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Warszaw

Raben Group once again selects a CTP development

The Raben Group has leased more than 4,500 sq m at CTPark Opole. This marks another lease transaction on the Polish market involving one of the world's largest logistics companies and developer CTP. In total, the Group now occupies nearly 119,500 sq m across two developments within the CTParks network – in Opole and in Wiskitki near Warsaw.

CTPark Opole is one of more than 250 CTP locations across Europe. The Raben Group will occupy an office module of nearly 700 sq m, along with over 3,800 sq m of warehouse space, where it will carry out domestic and international operations in groupage, partial-load and full truckload (FTL) transport.

"The coming year will be a special one for our branch – we will be celebrating 15 years of operations in Opole. Our new headquarters, which we moved into on 1 December 2025, is a symbolic culmination of this anniversary and a confirmation that Raben Logistics Poland sees its future in the Opole region. The investment in the Opole branch reflects the growth of both our company and the local business environment. Our priority is to continuously improve service quality and further increase operational flexibility in response to our clients' growing needs. We aim to be a stable and trusted partner for companies in the Opole Voivodeship. The new facility is not only a modern and comfortable workplace and a strengthening of cooperation with partners, but also infrastructure that gives us greater operational capabilities for the years ahead," comments **Bożena Górecka, Branch Manager at Raben Logistics Poland.**

The Raben Group moved into the new building at CTPark Opole – the first business park in CTP's Polish portfolio – at the beginning of December. The lease agreement was signed for a period of 10 years, underlining the long-term nature of the cooperation.

"Our partnership with the Raben Group has been ongoing for nearly 15 years. During this time, the company has leased more than 264,000 sq m within CTParks in various Central and Eastern European countries. This long-standing cooperation means that we understand the client's needs very well and can support them in increasing the efficiency of their logistics operations. Building long-term relationships is the foundation of our business model. Approximately two-thirds of the lease agreements signed within the CTP

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press release

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*Group in the first half of 2025 were concluded with existing tenants,” explains **Piotr Flugel**, Managing Director at CTP Poland.*

In 2018, the Raben Group leased space at CTPark Opole for the first time – in the OPOL 1 building, which for several years served as its main operational headquarters within the complex. Five years later, the company signed a record lease for 115,000 sq m at CTPark Warsaw West, where it conducts warehousing and forwarding operations as well as value-added services, including co-packing and contract logistics. This year, the company’s operations within CTPark Opole were relocated to the OPOL 5 hall, with the Raben Group occupying more than 47% of the building’s total area.

*As **Piotr Flugel** emphasizes, “we grow together with our clients by expanding existing business parks and offering tenants space for further development within infrastructure they already know well. Thanks to this approach, CTP remains a stable and predictable partner with a strong position across the entire Central and Eastern European region.”*

The commercial success of CTPark Opole has translated into the developer’s decision to systematically expand the park with additional properties. **Piotr Merta, Business Developer at CTP Poland**, notes that *“the OPOL 5 building is part of a multi-stage complex located on a 13.91-hectare site in the immediate vicinity of the northern bypass, which connects to the A4 motorway. A 2,500 sq m module remains available in the building, and we will soon commence construction of the OPOL 6 hall with an area of over 3,000 sq m. The new facility will be tailored to the needs of local companies as well as tenants seeking smaller units.”*

The OPOL 5 cross-dock building has been adapted to meet the requirements of the new tenant. As part of the fit-out, office spaces were created, while the warehouse section features, among others, a customized column grid. The entire facility was prepared in line with the tenant’s dedicated technical specifications. The scope of works also included external infrastructure, with the surrounding area developed and the number of parking spaces for trucks and passenger vehicles increased to more than 100.

Tailor-made solutions align with the Raben Group’s strategy of consistently choosing build-to-suit (BTS) facilities. This approach places high demands on development partners, while also enabling the creation of innovative and sustainable projects. One example is the space at CTPark Warsaw West, where the second-largest Mitsubishi Electric heat pump installation in the world has been implemented. A total of 87 units, with a combined capacity of 12.4 MW, are used daily to heat and cool two warehouse halls operated by the logistics provider.

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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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