

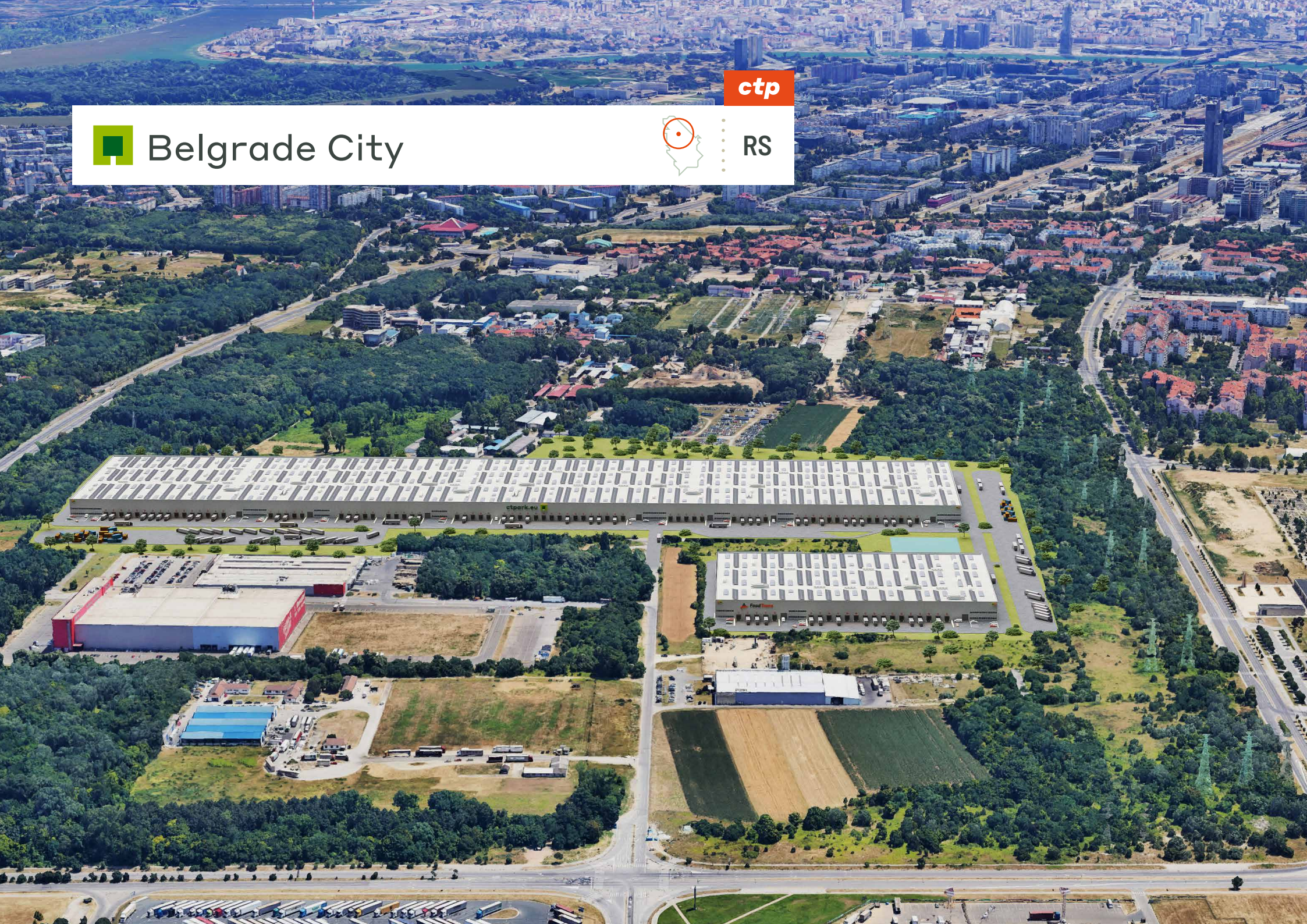
ctp



Belgrade City



RS





REGIONAL BENEFITS

# Regional hub for South-east Europe and beyond

CTPark Belgrade City will be the largest logistics hub in Serbia and with units starting from 2,500 sqm with showroom, office, warehouse. The location is ideal for small and medium-sized enterprises in the FMCG, Pharmaceutical, E-commerce and for last-mile logistics due to its inner city location, excellent connections to the highway and all main city traffic arteries. The park is located in the the largest municipality in the capital (New Belgrade) and less than 10km to the city center and only 10 km from the Belgrade Airport.

