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Warsaw

Development of CTPark Zabrze. Construction of the ZABR02 hall begins

CTP Polska has started construction of a new facility that is part of the CTPark Zabrze complex. The ZABR02 hall will provide the local market with approximately 11,200 sqm of modern manufacturing space. Construction is scheduled to be completed by the end of November 2024.

The ZABR02 building will be built speculatively for manufacturing use with lease modules of a minimum size starting from 1,500 sqm. It will feature a number of innovative solutions, including natural daylight from both the roof and the façade - a clear differentiator from other buildings of this type. Thanks to the combination of the building's shape and its other parameters, it will be a unique facility on the scale of the entire market. CTP will deliver a hall with a gross storage height of 10.5 metres and an area of 11,271 sq.m. GLA. Like all the projects in the investor's portfolio, it will be built with respect for the principles of sustainable development. In the context of environmentally friendly solutions, we can point to those dedicated to water recycling, as well as photovoltaic installations, allowing customers to use green energy for ongoing operations.

'We can already speak with satisfaction about the expansion of CTPark Zabrze with another modern building for lease. This decision follows the great commercialisation success of the existing halls there. Zabrze has proved to be an excellent location for investors, which reinforces our conviction that the steps we have taken are right and that we will continue to grow in the region. The new building has been designed to meet the highest production standards, providing customer solutions to meet current, but also future market needs,' says Grzegorz Sikora, Business Developer at CTP Polska.

CTPark Zabrze is located on a 21-hectare plot of land. There are currently three halls with a total area of 67,000 sqm, including a facility of around 40,000 sqm, which is currently being adapted to the requirements of a tenant - the PsiBufet company. BBB Industries is already operating in the complex (approximately 3,000 sq m in building ZABR01), and the Zabrze Cable Factory of the Electro Cable Group, which has leased almost 12,000 sq m in building ZABR05, will also start its operations in the autumn.

'I am very pleased that CTP Polska is steadily growing in Zabrze and will soon provide tenants with another facility for production purposes. There are currently around 600 companies operating in the Katowice Special Economic Zone alone, a significant proportion of which are related to the automotive and metal and machinery industries. I am therefore convinced that the new hall which is part of the CTPark Zabrze complex will contribute to an even more dynamic development of our region,' says Rafał Kobos, Head of the Investor Affairs Office, Zabrze City Hall.

CTPark Zabrze is located within the Katowice Special Economic Zone, offering, among others, a 10-year property tax exemption and numerous investment support programmes. It is also located in the immediate vicinity of Europe's largest automotive cluster. Access to the facility is facilitated by the A1 and A4 motorways running nearby, streamlining logistics processes within the country, as well as providing efficient access to Germany, the Czech Republic or Slovakia.

'The Silesian metropolis, i.e. a region with strong industrial traditions, is a strategic location for companies carrying out various production activities. In addition to the key transport arteries running nearby, streamlining logistics processes, it provides access to a developed labour pool of various levels. This makes it significantly easier for the tenants of production and warehouse complexes located there to assemble their staff and thus enable them to quickly start ongoing operations. In addition to the ZABR02 hall, which is currently under construction, we are planning to build another 13,500 sq m facility in CTPark Zabrze in the future,' adds Grzegorz Sikora.

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. For more information, please visit: www.ctp.eu.

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