

 Košice

ctp



SK



REGIONAL BENEFITS

Center of a Cross-Border Region of Hungary, Poland and Ukraine

CTPark Košice represents an A-class modern industrial park with premium premises suitable especially for logistics, distribution, and light industry. The park is strategically situated in Slovakia's second-largest city, enjoying a convenient location adjacent to Košice International Airport and an excellent D1 motorway connection to Prešov (35km), as well as the entirety of Slovakia.

The availability of a skilled and cost-effective workforce is one of the region's standout strengths. The city of Košice is a university hub providing access to a pool of educated professionals, specialized in a wide range of technical and socio-economic fields.

Notably, recent investment from Swedish carmaker Volvo has underlined the region's potential as a hub for cutting-edge manufacturing and technological advancements.

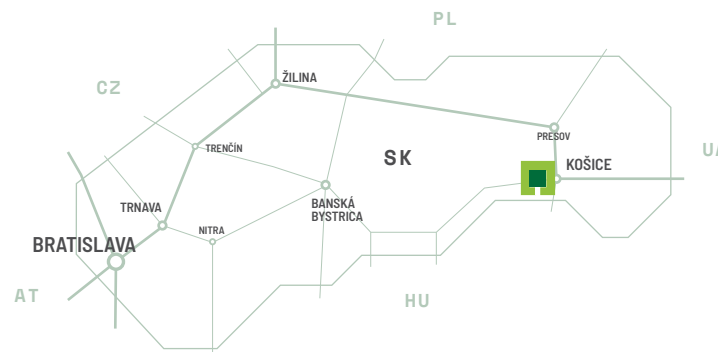
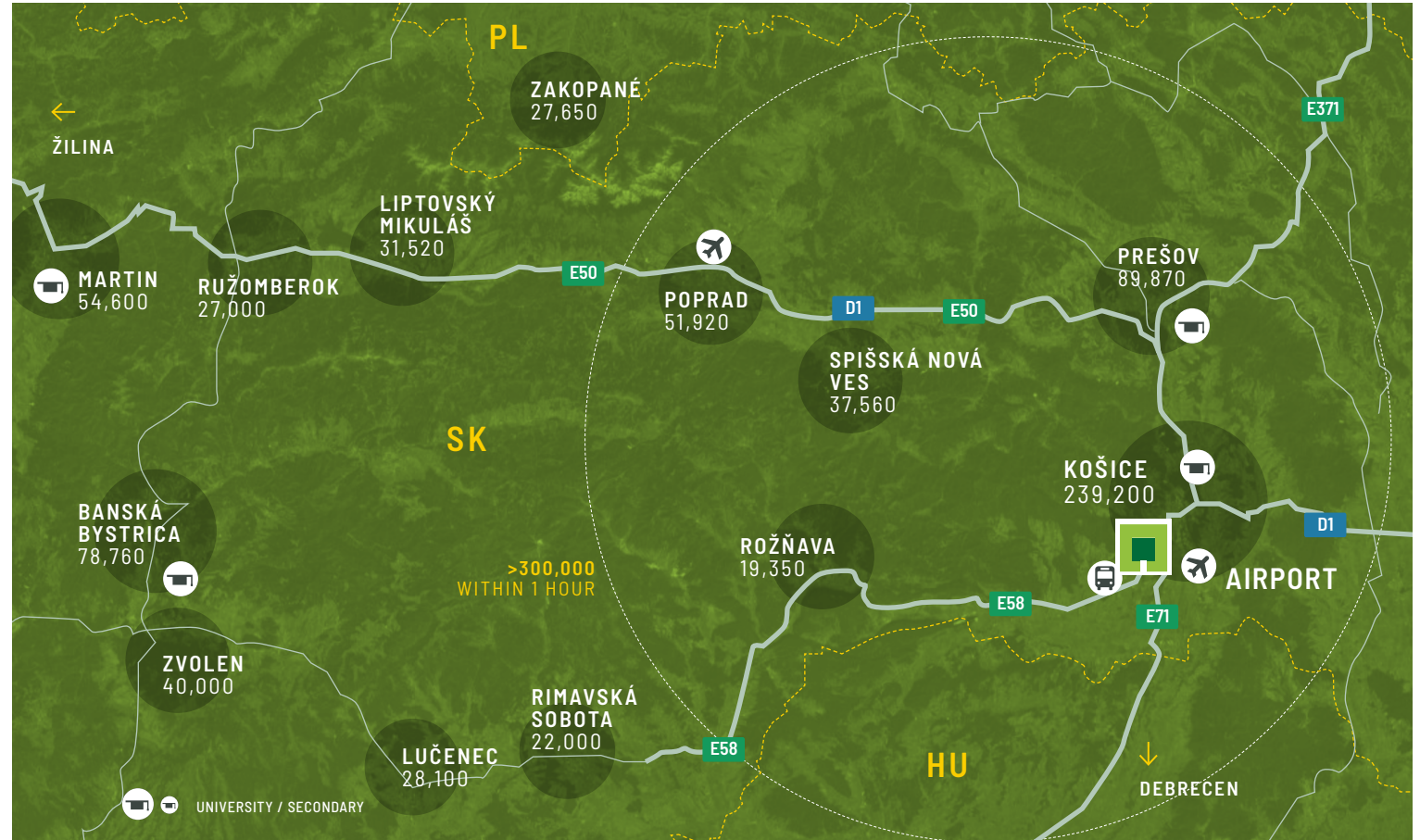
Key benefits of the area:

