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42

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ctPark WARSZAWA NORTH

ctp



Warsaw North



PL

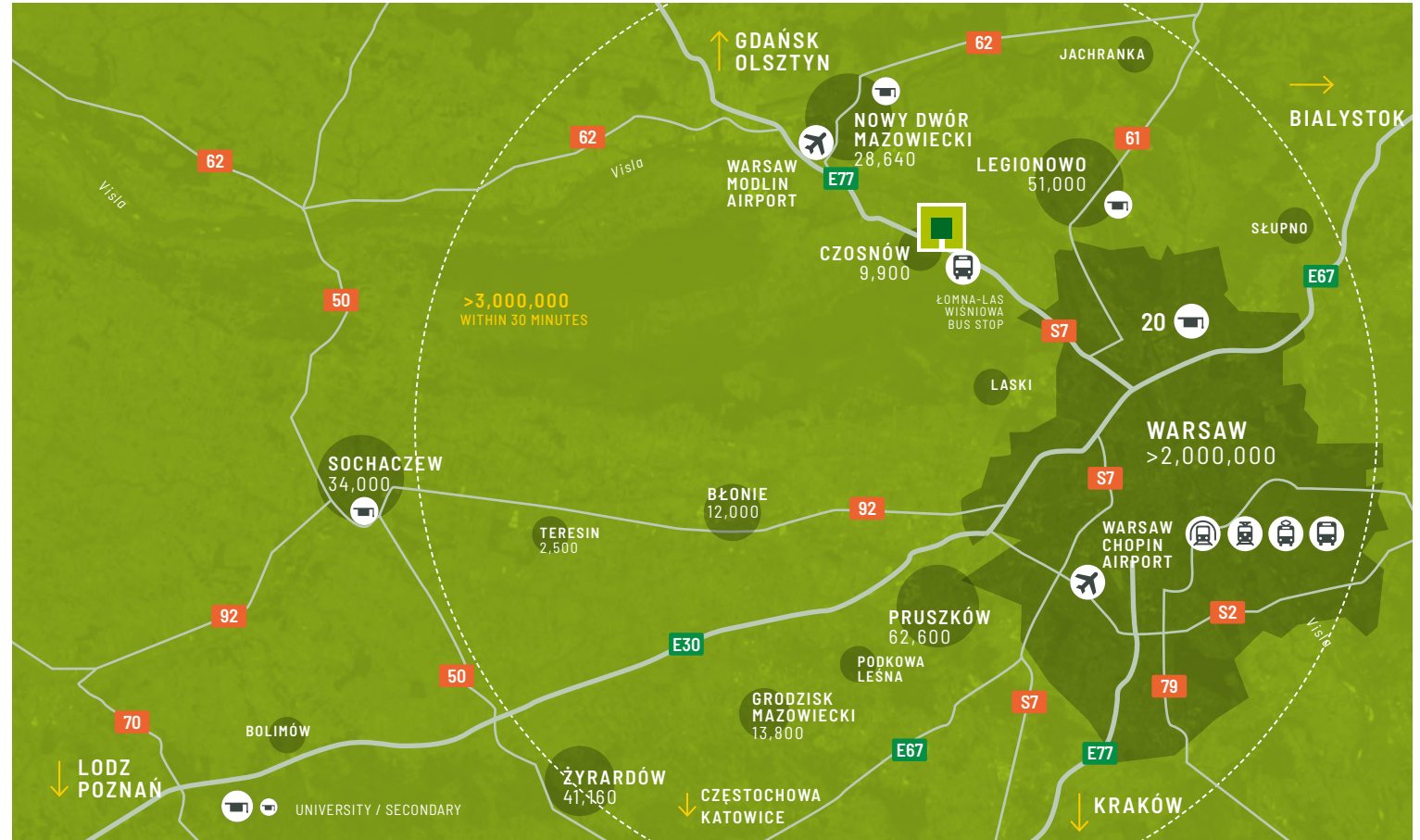
REGIONAL BENEFITS

Excellent location in the vicinity of Warsaw

CTPark Warsaw North offers a wide range of warehouse activities for semi-production and logistic customers. The park is located in the immediate vicinity of the capital - Warsaw, on a S7 expressway to Gdańsk, which makes it easier for future tenants to access qualified staff, including those with managerial skills. The project is interesting for a wide range of potential customers looking for logistics solutions and giving huge possibilities for hiring skilled staff.