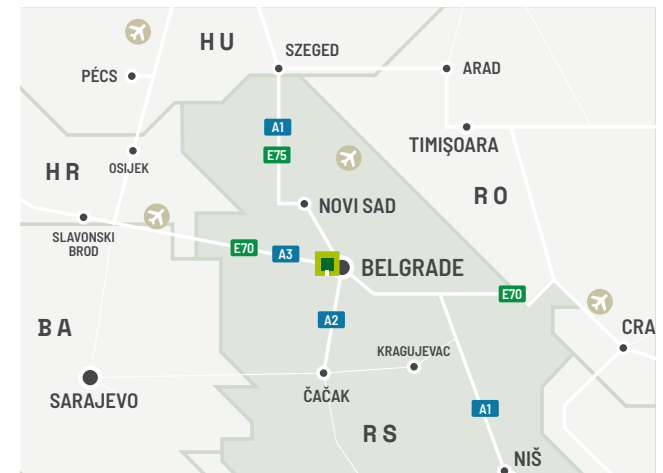
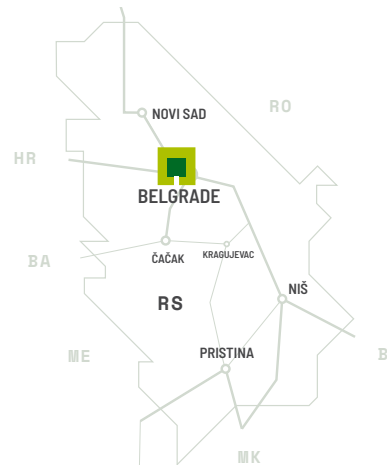
- ▶ Highly skilled labor pool of all level employees
- ▶ 62 University level institutions with 90.000 students
- ▶ High level of economic growth



- E70 HIGHWAY 0.5 KM
- BELGRADE CITY CENTER 10 KM
- BELGRADE INT. AIRPORT 10 KM
- BUS STATION 0.5 KM

MAJOR CITIES

Belgrade center	5 km	0h 05min
Novi Sad	92 km	1h 00min
Budapest	360 km	3h 30min
Zagreb	369 km	4h 00min





LOCAL ACCESS

Direct highway to all major traffic arteries

CTPark Belgrade City is strategically located directly next to intersection connecting E70 and E75 highways— which is considered as the main entryway to the city through which 70% of all goods flow. The location is ideal for companies looking to quickly access the growing Belgrade market. Nearby towns are connected by local transportation, and only a short drive to city ring road.

