



ctp



Budapest Ecser



HU

REGIONAL BENEFITS

## Ideally located on the Budapest ring road near the international airport

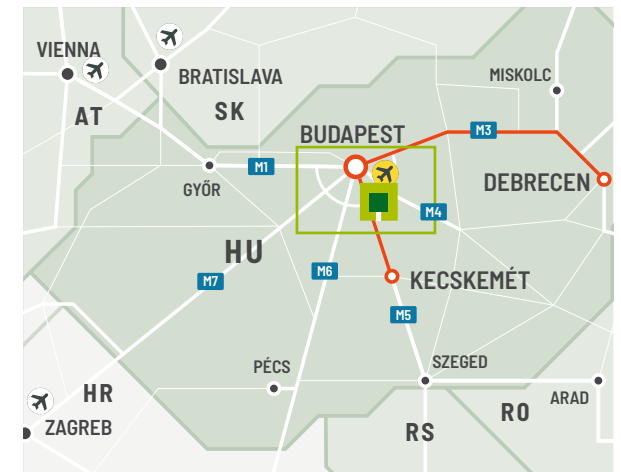
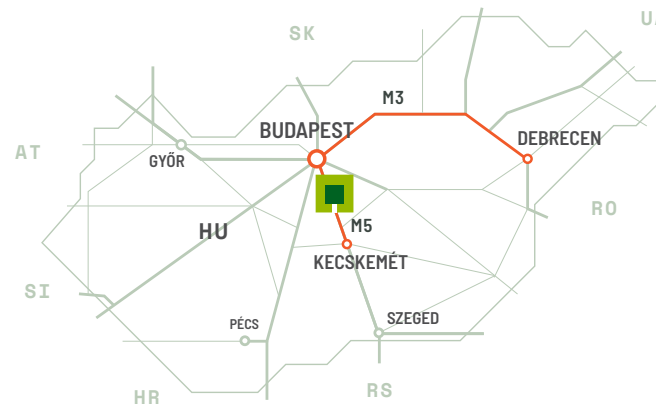
CTPark Budapest Ecser is a high-bay logistics warehouse near the town of Ecser, to the south-east of Budapest at the intersection of M0 motorway, only 6 km from M5 motorway and 20 km from M3 motorway, while Budapest International Airport is just a few minutes' drive. The park houses Hungary's second ever "Outstanding"-rated BREEAM certified building in the "In use"-category, as well as two other, "Excellent"-rated industrial warehouses. By being located on the busiest transit route around Budapest and having more, than 40,000 sqm floorspace, CTPark Budapest Ecser is ideal for logistics and production companies as well.

LOCATION BENEFITS

-  DIRECT ACCESS  
M0/M1/M3/M5
-  IMMEDIATE VICINITY  
OF BUDAPEST, 17. DISTRICT
-  BUDAPEST INT.  
AIRPORT 3 KM
-  BUS STOP  
ON SITE
-  ACCOMMODATION  
POSSIBILITIES
-  WORKFORCE  
AVAILABLE
-  18 SCHOOLS OF  
HIGHER EDUCATION
-  SHOPPING MALL  
3 KM

MAJOR CITIES

Debrecen (M3)	230 km	2.2 hrs
Kecskemét (M5)	74 km	55 min
Győr (M1)	145 km	1.5 hrs
Miskolc (M3)	180 km	1.75 hrs
Nyíregyháza (M3)	240 km	2.25 hrs
Bratislava (M1)	242 km	2.25 hrs





