



ctp



Warsaw South



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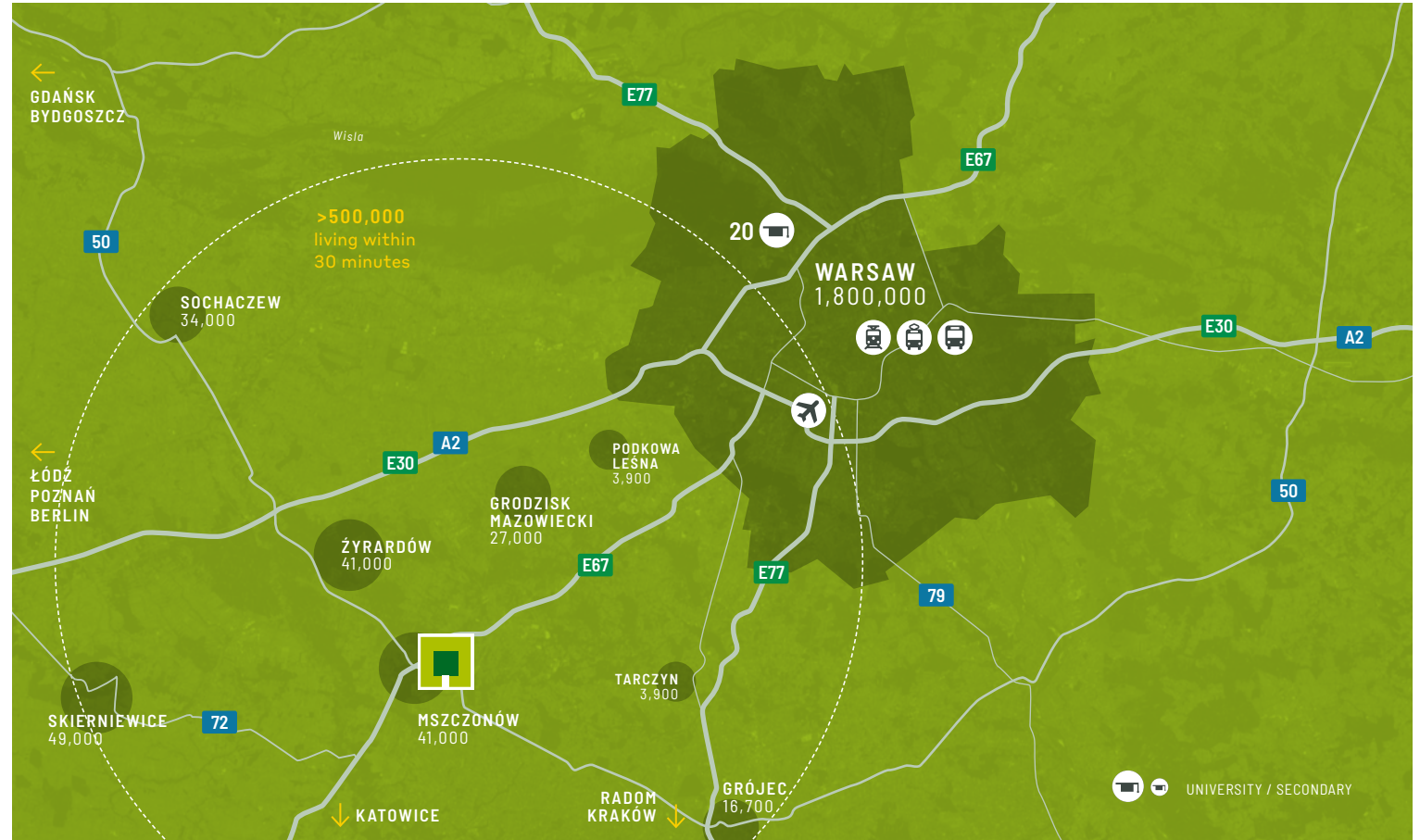
REGIONAL BENEFITS

Superior location within special economic-logistic cluster

ctPark Warsaw South offers a wide range of possibilities for production and warehousing activities. The park is located in an attractive urban area and is equipped with all required infrastructure, enabling clients to get operations up and running quickly.

The location of ctPark Warsaw South just 50 km from Warsaw makes the project interesting for a wide range of potential customers looking for logistics solutions.

