



ctp



Prešov South



SK

REGIONAL BENEFITS

Strong local industrial tradition

CTPark Prešov South is strategically located in Slovakia's third-largest city, benefiting from an excellent motorway connection to Košice (40km) and the automotive cluster in Žilina / Martin (200km), as well as to Poland (70km). With nearby technical universities and skilled available workforce, the park is ideally suited for companies engaged in logistics and high-tech production.

Key benefits of the area:

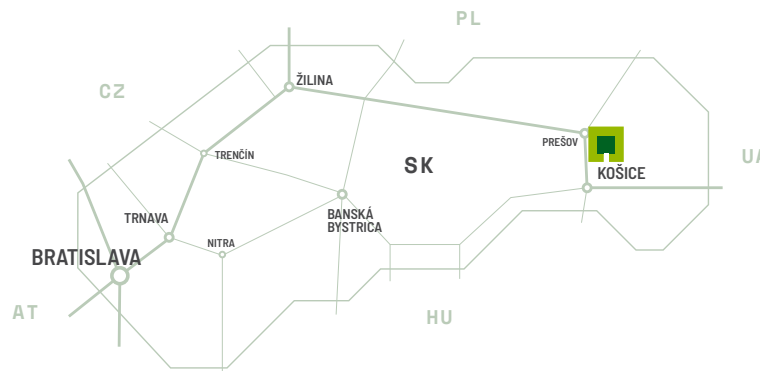
- ▶ Around 90,000 inhabitants in Prešov, with 70% falling within the productive age range
- ▶ Competitive labor costs in the region, with the unemployment rate standing at approximately 8-9 %
- ▶ Diverse local economy, region with a strong industrial tradition
- ▶ Significant levels of foreign direct investment (FDI)
- ▶ 50 % state aid available to investors
- ▶ Strong local industrial tradition
- ▶ 2 universities in Prešov with 12,500 students
- ▶ Ongoing development of road infrastructure in the region; 4.3 km long R4 bypass was opened in 09/23, with construction currently underway for an additional 10.2 km of road



MAJOR CITIES

Prešov centre	7 km	couple mins
Košice	32 km	0h 20min
Poprad	88 km	0h 50min
Kraków	220 km	3h 00min
Budapest	300 km	3h 00min