## LOCAL ACCESS

# Direct highway access to Eastern Hungary and beyond

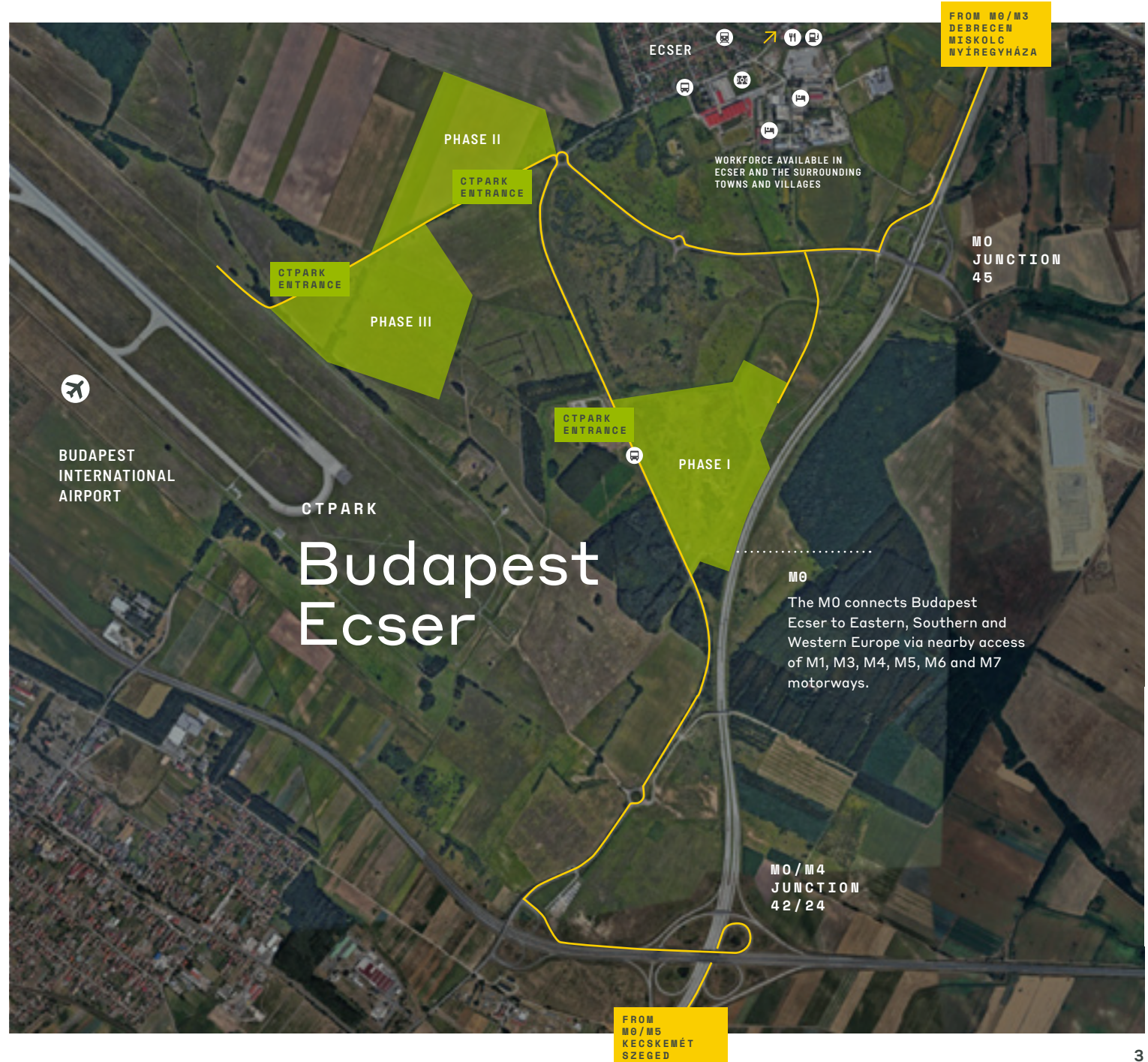
CTPark Budapest Ecsér is only 500 meters from the M0 ring road, 1,5 kms from the M4 motorway and only 3 kms from Liszt Ferenc International Airport. The village of Ecsér is located at South-East of Budapest. Its direct neighborhood include Vecsés, Üllő, Maglód and District 17 of Budapest. Ecsér can be accessed by public transport: via bus or train.

## PARK FEATURES

- ▶ Installed solar panels operational from 2024
- ▶ Close proximity of an international airport
- ▶ Shopping centre nearby
- ▶ EV chargers
- ▶ Natural landscaping
- ▶ Immediately available electricity is 2 MW, which will be steadily increased. The next increase is expected in Q1 2025.

## COMPANIES IN THE AREA:

- ▶ Lidl Logistics Hungary
- ▶ Jysk CEE Hub
- ▶ Volvo Truck Service Center
- ▶ Airport



# Masterplanned for business efficiency

Each building can be adapted and changed to suit your needs.



