



ctp



Sulechów



PL

REGIONAL BENEFITS

## Convenient location with quick access to Germany

CTPark Sulechów is strategically located, adjacent to the major N/S S3 expressway, running through the city, and connecting with the E/W A2 motorway only 40 km to the north. In this key region of western Poland, the location is ideally suited for both warehouse and light production activities serving the German market only 68 km away.

- ▶ Medium unemployment/lower wage area
- ▶ 794,000 people within a 50 km radius
- ▶ 10,000 students at University of Zielona Góra, only 4km away
- ▶ 68 km from the German border



MAJOR CITIES

Sulechów	3 km	5 mins
Zielona Góra	22 km	20 mins
Poznań	120 km	1.5 hrs
Wrocław	203 km	2 hrs
Cottbus	130 km	1.75 hrs
Berlin	204 km	2 hrs



## LOCAL ACCESS

### Cost effective edge of town location with ample skilled labour

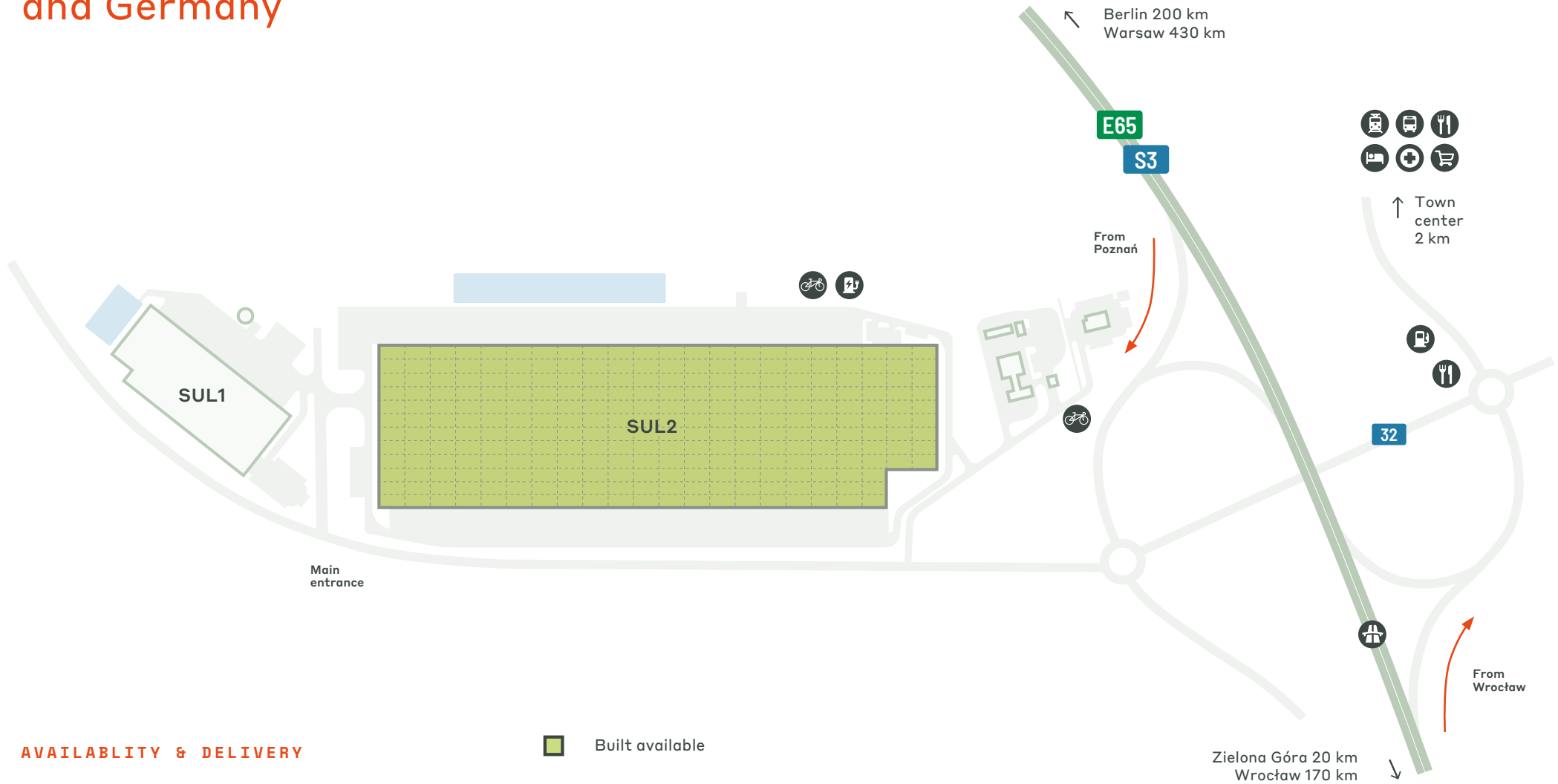
Directly off the main North/South E65 motorway provides easy access for both large transporters and local commuters arriving from Sulechow centre only a few km away. The park is connected to the city with public transport.

## PARK FEATURES

- ▶ Near A2 highway and E65 express route
- ▶ Only 68 km to the border with Germany and in close proximity to other cities
- ▶ 5 Minutes to city centre
- ▶ Sustainable Park: Currently 6 MWp of solar power is planned to be installed 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.



# Serving Western Poland and Germany



**AVAILABILITY & DELIVERY**

<b>SUL1</b>	<b>12,081 sqm</b>	<b>2024</b>
<b>SUL2</b>	<b>81,449 sqm</b>	<b>built</b>

- Built available
- Planned
- Built occupied

KEY PARK DATA

# CTPark Sulechów



SOLAR READY  
2024



WATER  
RE-USE



LANDSCAPED  
AREAS



ELECTRIC  
CHARGERS



GERMAN BORDER  
68 KM



LOWER WAGE /  
HIGHLY SKILLED



PUBLIC BUS  
NEARBY



BIKE PATHS

AVAILABLE NOW

**81,449 sqm**

DEVELOPMENT OPPORTUNITY

**12,081 sqm**

BUILT-UP AREA

**81,449 sqm**

TOTAL AREA

**15.96 ha**

NEARBY INVESTORS

TJX Europe Distribution

Royalpack





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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