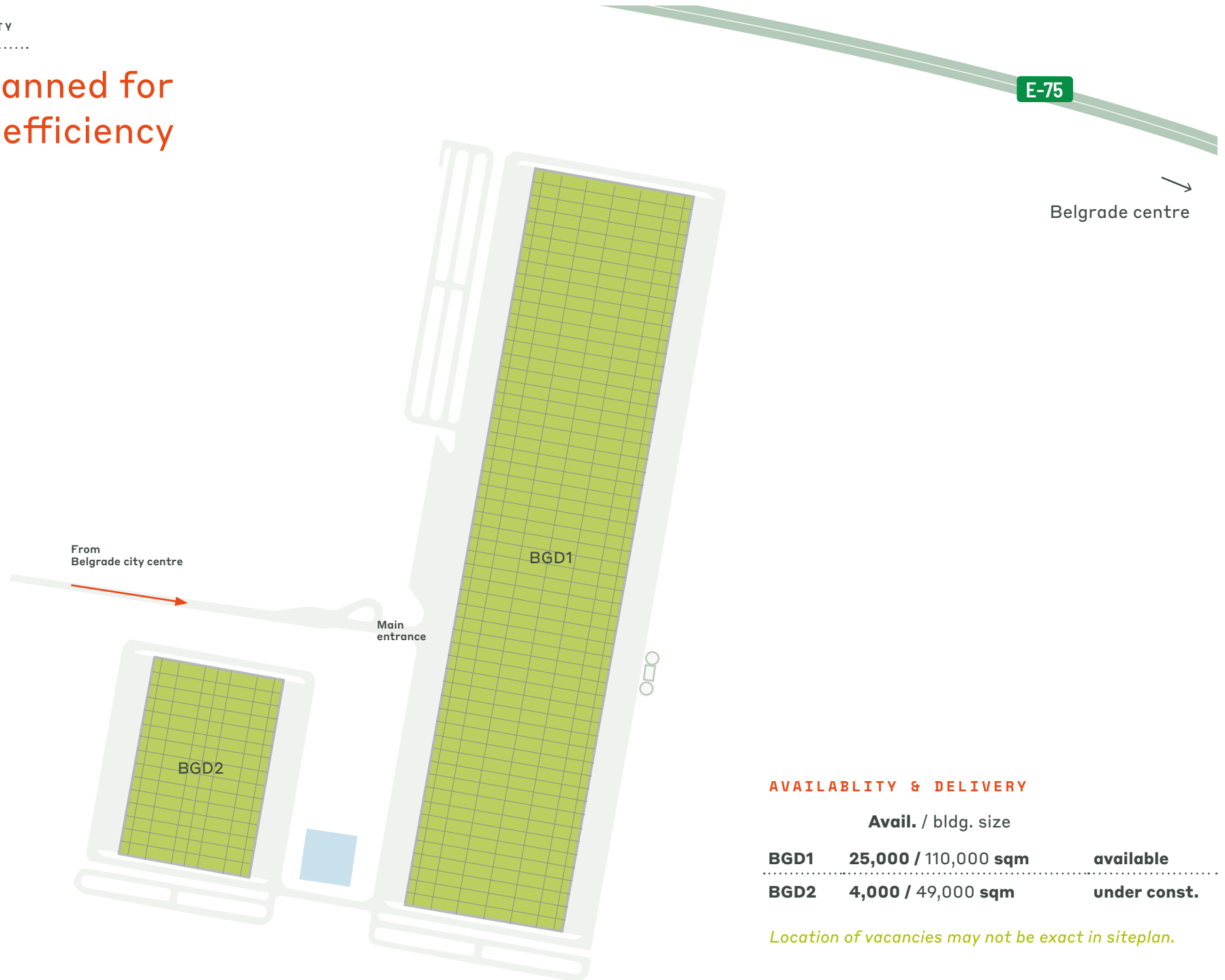
PARK FEATURES




- ▶ Inner city location
- ▶ Perfect highway connection
- ▶ Just 2 km from the most populated municipality of Serbia
- ▶ Water retention and reuse
- ▶ Solar panels on roofs
- ▶ Elegant natur landscaping and biodiversity infrastructure





# Masterplanned for business efficiency



-  Built available
-  Planned
-  Built occupied

## AVAILABILITY & DELIVERY

Avail. / bldg. size

<b>BGD1</b>	<b>25,000 / 110,000 sqm</b>	<b>available</b>
<b>BGD2</b>	<b>4,000 / 49,000 sqm</b>	<b>under const.</b>

*Location of vacancies may not be exact in siteplan.*

KEY PARK DATA

# CTPark Belgrade City

AVAILABLE NOW

**25,000 sqm**

DEVELOPMENT OPPORTUNITY

**135,000 sqm**

BUILT-UP AREA

**0 sqm**

TOTAL AREA

**27.5 ha**

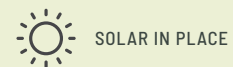
PARK & NEARBY INVESTORS

Mercator

Wagen International

Mercata VT

Lesnina





WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

12.0 million sqm  
GLA

SPACE FOR YOU TO GROW

23.1 million sqm  
landbank

LONG TERM PARTNER

>1,000+ clients



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