

 Vienna East



ctp

AT

REGIONAL BENEFITS

Regional hub for South-east Europe and beyond

CTPark Vienna East enjoys an excellent location in the Carnuntum neighborhood, right off the A4 motorway, on the corner B10 and L163 intersection. It is just 15 minutes away from Austria's largest airport, Vienna Schwechat, with several airport cargo suppliers in the area. Furthermore, it is only 25 km to the Hungarian border via the A4 motorway and 30 km to the Slovakian border via the A6 motorway. The premises are suitable for various business purposes, such as light industrial or logistics concepts. It offers spaces from 2,500 sqm to 12,000 sqm, with single docks as well as ground level entrance ramps to help enable tenants' needs.

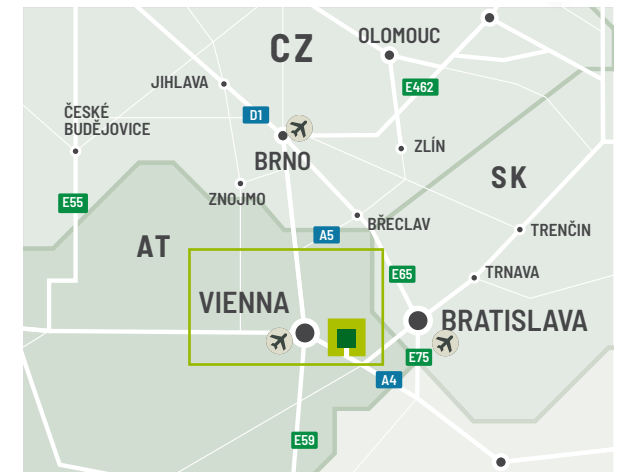
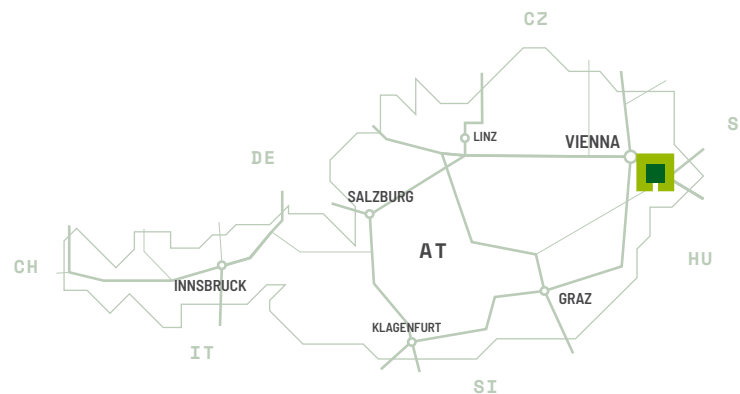
- ▶ Hub for many consumer goods connecting West and Eastern Europe
- ▶ Center of the European inland waterway of Rhine / Meuse – Main – Danube
- ▶ Vienna has 15 universities and all types of secondary education, including technical schools
- ▶ Ample qualified labour in the surrounding communities



A4 HIGHWAY 3 KM	BRUCK AN DER LEITHA 1,7 KM
VIENNA 15 MINS	BUS STOP 1 KM, TRAIN STOP 3 KM

MAJOR CITIES

Bratislava	45 km	0h 30min
Brno	170 km	2h 00min
Budapest	200 km	2h 15min
Munich	450 km	5h 00min
Belgrade	575 km	5h 35min



LOCAL ACCESS

Direct highway access towards Vienna and borders of Slovakia, Hungary and Czech Republic




Vienna is not only located in the "heart" of Europe, but is also considered the economic heart of Austria with over 200 multinational companies that call this city their home. Because of its strong economy, the city attracts foreign enterprises from vastly different sectors. The economy owes its strength to high productivity and a qualified workforce in combination with low wage costs per unit of output. Most impressively, the city has ranked at the very top of the Mercer Quality of Living Ranking for 10 years in a row, sealing its enviable title as the world's best city to live in.

