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Warsaw

CTP secures another tenant from the tyre industry at CTPark Warsaw South

CTP, Europe's largest listed developer, owner, and manager of industrial and logistics properties by gross lettable area (GLA), has leased nearly 2,700 sqm of warehouse space at CTPark Warsaw South to IPOS Maciej Szczepanik, the largest storer and distributor of automotive wheels and tyres in Mazovia. Through this lease, the automotive brand has consolidated its existing space in one location - from now on, its headquarters will be located in Mszczonów, near Warsaw.

At CTPark Warsaw South, the automotive wheel and tyre supplier, with 13 years of experience in the automotive industry, will occupy more than 2,600 sqm of warehouse space and nearly 80 sqm of office space. It will launch its operations in the MSZ2 building, which has a usable height of 10 metres and therefore meets the regulations for tyre storage.

'The usable height of the building is particularly important due to the characteristics of the stored product and safety standards. Our warehouse was designed according to the American standard defining fire protection conditions for tyre storage, i.e. the characteristics of the sprinkler system, as well as the height of the building - exactly 10 metres net. In other high-bay facilities, those above 12.19 metres gross, costly adjustments would have been required, including lowering the ceiling. Tyres are a product whose storage is subject to numerous restrictions, and the specific way in which they are arranged in the warehouse - in this case on their side, on the tread, in herringbone and in open mobile racks - determines the maximum storage height,' explains **Patrycja Makowska, Business Developer at CTP Poland.**

IPOS Maciej Szczepanik will be storing tyres and wheels at CTPark Warsaw South, 50 km from Warsaw. At the same time, it will carry out national distribution from here, working with, among others, authorised automotive dealers and car dealerships from Warsaw and the surrounding area. The decision to centralise space in Mszczonów is of strategic business importance.

'IPOS Maciej Szczepanik company has been operating in the automotive industry since 2011. During this period, we have started providing tyre and wheel storage services ('tyre hotel' service) to a number of dealers in the Warsaw area, primarily premium brands. This has involved, and continues to involve, ensuring the highest standard of safety for stored

tyres and wheels. Such exceptionally 'exacting' standards are met by CTP's investments. The level of sophistication of the warehouse and its location will allow us to develop our cooperation with dealer outlets not only in Warsaw, but also to start planning cooperation with automotive operators throughout Poland,' explains Maciej Szczepanik, owner of IPOS Maciej Szczepanik.

The location of the business park, within a special economic and logistics cluster, is crucial for the further development of IPOS Maciej Szczepanik. CTPark Warsaw South is located between Warsaw and Łódź, on the S8 expressway connecting the capital city with the Silesian Voivodeship. The complex is already 90 per cent built. In February this year, the developer announced the completion of nearly 67,000 sqm. Plans are already underway for the last of the four buildings, which will deliver 17,400 sqm to the market. However, with a view to expanding the development in the future, CTP has also purchased land adjacent to CTPark Warsaw South.

ABOUT CTP

CTP is the largest listed owner, developer and manager of logistics and industrial real estate in terms of gross leasable area, with 12.0 million sq m. GLA in 10 countries (as at 31 March 2024). The company certifies all new buildings to BREEAM at a level of 'very good' or above and has achieved a negligible-risk ESG rating from Sustainalytics, reaffirming its commitment to sustainability. More information can be found at: www.ctp.eu.

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