PHASE II & III	
M1	57,532 SQM
S1	31,499 SQM
E1	11,447 SQM

ECS1	
A	5,600 SQM
B	13,500 SQM
C	13,400 SQM
D	UNAVAILABLE


## AVAILABILITY & DELIVERY

<b>ECS1</b>	<b>33,455 sqm</b>	<b>built</b>
<b>ECS2</b>	<b>44,500 sqm</b>	<b>planned</b>
<b>ECS3</b>	<b>33,182 sqm</b>	<b>planned</b>
<b>ECS4</b>	<b>2,970 sqm</b>	<b>built</b>

- Built available
- Planned
- Built occupied

KEY PARK DATA

# CTPark Budapest Ecser

 SOLAR READY

 LANDSCAPED  
AREAS

 ELECTRIC  
CHARGERS

 TURN-KEY  
OFFICE PREMISE

 BUDAPEST  
3 KM

 HIGHWAY  
500 M

AVAILABLE NOW

**33,455 sqm**

DEVELOPMENT OPPORTUNITY

**97,682 sqm**

BUILT-UP AREA

**42,078 sqm**

TOTAL AREA

**26.04 ha**

PARK & NEARBY INVESTORS

FL Technics





# Basic grid allows flexible space to suit your needs

LEDS

SPRINKLERS

CLEAR HEIGHT  
12.6m

SKYLIGHTS

STACKABLE  
HEIGHT  
UP TO 11m

23m

12m

FLOOR LOADING  
5 t/m<sup>2</sup>

HYDRAULIC  
DOCK  
LEVELLERS  
2.9m x 3.6m

ENTRANCE  
GATE  
4m x 4m

## All shapes and sizes to match any business need

## Building type adapted to the business activity

CTP has developed five bespoke building types ranging in size and functionality to support a broad spectrum of business activities.



**ctBox**



Designed for local companies and startups, this simple and functional building provides showroom, office and warehouse space.

- Amtech**
- Vekra Windows**
- AkzoNobel**



**ctFlex**



CTFlex offers a modifiable and expandable concept for small- and mid-sized companies with built-in offices and warehouses.

- Acer**
- MAPO Medical**
- Zodiac Aerospace**



**ctSpace**



The CTSpace concept is ideal for logistics operations, distribution centres or supply-chain hubs.

- DHL**
- DB Schenker**
- DSV**



**ctFit**



Ideal for the activities of large enterprises with special technical parameters, such as distribution hubs, chilled warehousing, high-tech manufacturing and R&D labs.

- Honeywell**
- Brembo**
- Thermo Fisher Scientific**



**ctLab**



ctLab is a cost-effective facility ideal for service centres, software/ equipment design, R&D and back-office operations of all types of companies.

- IBM**
- Vitesco**
- AeskuLab**



CTP CAPABILITIES

CLIENTS' REQUIREMENTS

Turn-key, built-to-suit solutions to fit clients' exact requirements.



FLEXIBLE OPTIONS

Flexible options for dock levellers and loading ramps.



END-TO-END DEVELOPMENT SERVICE

End-to-end development services including permitting, design, construction, project management, and facility management after move-in.





## CTP SPECIFICATIONS

### HIGH QUALITY STANDARDS

High quality standards including flexible 12x24m grid, partition walls, sprinkler & fire safety systems, LED & natural lighting



### LANDSCAPED GREEN

Landscaped green areas with year-round park management services.



### EPC RATINGS

Energy efficient buildings built to BREEAM standards and high EPC ratings. All new buildings are built to BREEAM Very Good or Higher rating





## Sustainability is in our DNA

Sustainability is built into all aspects of our parks, with the ultimate goal of mitigating the environmental impact our parks have.

We provide:

- ▶ energy efficient buildings
- ▶ high-quality insulation
- ▶ low carbon materials
- ▶ BMS monitoring of energy use to reduce overall energy consumption
- ▶ solar plants ensuring supply of clean energy to our clients
- ▶ electric car charging stations
- ▶ water containment and reuse systems
- ▶ landscaping with high grasses and local trees to ensure water stays in the soil
- ▶ biodiversity with bug hotels & beehives

Because we build parks, not just buildings, CTP's approach to sustainability ensures a lower environmental impact of our operations, but also pleasant and enjoyable places to work—a benefit to park residents and local communities alike.





