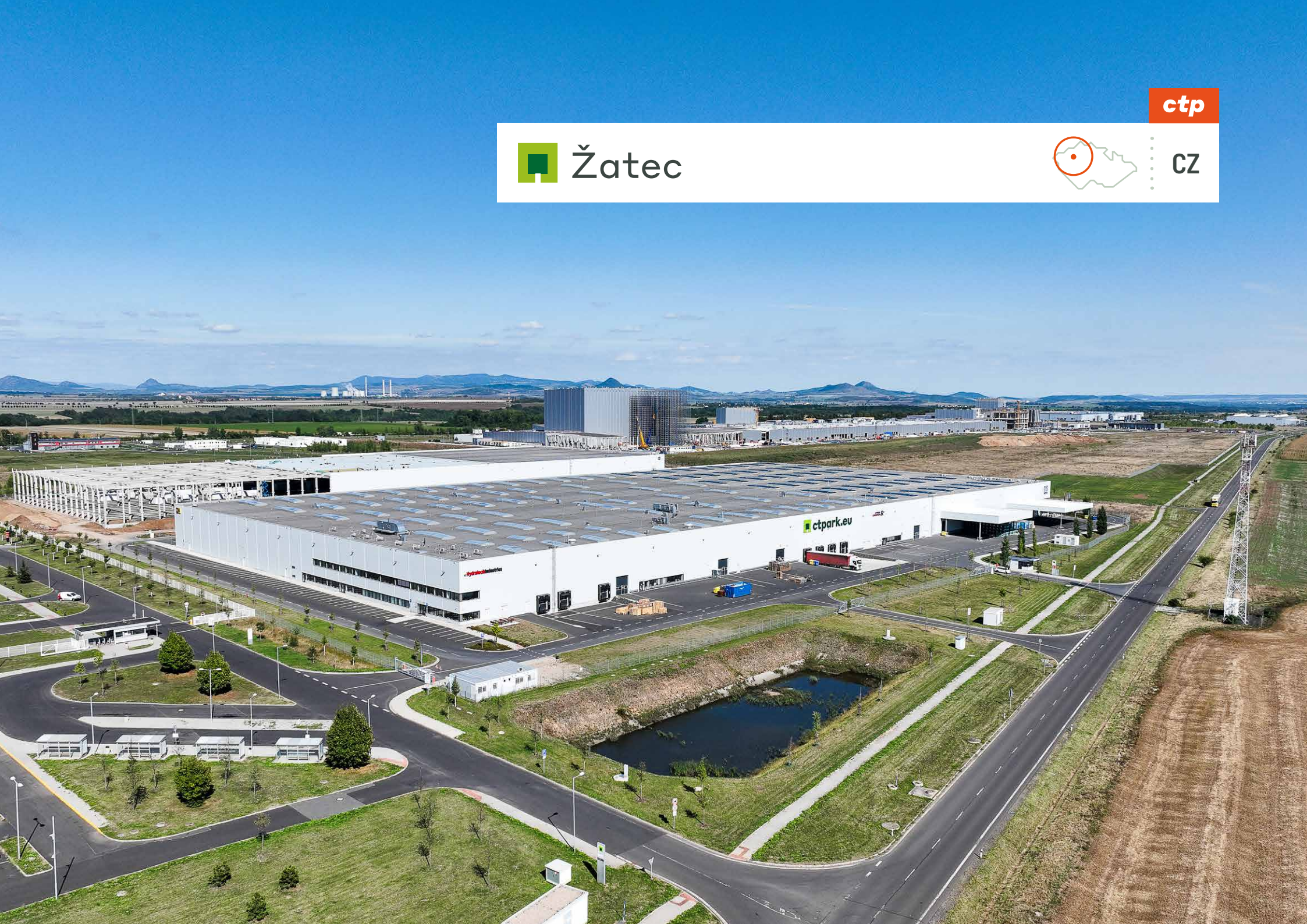


ctp

 Žatec



CZ



REGIONAL BENEFITS

30 km From German Border on D7 Motorway

CTPark Žatec is strategically located 30 km from the German border on the D7 motorway connecting Prague/Chomutov, close to the E55/D8 motorway (Prague/Dresden). The area is situated between three districts with approximately 360,000 inhabitants within a 30 km radius from the park.

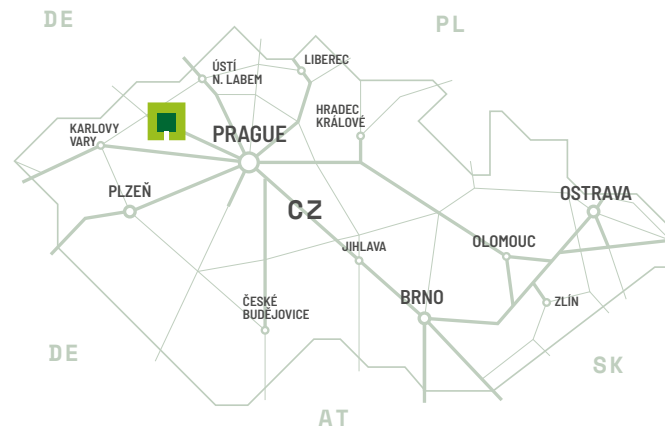
- ▶ Area of high unemployment compared to rest of country
- ▶ Qualified and skilled labour
- ▶ Lower rents & labour costs than in Germany
- ▶ Long industrial tradition



- MOTORWAY D8 800 M
- ŽATEC 8 KM
- PRAGUE AIRPORT 67 KM
- BUS STOP ON-SITE

MAJOR CITIES

Prague	80 km	1h20m
Dresden	120 km	1h35m
Leipzig	168 km	2h15m
Nuremberg	273 km	3h30m
Berlin	321 km	3h45m



