



ctp



Prešov North



SK

REGIONAL BENEFITS

Robust Manufacturing Infrastructure

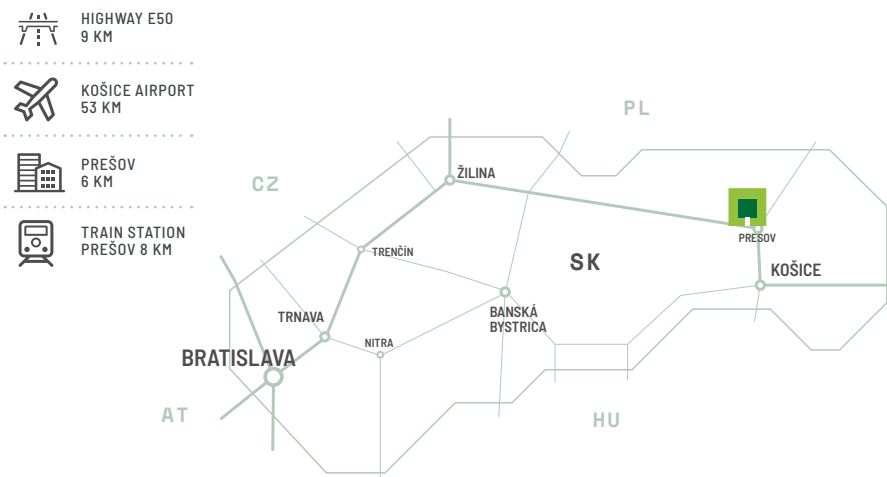
CTPark Prešov is strategically positioned in Prešov, the third-largest city in Slovakia, known for its captivating history and vibrant contemporary life. It is one of the oldest royal towns in Slovakia, nowadays serving as the metropolis of the north-eastern Slovakia. The strategic location of Prešov ensures excellent transportation connections throughout the country. Moreover, its proximity to Poland, just 70 kilometers away, makes it an ideal hub for cross-border cooperation and trade, expanding business opportunities. The region has a strong industrial tradition, supporting various sectors from manufacturing to technology. The city of Prešov boasts a population of approximately 90,000, with 70% falling within the productive age range. With two technical universities in the vicinity, businesses have the opportunity to tap into a pool of skilled and educated individuals.

Key benefits of the area:

- ▶ Competitive labor cost
- ▶ Unemployment 8,5%
- ▶ 50% investment aid intensity available
- ▶ Ongoing development of road infrastructure in the region; 4.3 km long R4 bypass was opened in 09/2023, with construction currently underway for an additional 10.2 km of road

MAJOR CITIES

Košice int. airport	53 km	45 min
Rzeszów	170 km	3.0 hrs
Žilina	215 km	2.5 hrs
Budapest	300 km	3.5 hrs
Bratislava	410 km	4.5 hrs