## Embedding parks in communities

In large parks, we develop our Clubhaus concept, which acts as the community hub, not only for the people working in the park, but also for nearby residents. Clubhaus incorporates public spaces for public meetings, educational and training events, as well as team buildings. Outfitted with a pleasant designed atmosphere, Clubhaus is a vibrant community setting with healthy food options, doctors offices and the place where park residents can meet with our on-site community and park managers.

CTParks are designed to be both a convenient and healthy work place. We go the extra mile to incorporate safe bike & walking lanes, and work with local authorities to ensure ample public transportation connections to nearby cities and towns, making it easy for employees to get to work.



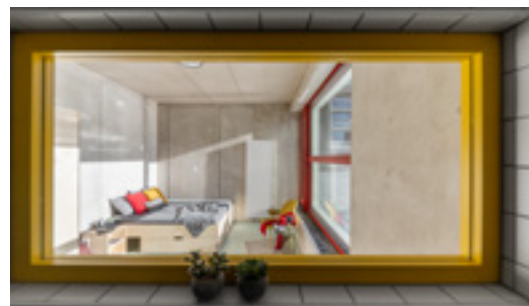


## We can house your workforce: White or blue collar ...

At CTP, we recognize that workforce accessibility is a paramount consideration when selecting your business's ideal location. Our commitment goes beyond mere recruitment support; we have a proven track record of developing affordable housing solutions within our parks, ensuring cost-effective and convenient accommodation options for our clients in close proximity to their future properties. A prime example is Czech CTPark Bor, where our two housing facilities can accommodate up to 800 people. Additionally, we've unveiled the innovative Clubhaus at CTPark Bor, equipped with medical facilities, a restaurant, meeting rooms, and communal spaces for cultural and educational events. Complementing these amenities are our outdoor exercise grounds, featuring fitness courts, a full-sized soccer pitch, and a versatile ballcourt for intra-company tournaments.



**WORKER ACCOMMODATION CTPARK BOR** sits adjacent to the CTP Clubhaus, street gym, playground, and sport's field. Work, rest and play...



**DOMEQ PONA VKA** in Brno is a modern living option made for young professionals. It has well-designed common areas and different room sizes to fit your needs.



## CTP Parkmaker Service Provider

**Long term Owner Operator:** we with you for the long term

**Developer:** we build high quality, and know how to upgrade, expand your premises on time and in budget

**Energy:** CTP is investing in solar energy, to compliment our already energy efficient buildings, in order to supply our clients and surrounding communities with green energy.

**On Site:** CTP as a long-term owner, views our clients as partners, and we have friendly, service-oriented park managers to maintain ongoing communication with our clients, to better understand your needs, so you can focus on your core business—and help you succeed.



**Grow Together:** CTP adds value by taking care of your premises through ongoing maintenance, permitting and local regulations. More than just facility managers, our team is trained to care for your labour needs in addition to your company growth and ESG goals, acting as a partner between companies and local schools, universities, charities and public administrators. And when you need to expand, CTP is there with you to expand no matter if its in the current or new location. CTP's strong financial position allows us to invest to help your company expand, so you can focus on your core business.





SOLAR  
READY



PUBLIC BUS/  
TRANSIT



SECURED  
AREA



WATER  
RECYCLING



LANDSCAPED  
AREAS



ELECTRIC  
CHARGERS

#### TECH SPECS OUTSIDE

## High quality building in a healthy environment

Intelligent engineering extends beyond the building walls. Smart landscaping, water retention technology, and solar-energy solutions ensure low environmental impact and a workplace where employees can thrive.

**ROOF :** Tenants benefit from secure, low-maintenance insulation that is 100% waterproof and UV-resistant. All new roofs are built 'solar-ready' with a minimum of 10% skylight coverage. Ventilation flaps provide ample natural light and a source of sustainable energy.

**OUTSIDE AREAS :** Yards, parking lots, and pavements are illuminated by parapet lights located at 18-metre intervals. Illumination intensity is set according to functional use and applicable standards.

**HYDRAULIC DOCK LEVELLERS :** Large industrial sectional doors are equipped with motorized/hydraulic control and dynamic load capacity of 6,000 kilograms, with insulation between leveller and frame. Dock levellers reach a height of 1.15 metres above the loading yard at the initial position.