- ▶ The convenient location translates to the growing investment attractiveness of the region
- ▶ Constant population size in the area in recent years (no migration)
- ▶ 230,000 students at nearby universities



E67 2 KM	GAS STATION 500 M
WARSAW INTERNAT. AIRPORT 46 KM	BUS STOP 1,5 KM

MAJOR CITIES

Warsaw	45 km	0.40 min
Łódź	105 km	1.5 hrs
Katowice	250 km	2.5 hrs
Poznan	275 km	3.0 hrs
Ostrava	335 km	3.0 hrs
Gdańsk	380 km	3.5 hrs





LOCAL ACCESS

Ideal logistics location with potential to grow as production hub

The Park is located in area between Warsaw and Łódź, next to the S8 expressway connecting Warsaw with Silesia region and Wrocław, Additionally there is convenient connection to the A2 motorway that is a corridor to all parts of Poland.

PARK FEATURES

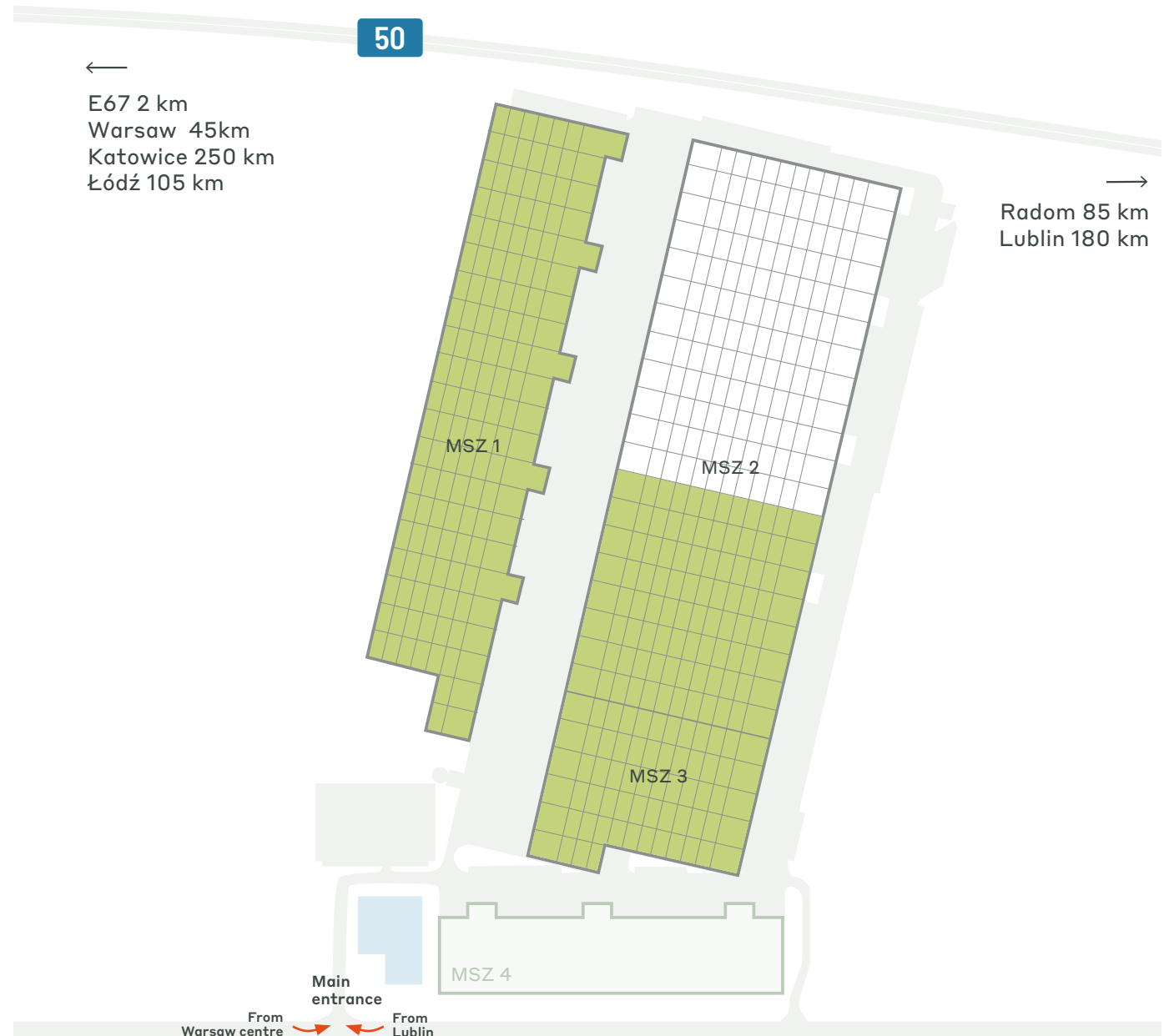
- ▶ Excellent visibility from National Road 50 and access from S8 and NR 50
- ▶ The park includes large-scale, top-class facilities that can be expanded
- ▶ The location with logistics cluster and Special Economic Zone
- ▶ The project is carried out with respect for ESG aspects – roofs prepared for photovoltaics, additional natural lighting