Key benefits:

- ▶ Easy public transport to the Park
- ▶ Warsaw Central Railway St. 23 km away
- ▶ Dworzec Gdański Railway St. 20 km away



S7 ADJACENT

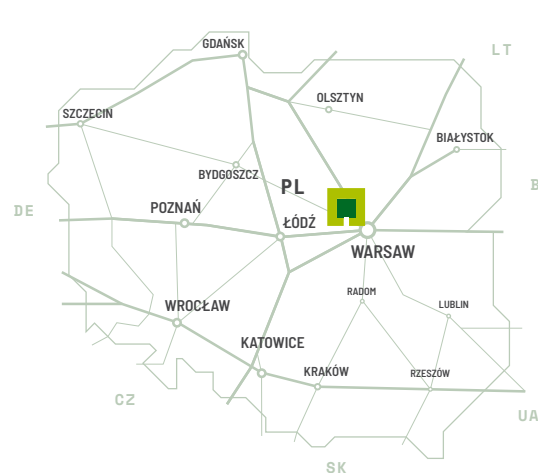
WARSAW 18 KM (20 MIN)

WARSAW MODLIN AIRPORT 12 KM, WARSAW CHOPIN AIRPORT 35 KM

BUS STATION AT ENTRANCE TO PARK

MAJOR CITIES

Legionowo	30 km	0.30 min	Gdańsk	321 km	3.5 hrs
Olsztyn	196 km	2.0 hrs	Poznań	325 km	3.5 hrs
Łódź	150 km	2.0 hrs	Berlin	600 km	6.0 hrs
Białystok	200 km	2.0 hrs	Prague	700 km	7.0 hrs
Bydgoszcz	265 km	3.0 hrs			



LOCAL ACCESS

Gdańsk - Warszawa - Kraków direct expressway access S7

CTPark Warsaw North is located directly on the S7 expressway - one of the main enterways to the capital city, Warsaw. Perfect location for companies looking to access the central Market, well connected with western and northern part of Poland.