**SIGNAGE & BRANDING :** All CTParks are well-signed to ensure visitors and suppliers can easily locate our tenants. Ample space is provided for tenant logos for high visibility and brand recognition.

**FACADE :** Facade sandwich panels (Trimo, Kingspan, or similar) have a mineral wool core, providing 120 minutes of fire resistance.

**FENCE, GATES & PAVEMENT :** Fences encircle the yard at a height of two metres. A gatehouse can be found at the entrance to the yard or site according to local conditions. Roads are primarily paved with asphalt and parking lots with industrial concrete.

**LANDSCAPING :** CTParks are landscaped with trees, shrubs, grass, and flowers, so employees enjoy a refreshing and productive work environment.

**PUBLIC TRANSPORT & ACCESS :** Because each CTPark is an integral part of the local community, we work with authorities to provide dedicated bus stops and other public transit links, and we sometimes offer CTPark shuttle services where needed.





BMS



SPRINKLERS



10/12/14 M  
CLEAR HEIGHT



SERVER  
ROOMS



LED  
LIGHTING



7 KG  
FLOOR LOAD

#### TECH SPECS INSIDE

## Cost-saving & high quality

#### SUSTAINABILITY

All buildings are designed for minimal environmental impact and efficient utilisation of energy, water, and other resources. Materials and installations are carefully selected to minimise maintenance costs. All buildings are built to achieve a minimum certification of BREEAM Very Good CTP is ISO 14001 certified for Construction and Property Management. All new buildings are constructed according to ISO guidelines. New buildings are added to the ISO certification list during annual audits.

#### SPRINKLERS & FIRE SAFETY

Each warehouse and production hall is equipped with an ESFR ceiling sprinkler system. Fire protection design, including portable fire extinguishers and other equipment, is adapted and implemented according to applicable standards.

**HALLS** Halls are constructed of precast reinforced concrete frames with a modular column grid and a standard clearance height of 12 metres, allowing for maximum mobility. Adequate preparations are made for cranes and crane-ways as needed. A mezzanine above the docks boasts a load-bearing capacity of 500 kilograms per square metre.

**OFFICES** Designed for optimal functionality, office units have a maximum depth of eight metres, with raised floors and drop ceilings and clearance height of 2.75 metres. Wiring ducts run along each room below window sills for easy access to electrical and network outlets. Heating and air conditioning units are hidden above suspended ceilings, and ventilation units can be found in rooms without windows. Each kitchenette is outfitted with a linoleum floor, sink, microwave oven, fridge, and dishwasher.

**LIGHTING** Energy-efficient lighting provides just the right lux in just the right location. Recessed LEDs in the production and warehouse areas adjust automatically according to daylight intensity. Lighting intensity also varies throughout the warehouse space: corridors between racks are lit to 150 lux, storage areas 200 lux, and loading dock areas 300 lux. The production hall is lit to 300 lux.

**FLOORS** Steel-fibre reinforced concrete floor slabs resist dust and stains. A standard load-bearing capacity of five tons per square metre is ideal for all warehouse racking systems and light industrial machinery.

**HVAC SYSTEMS** All air-handling units are equipped with heat recovery with over 67% efficiency. Production halls are kept at 17°C and warehouses at 12°. Roof units ensure hall ventilation, destratification fans circulate hot air, and over- and underpressure technologies ventilate locker rooms and bathrooms. Warm-water and decentralised gas heating units keep hallways warm.

## CTP has everything your business needs and more...

With our full-service platform and proven track record we handle the responsibilities of development, services, and maintenance, allowing you to concentrate exclusively on your core business. We will work with you to create and oversee your project from its initial design to full realisation. Our skilled CTP experts will craft facilities for you that are custom-fit to your exact requirements, allowing the space to accommodate not only warehousing or production areas but also offices and technical amenities.

### SOME OF CTP'S CLIENTS IN HUNGARY

- DHL .....
- Dana .....
- Englmayer .....
- NIO .....
- Quehenberger .....
- Tegball .....
- Kühne&Nagel .....
- Lenovo .....
- Aldi .....
- Gebrüder Weiss .....
- Raben Trans .....
- Geis .....







WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

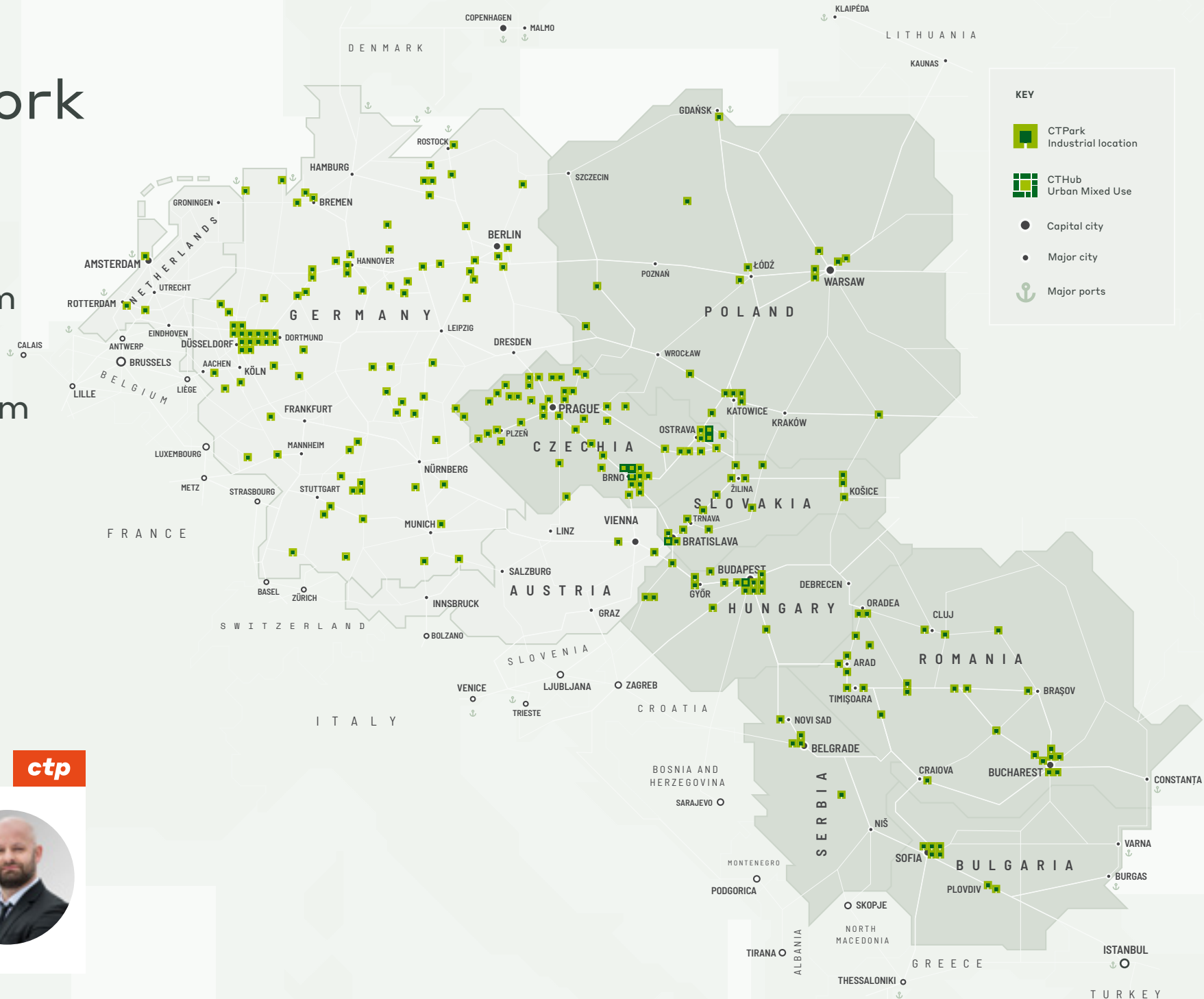
11.2 million sqm  
GLA

SPACE FOR YOU TO GROW

20.7 million sqm  
landbank

LONG TERM PARTNER

>1,000 clients



**Peter Tar**  
Senior Business Developer,  
Hungary

+36 30 119 2075  
peter.tar@ctp.eu  
ctp.eu

CONTACT ME