



ctp



Emilianów



PL

REGIONAL BENEFITS

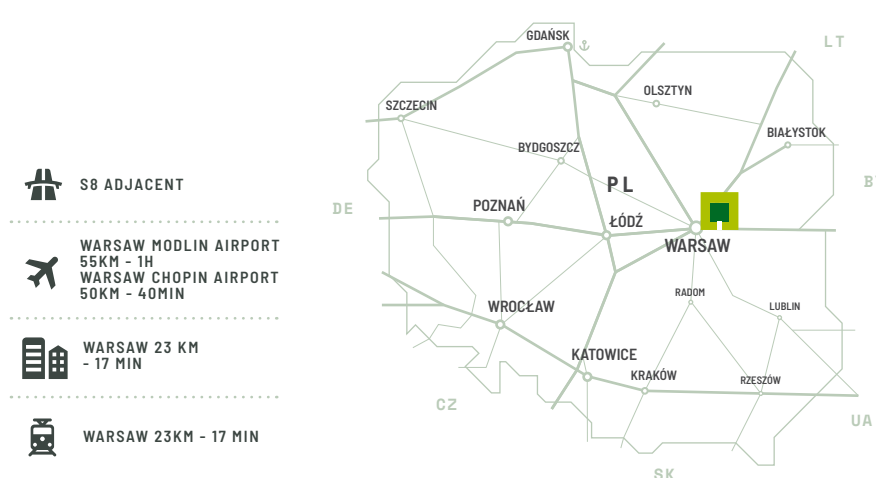
## Close-to-Warsaw located park!

CTPark Emilianów is a modern warehouse facility located in the vicinity of Warsaw, intended mainly for logistics companies looking for development in the region. As in the case of many other CTP projects, the park in Emilianów is distinguished by 8% of skylights in the dock area. The location of CTPark Emilianów right next to the S8 expressway, just 23 km from Warsaw, is a key aspect influencing the growing interest of potential customers looking for logistics solutions in this specific location.

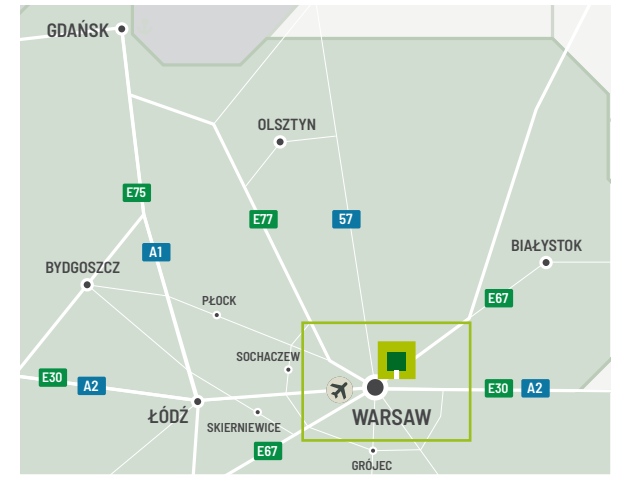
- ▶ Possibility to arrange up to three floors of offices
- ▶ Trackord adapted to unload swap bodies
- ▶ Cross dock project with potential for further tenant expansion
- ▶ The project is carried out with respect to the aspects of ESG

MAJOR CITIES

Wyszaków	27 km	0.17 min
Legionowo	30 km	0.30 min
Warsaw	37 km	0.30 min
Olsztyn	196 km	2.0 hrs
Łódź	150 km	2.0 hrs
Białystok	200 km	2.0 hrs
Bydgoszcz	265 km	3.0 hrs
Gdańsk	321 km	3.5 hrs
Poznań	325 km	3.5 hrs
Berlin	600 km	6.0 hrs
Prague	700 km	7.0 hrs



- S8 ADJACENT
- WARSAW MODLIN AIRPORT 55KM - 1H  
WARSAW CHOPIN AIRPORT 50KM - 40MIN
- WARSAW 23 KM - 17 MIN
- WARSAW 23KM - 17 MIN