LOCAL ACCESS

Industrial zone prepared for your business

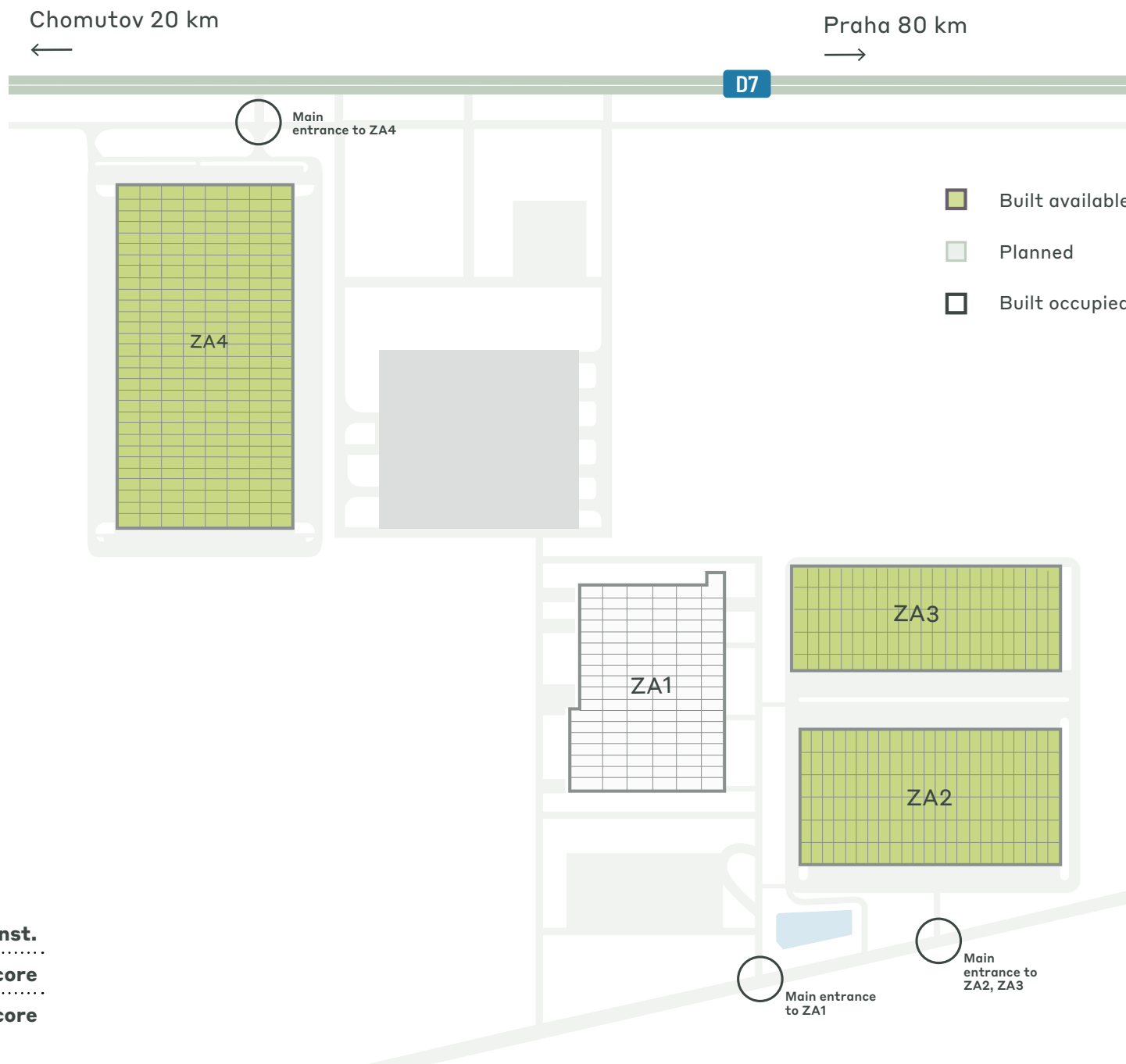
CTpark Žatec is strategically positioned with easy access to major transportation routes. The park provides versatile space for a manufacturer, distributor or logistic company. An advanced stage of construction provides fast delivery with tailor made amendments for its clients with long term partnership.

PARK FEATURES

- ▶ BREEAM certified park
- ▶ Solar ready roofs
- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Electric charging stations
- ▶ Quality building insulation



Over 50,000 sqm
under one roof
available



AVAILABILITY & DELIVERY

ZA4	53,320/71,819 sqm	under const.
ZA3	9,131/30,144 sqm	shell & core
ZA2	4,313/40,170 sqm	shell & core

KEY PARK DATA

CTPark Žatec

AVAILABLE NOW

13,377 sqm

DEVELOPMENT OPPORTUNITY

53,320 sqm

BUILT-UP AREA

142,133 sqm

TOTAL AREA

23.60 ha

PARK & NEARBY INVESTORS

Grammer

Hitachi

Solar Turbines

Yanfeng

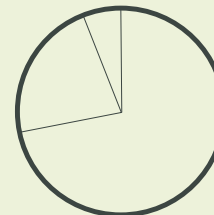
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INDUSTRIES IN THE PARK

72% Automotive

22% Manufacturing

6% 3PL



 SOLAR READY ROOFS


 WATER RETENTION AND RECYCLING

 LANDSCAPED AREAS

 RESTAURANT 4,3 KM

 ELECTRIC CHARGERS

 GAS STATION 6,3 KM

 SHOP 3,7 KM

 HOTEL 4,3 KM





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