- ▶ 240,000 inhabitants in Košice
- ▶ University hub ensuring access to skilled workforce
- ▶ Competitive labor costs in the region
- ▶ Up to 60 % state aid available to investors
- ▶ Ongoing infrastructure development

MAJOR CITIES

| | | |
|----------|--------|----------|
| Prešov | 50 km | 0.5 hrs |
| Poprad | 120 km | 1.25 hrs |
| Žilina | 260 km | 3 hrs |
| Kraków | 270 km | 3.5 hrs |
| Budapest | 300 km | 4 hrs |

-  E58 HIGHWAY
1,3 KM
-  KOŠICE
1,4 KM
-  KOŠICE
10 KM
-  TRAIN STATION
7 KM



LOCAL ACCESS

On The Via Carpatia Route

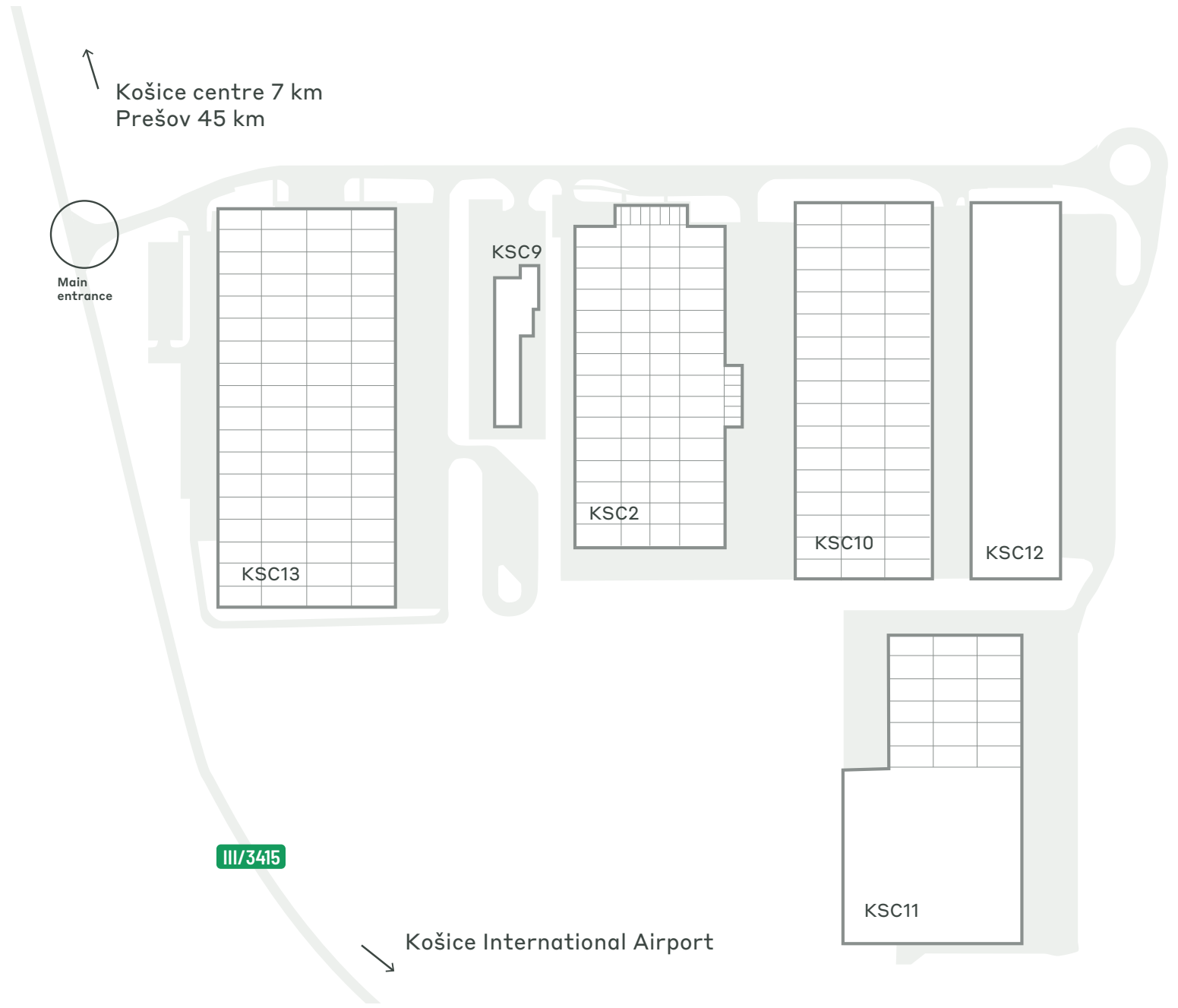
CTPark Košice benefits from its location just off the D1 motorway as well as from the adjacent Košice International Airport. The city of Košice is situated just 7 km away, offering convenient access to the park via public transportation. Košice railway station is a rail hub of eastern Slovakia, connecting the city with other major cities in Slovakia and with Miskolc, Uzhorod and Prague.