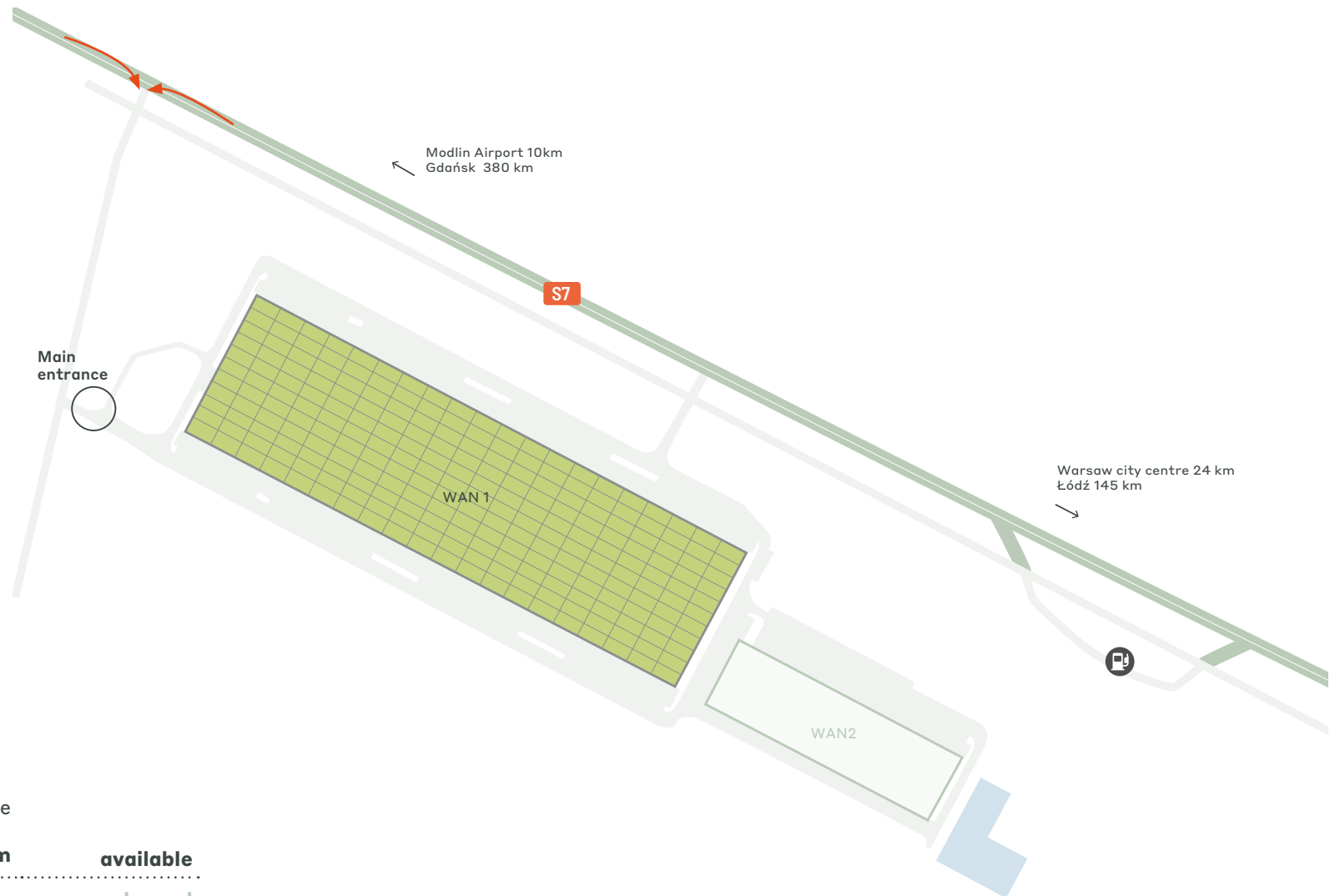
PARK FEATURES

- ▶ Location right next to the S7 expressway
- ▶ Cross dock project
- ▶ Perfect for clients with potential for further expansion
- ▶ The investment is carried out with respect for ESG aspects
- ▶ Electric charging station
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ PV planned



Semi-production and logistics park in Warsaw proximity

-  Built available
-  Planned
-  Built occupied



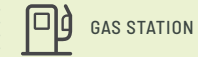
AVAILABILITY & DELIVERY

available / building size

WAN1	61,278 sqm	available
WAN2	13,298 sqm	planned

KEY PARK DATA

CTPark Warsaw North



AVAILABLE NOW

61,278 sqm

DEVELOPMENT OPPORTUNITY

13,298 sqm

BUILT-UP AREA

64,108 sqm


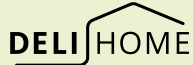









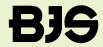





TOTAL AREA

1.88 ha



Possibilities:

Over 1,000 satisfied clients in 10 countries trust us for property solutions across 5 different building types

3PLS	AUTOMOTIVE	E-COMMERCE, RETAIL, WHOLESALE & DISTRIBUTION	MANUFACTURING	HIGH TECH
		PRIMARK®		Honeywell
	faurecia			wistron
				ThermoFisher SCIENTIFIC
 	 	 	 	Lenovo™
Raben 	 	 	 	



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



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