- HIGHWAY D1/ E50 2 KM
- KOŠICE AIR-PORT - 43 KM
- PREŠOV 8 KM
- PREŠOV STATION 6 KM



LOCAL ACCESS

The Largest Industrial Zone in The Region

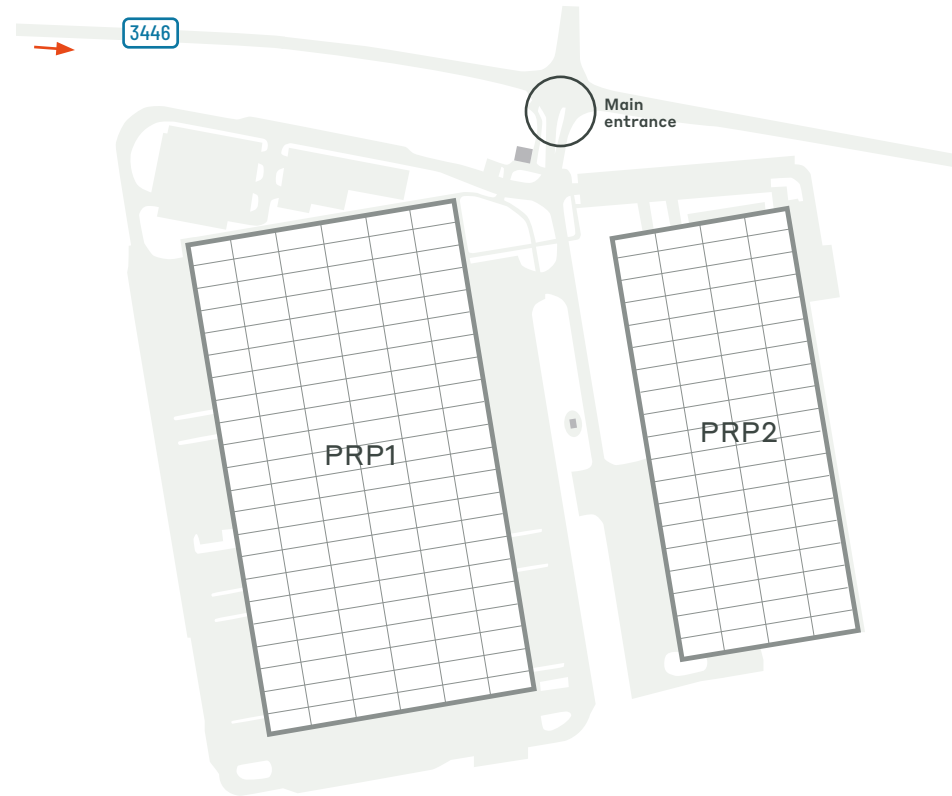
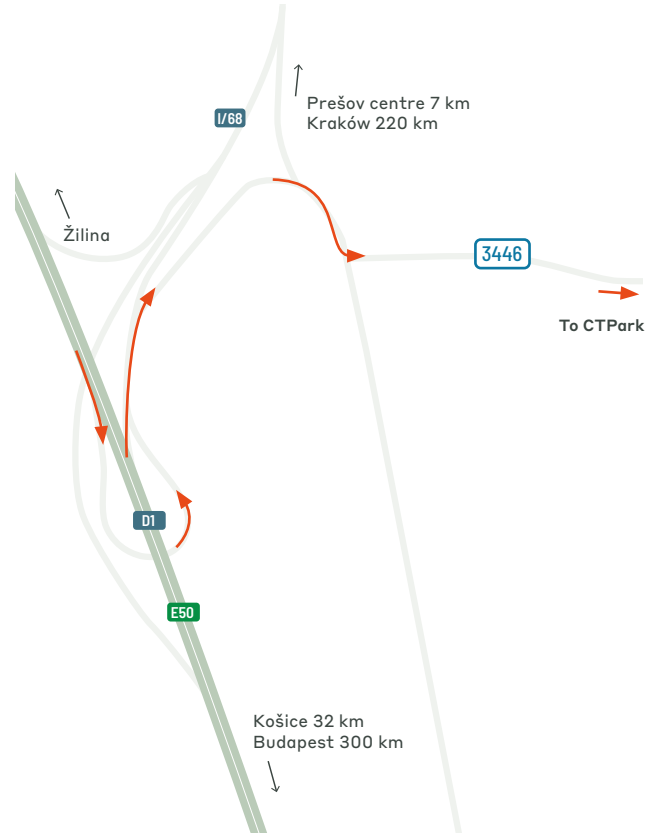
Located around 8 km from Prešov and 40 km from Košice, CTPark Prešov South offers great connection to the E50 highway. Prešov is well-served by transportation infrastructure, with a railway running through the city and a bus transportation. The area also benefits from two international airports: Košice International Airport, (40 km) and Poprad-Tatry Airport (85 km).




