

Czech Silicon Valley

Brno is situated at the crux of the main corridors connecting Vienna, Bratislava, and Ostrava to Prague, and has historically played a major role in pan-European commerce due to its strategic location.

CTP breathes new life into this industrial site which once produced the famous Czech Zetor tractors. Today, with its close urban proximity within Brno's ring road, the park is ideal for light manufacturing, retail, R&D, and small-scale logistics. All buildings will be built to BREEAM "Excellent" standards and higher which assures the facilities' top quality. Additionally, the park will harbour charging stations for electric vehicles, grey water recycling, LED lighting, and solar energy generation abilities.

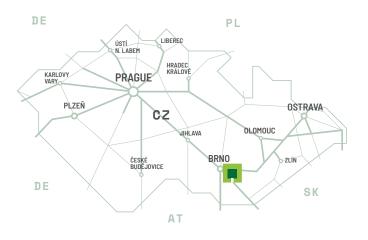
- Possibility to grow your business in one place
- Available skilled labour with 13 Universities in the city/region
- ▶ Well known area with industrial history
- ▶ International airport/train station nearby



MAJOR CITIES

Bratislava	130 km	1.5 hrs
Vienna	149 km	2.5 hrs
Prague	205 km	3.0 hrs
Katowice	258 km	2.5 hrs
Budapest	328 km	5 hrs







Innovative, inner-city business park

The dilapidated area of the former Zetor industrial site. Due to its location just inside the Brno ring road, the park is ideal for light manufacturing, retail, research and small logistics. All halls will be implemented in the BREEAM Excellent New Construction Building Certification System at least Excellent. Within the park, solar energy will be used as a secondary source of electricity for the purpose of covering energy needs, individual tenants or the park itself.

PARK FEATURES

- ► Solar power in place
- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Electric charging stations





KEY PARK DATA

CTPark Brno Líšeň









LANDSCAPED AREAS

AVAILABLE NOW

1,789 sqm

DEVELOPMENT OPPORTUNITY

33,000 sqm

BUILT-UP AREA

152,776 sqm

TOTAL AREA

32 ha

PARK & NEARBY INVESTORS

Velká Pecka
Moog Brno
Vilgain
Fastenal EUROPE
Ahifi
Stannah Stairlifts Limited
Krannich Solar
Albert Česká republika
Swiss Automotive Group
Česká lékárna holding

INDUSTRIES IN THE PARK

65% Manufacturing 13% E-commerce 12% Warehouse 10% Other



Full-service park for all types of investors

CTPark Brno Líšeň is one of the fastest-growing projects in the CTPark Network. The former brownfield site on Brno's eastern edge is ideal for light manufacturing, R&D, warehousing, city logistics and also retail.

Highlights:

- ▶ Unique city location.
- CTBox: small units starting from 400 sqm for start-ups and smaller operations.
- Flexible CTSpace buildings from 3,000 sqm and up, ideal for warehousing and logistics.
- Supermarket and services in walking distance.
- Sports field in walking distance.









WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

11.8 million sqm GLA

23.4 million sqm calais landbank

LONG TERM PARTNER

>1,000 clients

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GREECE