

ctp

 **Teplice**



CZ

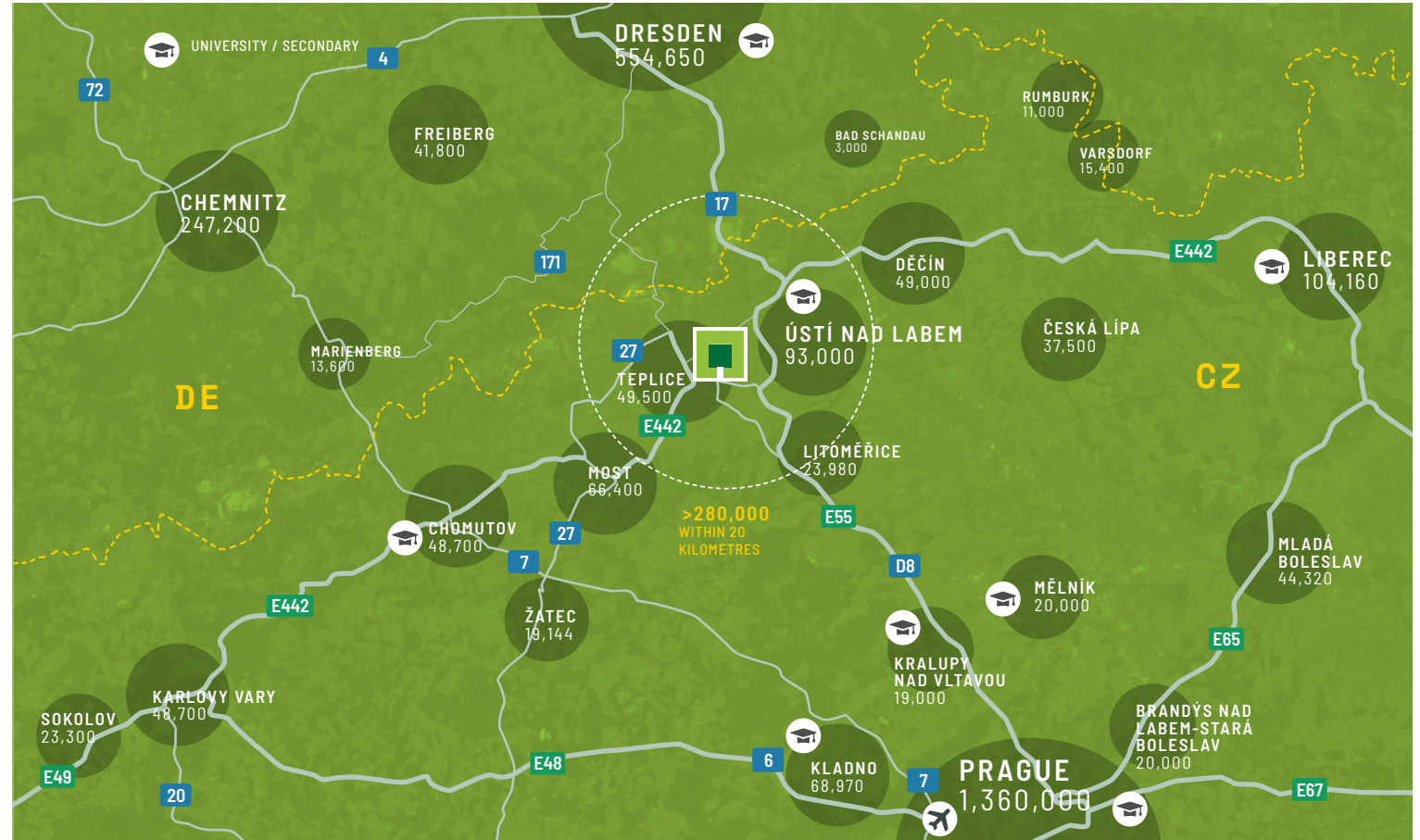
REGIONAL BENEFITS

Industrial hub close to German border

CTPark Teplice is strategically located 20km from the German border on the E55/D8 motorway (Prague/Dresden), a major north-south pan-European corridor. The area's large population base, long industrial tradition and above-average unemployment ensure availability of skilled labour. There are comparatively lower wage and operating costs than in nearby Germany.

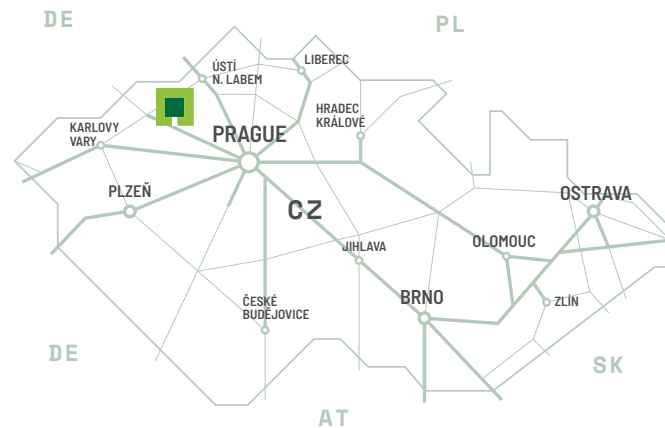
Key features:

- ▶ German border – 20 km
- ▶ Dresden – 70 km
- ▶ Ideal for pan-European transport
- ▶ High-tech manufacturing base
- ▶ Available skilled labour
- ▶ High-density population
- ▶ Lower operating costs vs. Germany
- ▶ Inter-city rail (Dresden/Hamburg)



MAJOR CITIES

Ústí and Labem	18 km	0h 18m
Prague	92 km	1h 05m
Dresden	65 km	0h 55m
Plzeň	190 km	2h 10min
Munich	403 km	4h 30m