LOCAL ACCESS

Industrial Park Promoting Local Workforce

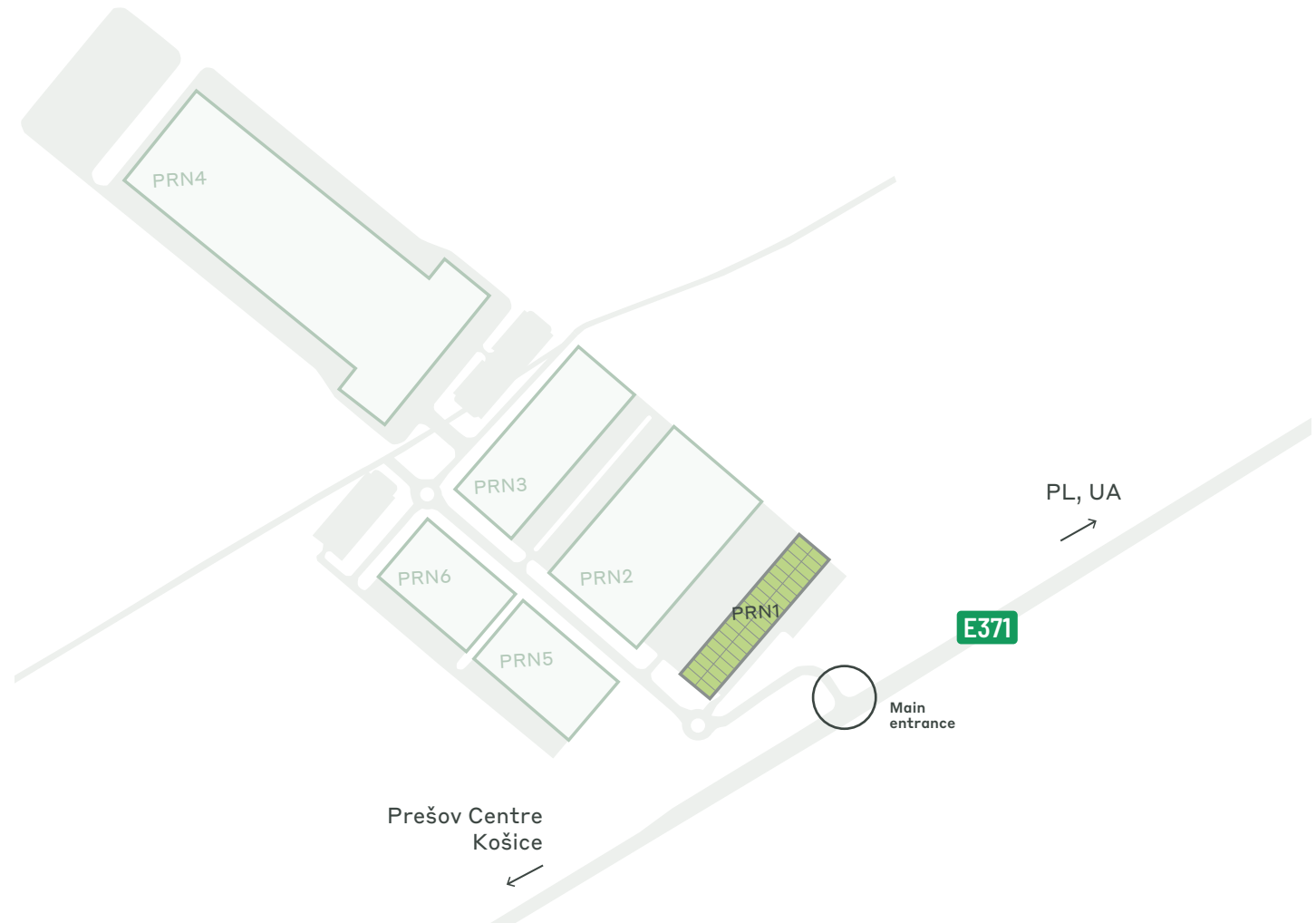
The park benefits from easy access to Slovakia's main west-east highway D1, connecting Prešov with Košice, Žilina, Martin, Trnava and Bratislava. Prešov is well-served by transportation infrastructure, with a railway running through the city and a bus transportation. The area also benefits from two international airports: Košice International Airport, (40 km) and Poprad-Tatry Airport (85 km).

PARK FEATURES

- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Public transportation nearby



Expand With Confidence



AVAILABILITY & DELIVERY

PRN1	11,000 sqm	available
PRN2	34,868 sqm	planned
PRN3	23,310 sqm	planned
PRN4	19,825 sqm	planned

PRN5	29,655 sqm	planned
PRN6	27,917 sqm	planned
PRN7	17,501 sqm	planned
PRN8	15,178 sqm	planned
PRN9	14,017 sqm	planned

- Built available
- Planned
- Built occupied

KEY PARK DATA

CTPark Prešov North

AVAILABLE NOW

11,000 sqm

DEVELOPMENT OPPORTUNITY

159,270 sqm

BUILT-UP AREA

11,000 sqm

TOTAL AREA

43.54 ha

NEARBY INVESTORS

FTE Automotive

WHIRLPOOL

Tatravagonka

STD DONIVO

KE Prešov Elektrik

Magnetti Marelli

U-Shin

Yazati Wiring Technologies

BSH Drives and Pumps

U.S.Steel Košice





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

