

# Warsaw West

ctp



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REGIONAL BENEFITS

## Superior location within special economic-logistic cluster

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

- ▶ Location next to the A2 motorway
- ▶ Location with Łódz Special Economic Zone providing benefits for new Tenant up to 60% of the investment
- ▶ In the vicinity (14 km) of the planned Central Transportation Port (CPK)
- ▶ Great access to workforce from neighbouring towns

 A2/NATIONAL ROAD 50 ADJACENT

 WISKITKI 2 KM

 WARSAW 54 KM

 BUS STOP 1,1 KM

MAJOR CITIES

Warsaw	50 km	0.40 min
Łódź	85 km	0.55 min
Poznań	261 km	2.20 min
Katowice	270 km	2.45 min
Wrocław	300 km	3.00 hrs
Gdańsk	370 km	3.15 min
Berlin	540 km	4.45 min



## LOCAL ACCESS

# Easy connection with capitol and rest of the country

The location right next to the A2 motorway is undoubtedly one of the ctPark Warsaw West's strengths, confirming its attractiveness among future lessees. By motorway clients have not only convenient access to market of Warsaw but also easy connection with Western part of country by A2 and north and south by National Road 50 and A2/A1 junction.

## PARK FEATURES

- ▶ Mini market & petrol station nearby
- ▶ Direct highway access
- ▶ Sustainable Park: Solar power installation planned in 2024 for tenant use; EV charging stations; large-scale water retention and reuse systems for use in greywater systems and sprinklers; insect houses and bee hives to ensure high level of biodiversity; naturally landscaped areas with local trees shrubs to increase groundwater retention.
- ▶ Clubhaus
- ▶ Planned central Airport in close proximity



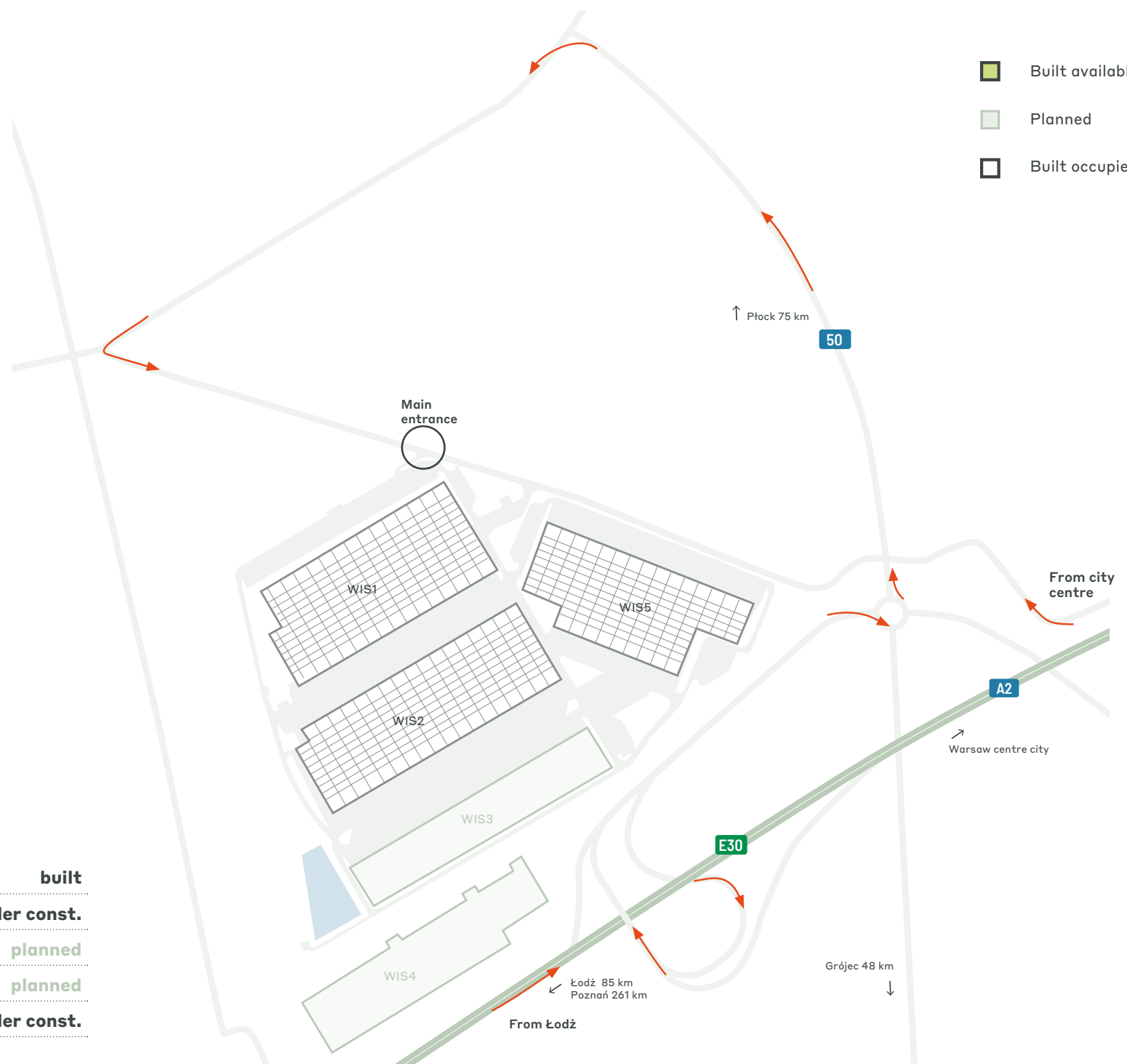
A2

A2 motorway is undoubtedly one of the ctPark Warsaw West's strengths, confirming its attractiveness among future lessees.



# Centrally located logistics park

- Built available
- Planned
- Built occupied



## AVAILABILITY & DELIVERY

<b>WIS1</b>	<b>61,414 sqm</b>	<b>built</b>
<b>WIS2</b>	<b>62,266 sqm</b>	<b>under const.</b>
<b>WIS3</b>	<b>31,660 sqm</b>	<b>planned</b>
<b>WIS4</b>	<b>40,508 sqm</b>	<b>planned</b>
<b>WIS5</b>	<b>48,089 sqm</b>	<b>under const.</b>

KEY PARK DATA

# CTPark Warsaw West

AVAILABLE NOW

**61,414 sqm**

DEVELOPMENT OPPORTUNITY

**243,937 sqm**

BUILT-UP AREA

**0 sqm**

TOTAL AREA

**50.50 ha**

PARK & NEARBY INVESTORS

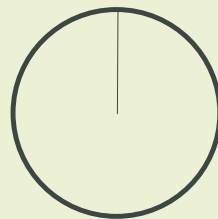
RABEN in 2024 WIS2, WIS5

FM Logistcs

Chefs Culinar

INDUSTRIES IN THE PARK

100% Logistics



 SOLAR POWER  
PLANNED 2024

 WATER  
RECYCLING

 LANDSCAPED  
AREAS

 MEDICAL POINT

 CAFETERIA

 MINIMARKET

 ELECTRIC  
CHARGERS

 PETROL STATION  
1,5 KM

 CLUBHOUSE





## 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 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.

Clubhouse in our location is expected in H2 2024.





WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

12 million sqm  
GLA

SPACE FOR YOU TO GROW

23.1 million sqm  
landbank

LONG TERM PARTNER

>1,000 clients



**Katarzyna Myjak**  
Senior Business Developer  
Poland

+48 532 561 878  
katarzyna.myjak@ctp.eu  
ctp.eu

CONTACT ME

