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Warsaw

CTP expands into Lower Silesia. Construction of CTPark Legnica underway

Developer CTP has launched the development of its first industrial and logistics complex in the Lower Silesian Voivodeship. In Legnica, on a plot of approximately 30.6 hectares, the company will deliver another facility within its CTParks portfolio in Poland. Construction works on the first hall in Legnica began in April this year.

At Śmigłowcowa Street in Legnica, CTP will develop five production and warehouse buildings with a total leasable area of 152,280 sq m. The initial phase will include Small Business Units (SBUs) – CTFlex and CTBox – designed primarily for growing companies and mid-scale operations. The project will be located in an area of strategic importance for cross-border activities.

“Currently, our Polish land bank comprises approximately 2.6 million sq m, which provides us with significant opportunities for further development. One of our key expansion directions is border-adjacent locations. We are already present, among others, in the Lubusz and Subcarpathian regions, and we are now entering Lower Silesia. Legnica’s location enables deliveries to Berlin or Dresden within just a few hours, making it an attractive hub, including for companies relocating operations from Germany to Poland,” explains **Piotr Merta, Business Developer at CTP Poland.**

The expansion into a new region is part of CTP Group’s long-term strategy to strengthen its position in Europe and increase its property portfolio to 20 million sq m by 2030. Like all CTParks developments, the Legnica project will remain owned and managed by the developer.

As part of CTPark Legnica, the developer has already signed a lease agreement with one of the global leaders in the logistics market, which has leased warehouse, logistics and office space with a total area of approximately 2,700 sq m.

The first of the five buildings was delivered in October 2025. The second phase of the project will be completed in March 2026 and will accommodate another tenant – the second one to choose CTP as its business partner.

CTP

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The CTPark Legnica project has been designed in line with the latest trends and standards in both construction and modern manufacturing. The primary heating source will be energy-efficient heat pumps. The interiors will be optimally daylighted, with natural light reaching 12.5% of the usable floor area. Translucent panels are planned for the dock zone façade. The developer will also ensure enhanced roof and façade insulation to support industrial operations. Green walls are planned for the exterior, improving thermal comfort, reducing noise and positively impacting the surrounding environment. The project will be certified under the BREEAM system at the Excellent level.

About CTP

CTP is the largest listed owner, developer and manager of logistics and industrial real estate by gross lettable area, with a portfolio of 13.8 million sq m of GLA across 10 countries (as of 30 September 2025). The company certifies all new buildings under the BREEAM system at the “Very Good” level or higher and has achieved a “negligible-risk” ESG rating from Sustainalytics, confirming its commitment to sustainable development. More information is available at: www.ctp.eu

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