PARK FEATURES

- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Electric charging stations



Road Network Accessibility



-  Built available
-  Planned
-  Built occupied

KEY PARK DATA

CTPark Prešov South



LANDSCAPED
AREAS



WATER
RECYCLING



ELECTRIC
CHARGERS



GAS STATION 2 KM

AVAILABLE NOW

0 sqm

DEVELOPMENT OPPORTUNITY

0 sqm

BUILT-UP AREA

63,107 sqm

TOTAL AREA

8 ha

NEARBY INVESTORS

Lidl

Geis

INDUSTRIES IN THE PARK

60% Retail Trade

26% 3PL

12% Wholesal trade

2% Manufacturing





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

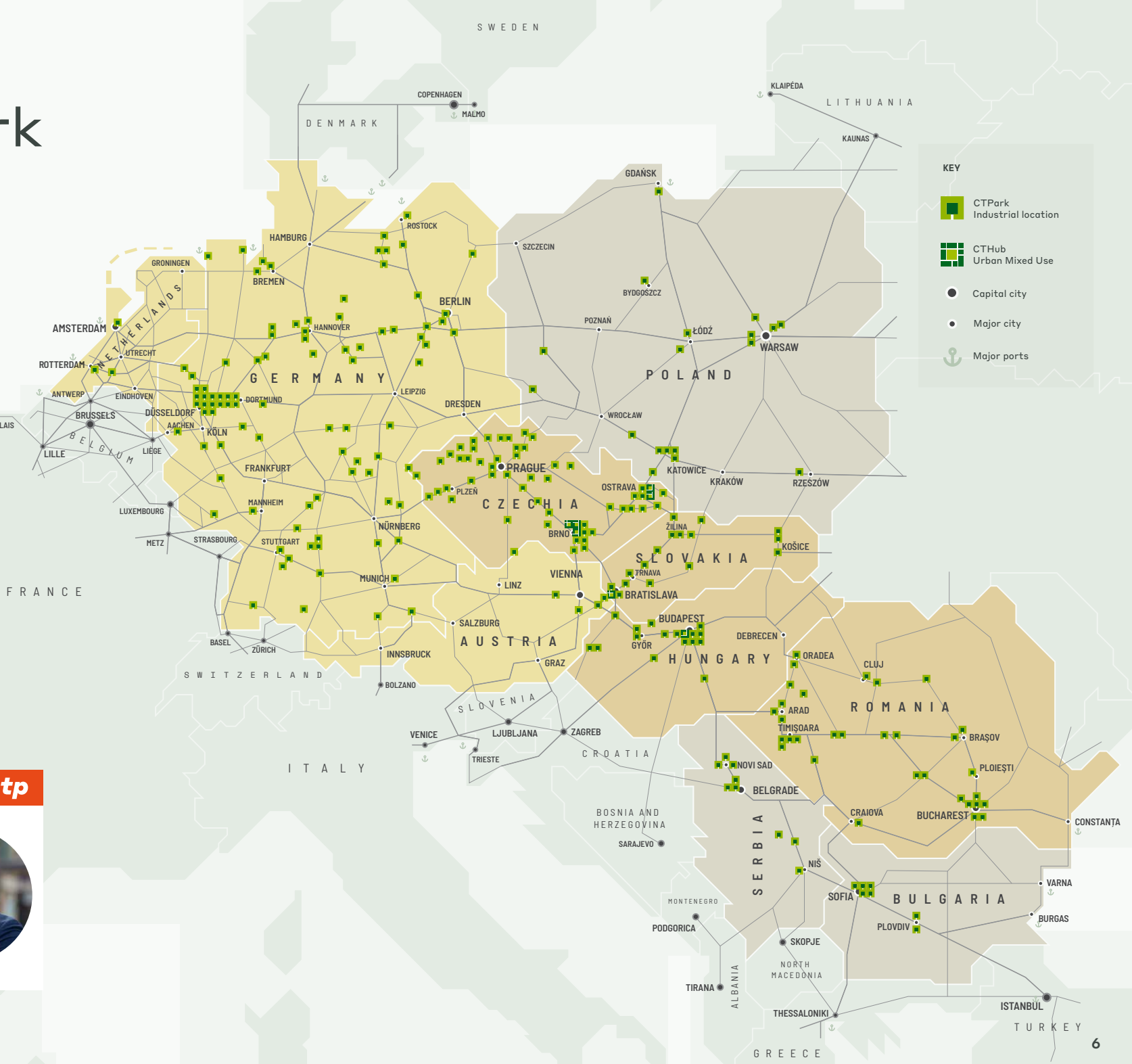
LONG TERM PARTNER

>1,000 clients



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CONTACT ME