



ctp



St. Poelten North



AT

REGIONAL BENEFITS

## Excellent connection West and Eastern Europe

Hub for many consumer goods connecting Western and Eastern Europe. Center of the European inland waterway Rhine / Meuse - Main-Danube.

Vienna has 15 universities and all types of secondary schools, including technical schools.

CTP Benefits:

- ▶ Facility managers on-site
- ▶ Sustainability leader
- ▶ Flexible, long-term lease options
- ▶ High quality fit-out



S33 2,6 KM

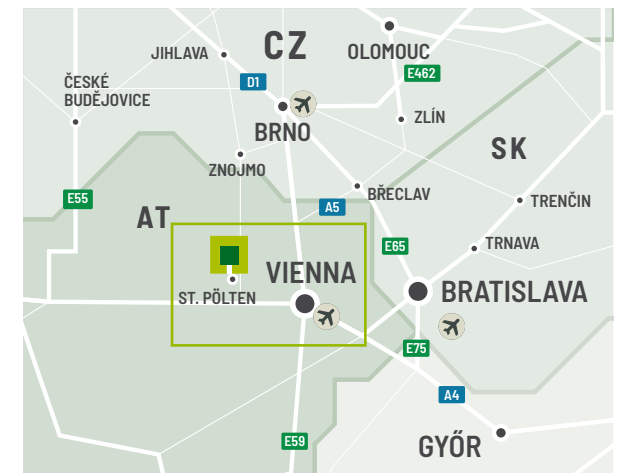
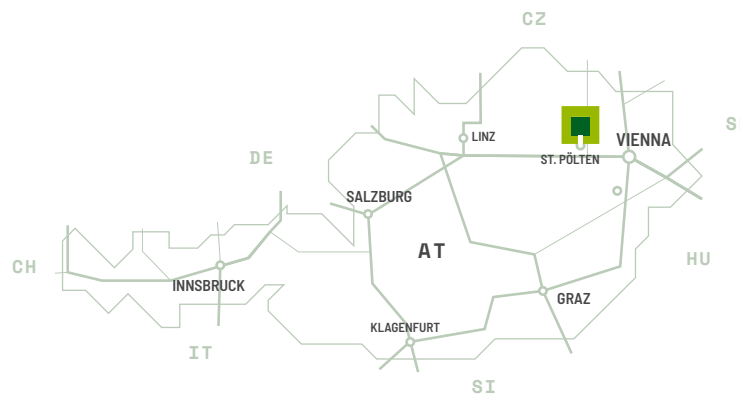
ST. PÖLTEN 14 KM

VIENNA INT. AIRPORT 1HR

BUS STATION 1 KM

MAJOR CITIES

Vienna	75 km	0h 45min
Linz	142 km	1h 10min
Brno	148 km	2h 00min
Bratislava	158 km	1h 30min
Budapest	321 km	3h 30min



LOCAL ACCESS

## Full-service CTPark for all types of requirements




The CTPark St. Poelten North benefits from an excellent location. Due to superior infrastructure in Austria, direct connection to S33 and is within easy reach of St. Poelten North (14km) and the Vienna Schwechat Airport (98km) as well as Czechia, Slovakia and Hungary. CTPark St. Poelten North is ideal for light industry and manufacturing as well as multifunctional logistics, with space offerings from 2,500 sqm. Planned cross dock facilities in addition to A-class warehouse with multiple loading docks & drive-in ramps allow the park to support a wide variety of logistics functions.

