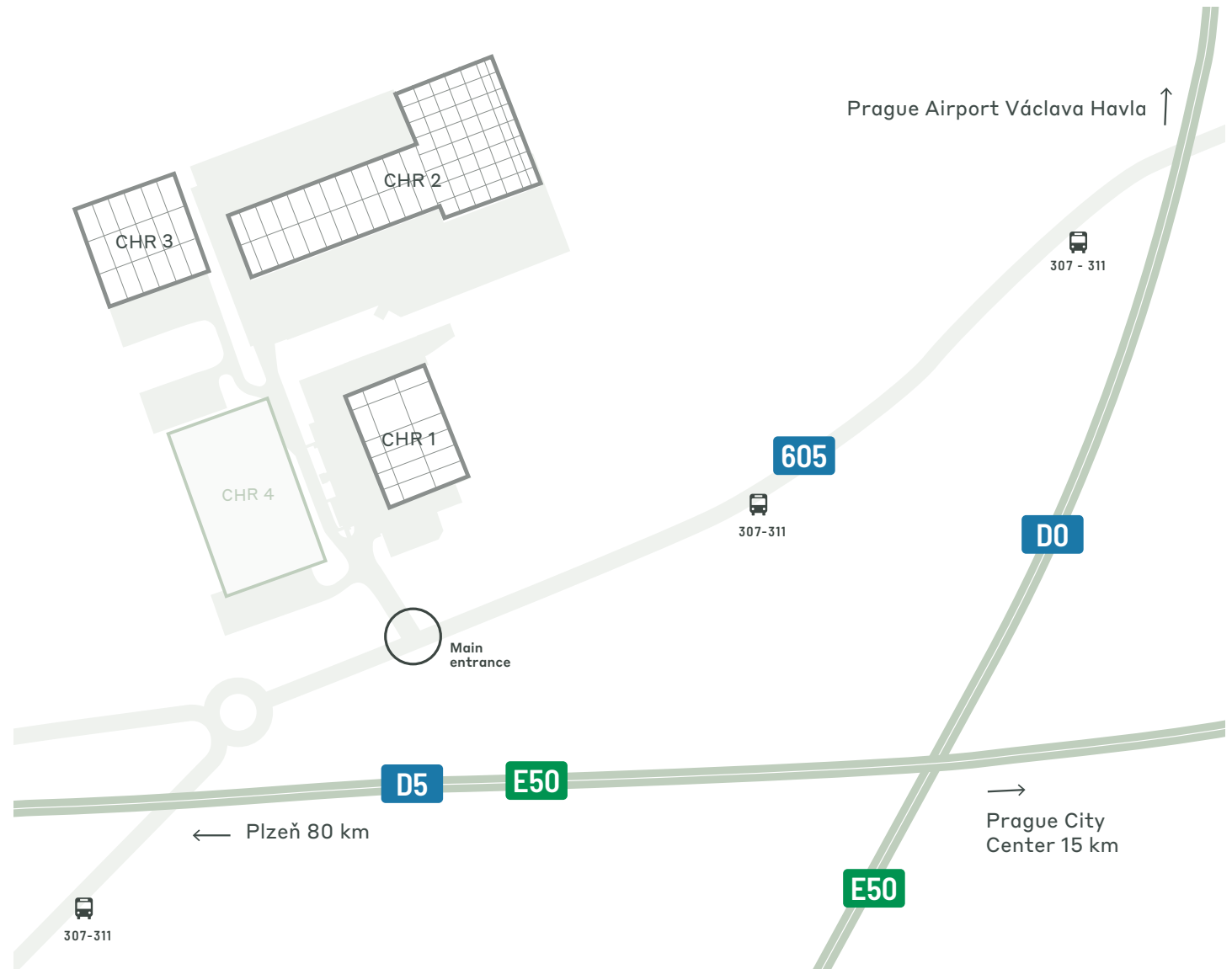
- ▶ Solar power planned
- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Electric charging stations
- ▶ Bus stop by the site
- ▶ High quality insulation



The most convenient development in Prague

The location is a perfect choice for logistics or manufacturing companies that place importance on being visible directly on the main road in order to run their business efficiently.

- Built available
- Planned
- Built occupied



AVAILABILITY & DELIVERY

CHR1	5,156 sqm	occupied
CHR2	13,646 sqm	occupied
CHR3	5,300 sqm	occupied
CHR4	8,794 sqm	planned

KEY PARK DATA

CTPark Prague West



AVAILABLE NOW

0 sqm

DEVELOPMENT OPPORTUNITY

14,094 sqm

BUILT-UP AREA

18,802 sqm

TOTAL AREA

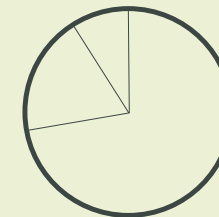
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PARK & NEARBY INVESTORS

- Rhenus Logistics
- Karton Servis
- Ascendum

INDUSTRIES IN THE PARK

- 72% 3PL
- 19% Manufacturing
- 9% Wholesale Trade





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