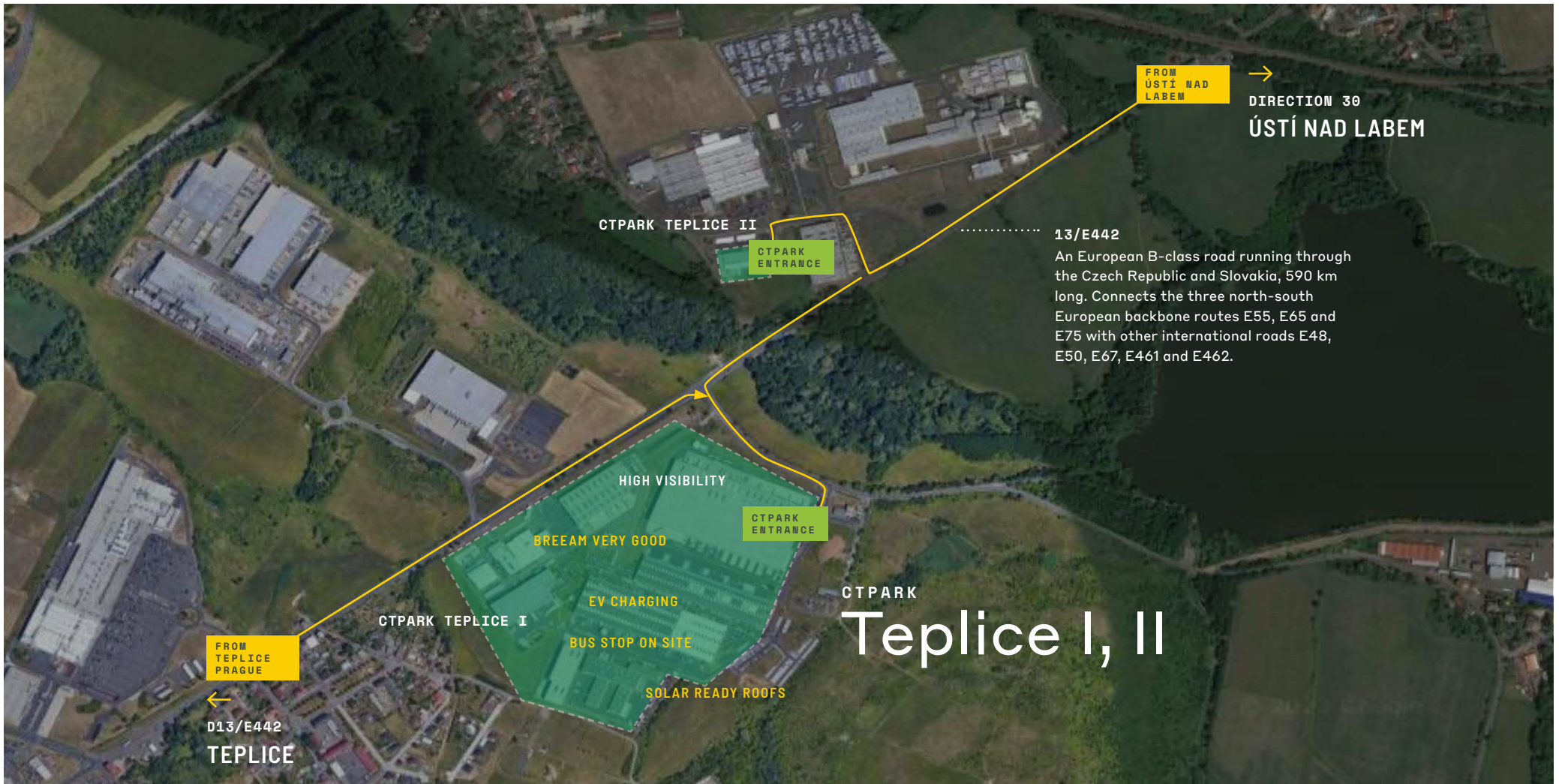
LOCAL ACCESS

Convenient industrial park

CTPark Teplice, strategically located near Teplice and Usti nad Labem, offers businesses a prime location with a vast labor pool, a bustling retail park zone, and convenient on-site bus connectivity, making it an ideal hub for industrial and commercial growth. This state-of-the-art industrial park is designed to cater to the dynamic needs of modern enterprises and their employees.

PARK FEATURES

- ▶ BREEAM Very Good
- ▶ Solar ready roofs
- ▶ EV charging stations
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Bus stop on site
- ▶ Improved accessibility to the park



Industrial park



Industrial park



KEY PARK DATA

CTPark Teplice



SOLAR READY
ROOFS



BUS STOP ON SITE



LANDSCAPED
AREAS



ELECTRIC
CHARGERS



BREEAM VERY
GOOD



D8 HIGHWAY 7 KM

AVAILABLE NOW

0 sqm

DEVELOPMENT OPPORTUNITY

0 sqm

BUILT-UP AREA

77,212 sqm

TOTAL AREA

23.62 ha

PARK & NEARBY INVESTORS

Kuehne & Nagel

Snoeks

Personna

M + W

Merisant Company

DHL



KEY PARK DATA

CTPark Teplice II



SOLAR READY
ROOFS



BUS STOP ON SITE



LANDSCAPED
AREAS



ELECTRIC
CHARGERS



BREEAM VERY
GOOD



D8 HIGHWAY 7 KM

AVAILABLE NOW

0 sqm

DEVELOPMENT OPPORTUNITY

0 sqm

BUILT-UP AREA

6,615 sqm

TOTAL AREA

1.25 ha

PARK & NEARBY INVESTORS

Regeneris

Spread Shirt





CTPARK Network

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