## LOCAL ACCESS

### The main connection to the NE part of Poland

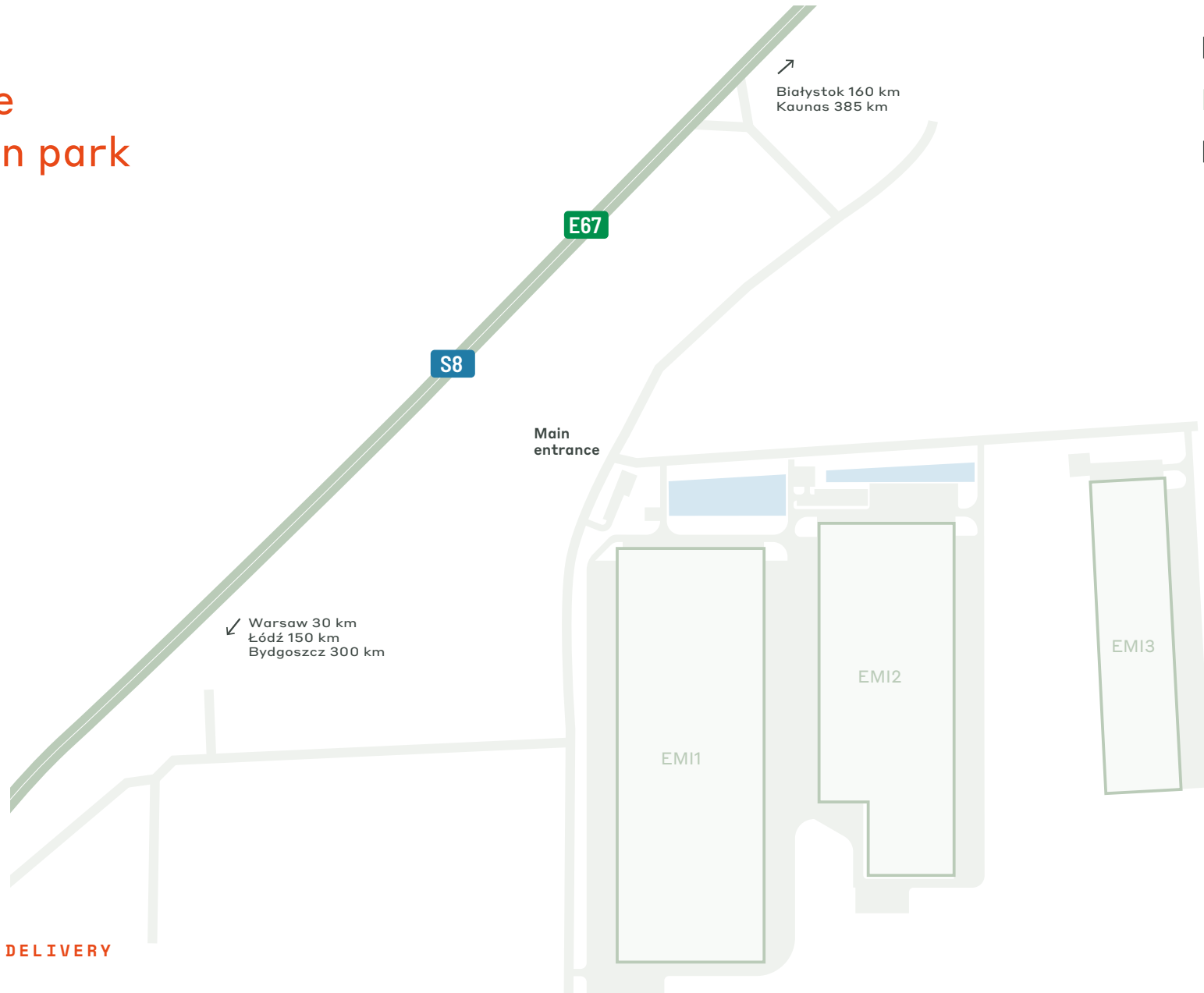
CTPark Emilianów is strategically located directly on the S8 expressway (Warsaw-Białystok) - the main way to the NE part of Poland, well communicated with fast growing Warsaw market. Well visible from the main road, with a huge potential for clients wanted to expand and grow their business (planned 3 innovative production A-class warehouses).




## PARK FEATURES

- ▶ Possibility to arrange up to three floors of offices
- ▶ Trackord adapted to unload swap bodies
- ▶ Cross dock project with potential for further tenant expansion
- ▶ The project is carried out with respect to the aspects of ESG



# Innovative production park



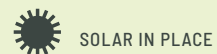
-  Built available
-  Planned
-  Built occupied