Modern logistics park

- Built available
- Planned
- Built occupied


AVAILABILITY & DELIVERY

MSZ1	46,950 sqm	under const.
MSZ2	46,453 sqm	built
MSZ3	20,490 sqm	under const.
MSZ4	17,400 sqm	planned



KEY PARK DATA

CTPark Warsaw South

 GAS STATION
0,5 KM

 RESTAURANT
0,6 KM

 MARKET 1,7 KM

AVAILABLE NOW

46,453 sqm

DEVELOPMENT OPPORTUNITY

84,840 sqm

BUILT-UP AREA

77,550 sqm

TOTAL AREA

20 ha





WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

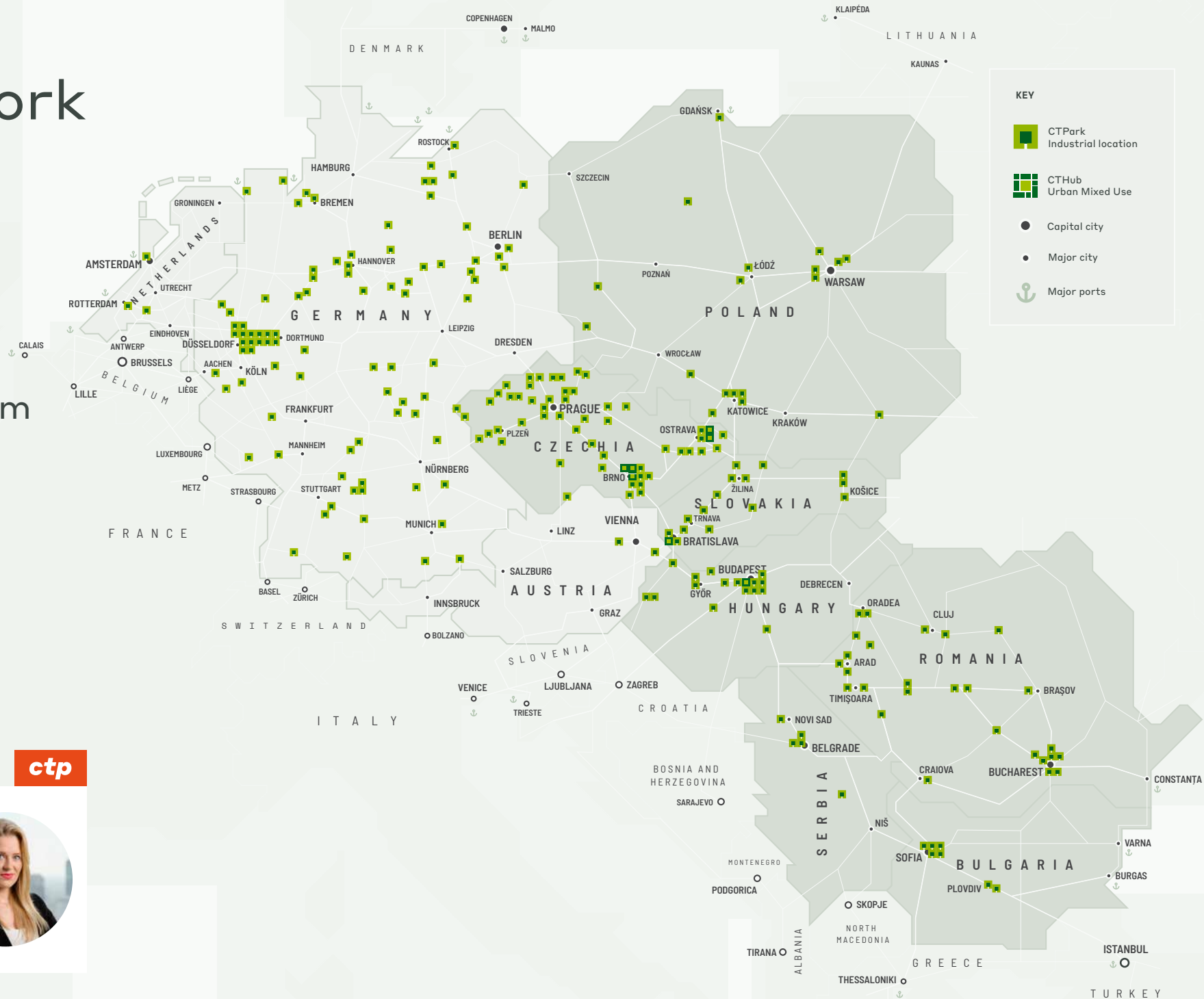
11 million sqm
GLA

SPACE FOR YOU TO GROW

20.7 million sqm
landbank

LONG TERM PARTNER

>1,000 clients



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