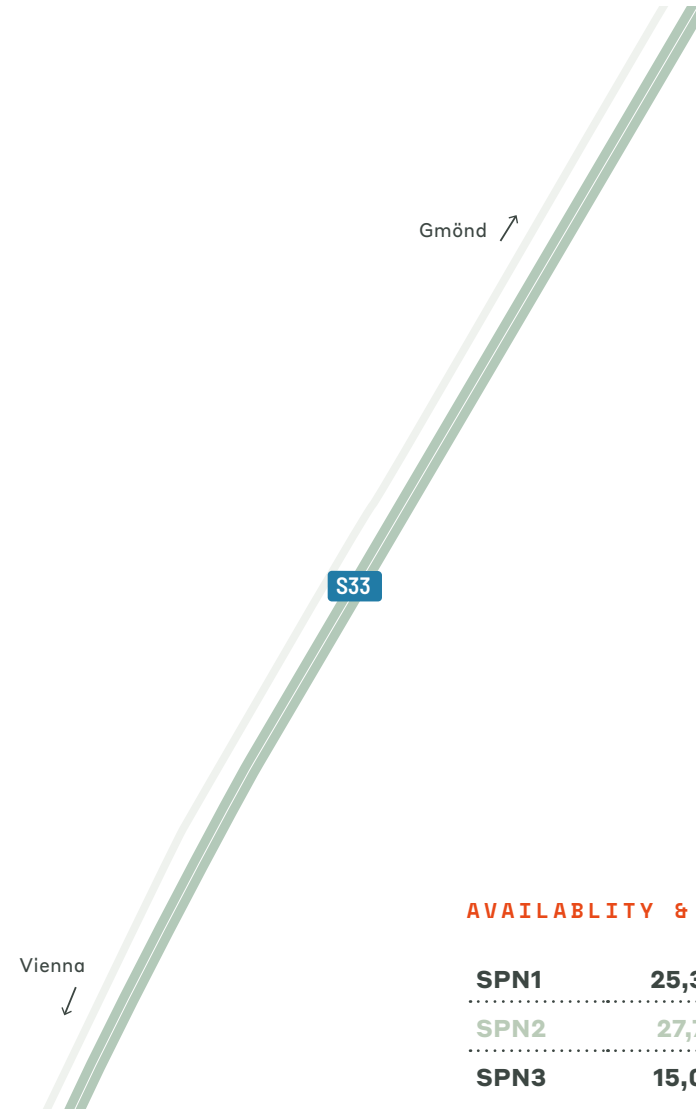
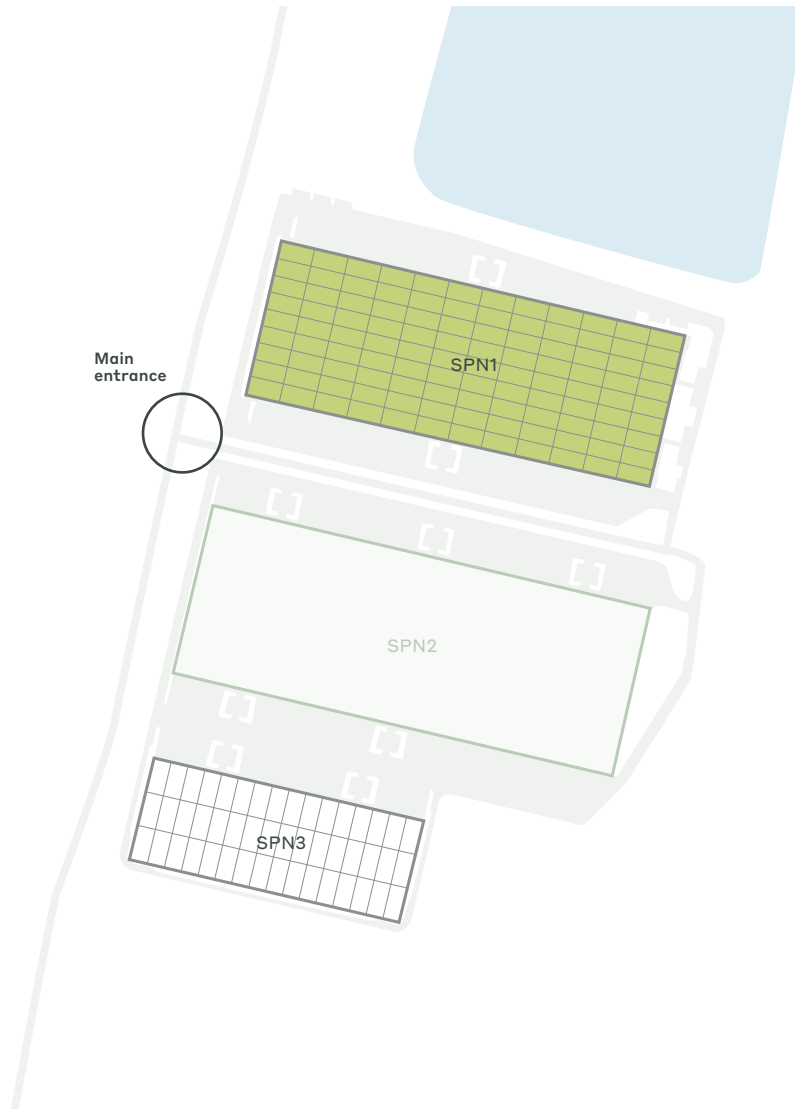
PARK FEATURES

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



# Market leading building & sustainability standards

-  Built available
-  Planned
-  Built occupied

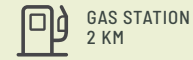
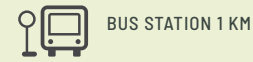
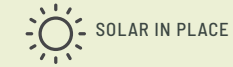


## AVAILABILITY & DELIVERY

<b>SPN1</b>	<b>25,300 sqm</b>	<b>built</b>
<b>SPN2</b>	<b>27,770 sqm</b>	<b>planned</b>
<b>SPN3</b>	<b>15,000 sqm</b>	<b>built</b>

KEY PARK DATA

# CTPark St. Poelten North



AVAILABLE NOW

**20,000 sqm**

DEVELOPMENT OPPORTUNITY

**27,770 sqm**

BUILT-UP AREA

**40,300 sqm**

TOTAL AREA

**18.20 ha**





# CTPARK Network

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