PARK FEATURES

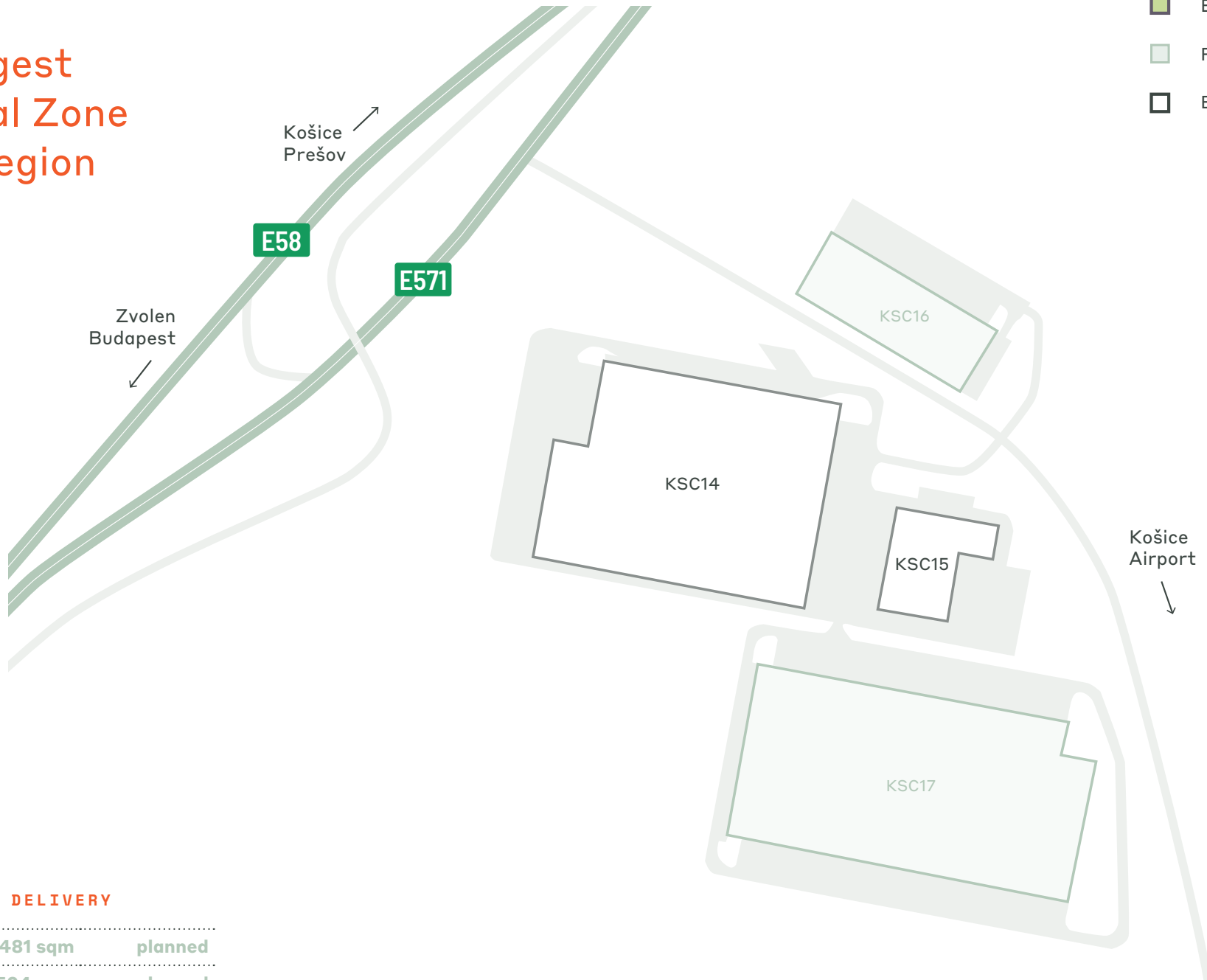
- ▶ Solar panels installation planned for Q2/2024 – green electricity will be available to our clients, helping them lower their carbon footprint
- ▶ 100% water retention
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Electric charging stations
- ▶ Public transportation within walking distance right next to the park



The Largest Industrial Zone in The Region



The Largest Industrial Zone in The Region



AVAILABILITY & DELIVERY

| | | |
|-------|------------|---------|
| KSC16 | 6,481 sqm | planned |
| KSC17 | 28,504 sqm | planned |

KEY PARK DATA

CTPark Košice

AVAILABLE NOW

0 sqm

DEVELOPMENT OPPORTUNITY

84,000 sqm

BUILT-UP AREA

78,484 sqm

TOTAL AREA

20 ha

PARK & NEARBY INVESTORS

GymBeam

Hi-Technology Mouldings

Ehlebracht

Raben

Dachser

IEE

Volvo

US Steel



SOLAR READY



WATER RECYCLING



LANDSCAPED AREAS



BUS STATION/TRANSIT



ELECTRIC CHARGERS



GAS STATION 3 KM

INDUSTRIES IN THE PARK

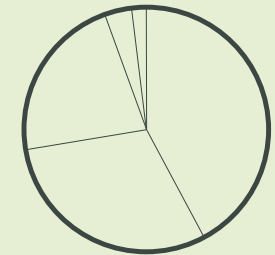
42% Automotive

30% Manufacturing

22% 3PL

4% Wholesale Trade

2% Retail 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