## AVAILABILITY & DELIVERY

EMI1	59,392 sqm	planned
EMI2	43,041 sqm	planned
EMI3	25,000 sqm	planned

KEY PARK DATA

# CTPark Emilianów



SOLAR IN PLACE



WATER RECYCLING



LANDSCAPED AREAS



ELECTRIC CHARGERS



SPORTS FIELD BIKE PATHS



GAS STATION 1 KM

AVAILABLE NOW

**0 sqm**

DEVELOPMENT OPPORTUNITY

**127,433 sqm**

BUILT-UP AREA

**0 sqm**

TOTAL AREA

**25.37 ha**

PARK & NEARBY INVESTORS

DHL

Mercedes

TAGO

InterEuropol

DaimlerTruck

Inpost

Żabka

LIDL distribution center

Poczta Polska (sorter)





WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

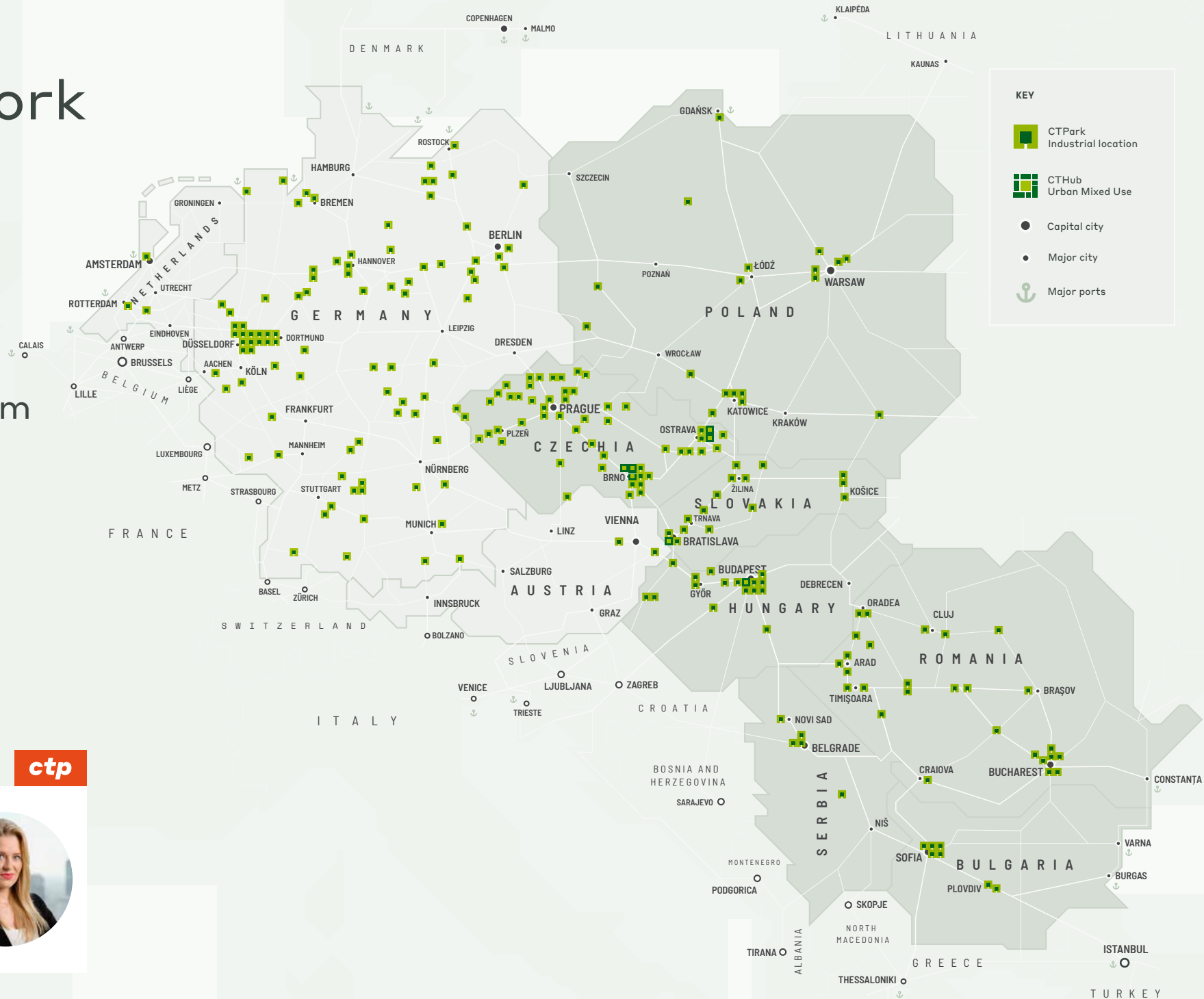
11 million sqm  
GLA

SPACE FOR YOU TO GROW

20.7 million sqm  
landbank

LONG TERM PARTNER

>1,000 clients



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CONTACT ME