

# Strategic choice for logistics companies

CTPark Łódź is suited for logistics operations and light production facility. In addition to the excellent location, the project is characterized by, among others, as much as 12.5% additional skylights in the docking area. Thanks to good access to workforce and excellent infrastructure, the park is a strategic choice for logistics companies seeking development opportunities within CEE. For production CTPark Łódź offers high amount of electrical power avability.

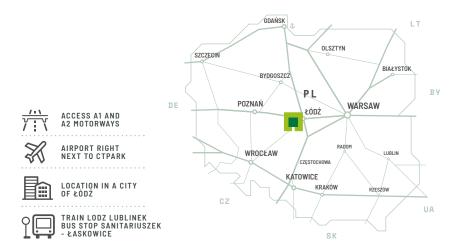
### Key benefits:

- ► Located in the city Łódź having circa 300 000 inhabitants.
- ► Strategically located directly next to the crossroad A1 and A2 motorways.
- City transport with bus stop and train stop right next to CTPark.
- Next to Łódź Airport and CARGO zone with Customs Agency.

### university / secondary E67 **POZNAŃ** 525,000 WARSAW E30 91 1,798,000 BERLIN KUTNO 44,70 SOCHACZEW 3 E30 12 E67 **GRÓJEC** 16,700 ŁÓDŹ **3** 696,700 KALISZ 96.000 E77 OSTRÓW Wieľkopolski E261 48 PIOTRKÓW TRYBUNALSKI 72,000 RADOM 213,700 74 3 WROCŁAW RADOMSKO 45,800 638,600 KTELCE 195,900 ezestochowa 215,000 KATOWICE

### MAJOR CITIES

Warsaw	140 km	1h 50min
Poznań	214 km	2h 20min
Katowice	200 km	2h 15min
Berlin	500 km	5h 10min





Highway access to A2 motorway Poland East West and A1 North South

### PARK FEATURES

- ▶ High amount of electrical power avability and gas for production
- ▶ Location in a city
- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ High amount of utilities for production
- ▶ Class A facility implemented with respect to the ESG aspects



CTPARK ŁÓDŹ AIRPORT

Perfect localization with direct access to A2 and A1 highway



# LOD2 II LOD2 I LOD3

Main entrance

### AVAILABLITY & DELIVERY

LOD1	31,652 sqm	planned
LOD2 I	29,953 sqm	planned
LOD2 II	33,033 sqm	planned
LOD3	7,143 sqm	planned



Built available

Built occupied

Planned

## CTPark Łódź Airport







LANDSCAPED AREAS



BIKE SHELTER

AVAILABLE NOW

0 sqm

DEVELOPMENT OPPORTUNITY

101,781 sqm

BUILT-UP AREA

0 sqm

TOTAL AREA

21.5 ha







LITHUANIA

KEY

CTPark Industrial location

Capital city

Major city

Major ports

BRAŞOV

BULGARIA

PLOVDIV :

PLOIEȘTI/

CONSTANTA

VARNA

ISTANBUL

TURKEY

Urban Mixed Use

WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

12.0 million sqm GLA

DAGE FOR YOU TO OROW

23.1 million sqm

LONG TERM PARTNER

>1,000+ clients

HAMBURG SZCZECIN BREMEN BYDGOSZCZ BERLIN POZNAŃ AMSTERDAM & ROTTERDAM ... POLAND A N FRANKFURT LUXEMBOURG NÜRNBERG STRASBOURG METZ милисн 🔳 FRANCE • SALZBURG DEBRECEN : SWITZERLAND **BOLZANO** LJUBLJANA

I T A L Y

CROATIA

BOSNIA AND

HERZEGOVINA SARAJEVO

MONTENEGRO

TIRANA .

PODGORICA

NOVI SAD

BELGRADE

SKOPJE

NORTH

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