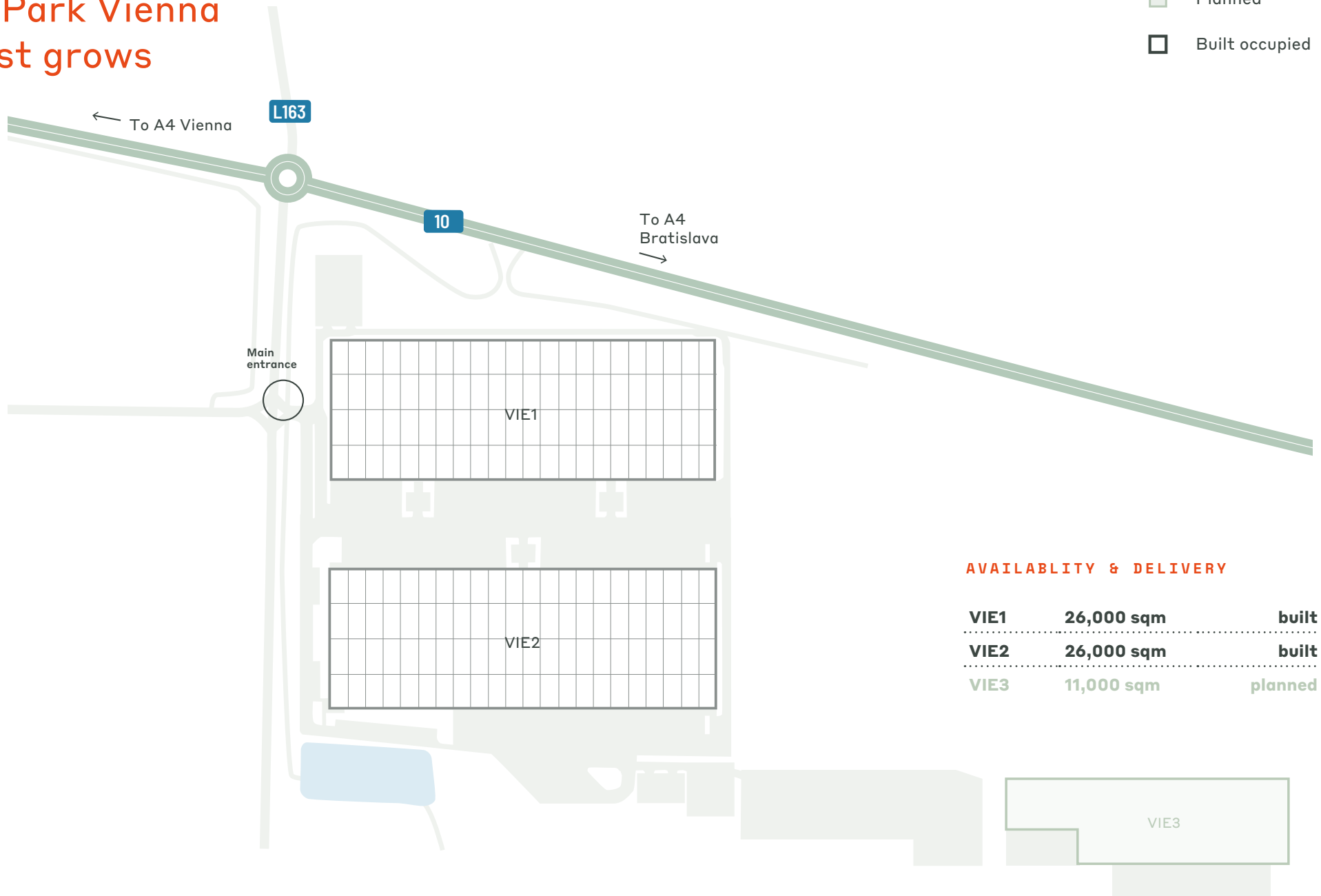
PARK FEATURES

- ▶ 4.5 MWp solar power in place
- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Electric charging stations
- ▶ Highway in the direct vicinity
- ▶ Possibilities of daily local supply nearby
- ▶ Direct rail connection



CTPark Vienna East grows

-  Built available
-  Planned
-  Built occupied



AVAILABILITY & DELIVERY

VIE1	26,000 sqm	built
VIE2	26,000 sqm	built
VIE3	11,000 sqm	planned

KEY PARK DATA

CTPark Vienna East

AVAILABLE NOW

0 sqm

DEVELOPMENT OPPORTUNITY

11,000 sqm

BUILT-UP AREA

52,000 sqm

TOTAL AREA

13.7 ha



WATER RECYCLING



LANDSCAPED AREAS



DIRECT RAIL CONNECTION



RESTAURANT & SHOP 1 KM



SOLAR IN PLACE



GAS STATION 2 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

