

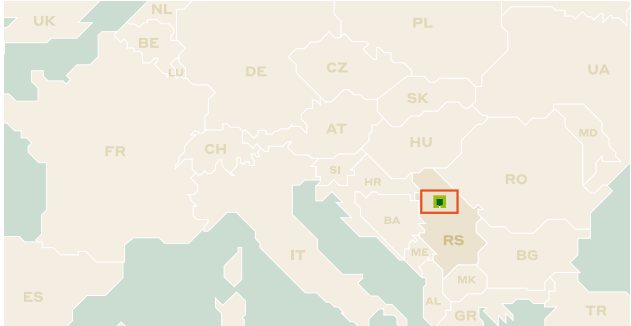


CTPark Belgrade City

Park Address:
Autoput za Zagreb 11a Novi beograd
11070 Belgrade
Serbia
44°49'37"N 20°22'21"E

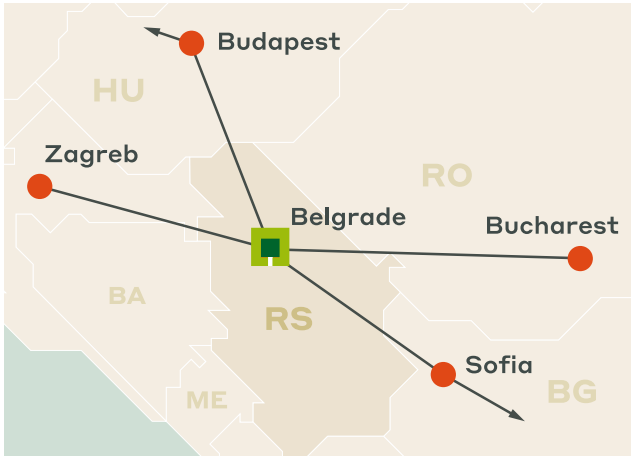


Commercial Contact:
Petar Kognat
Head of Business Development, Serbia
petar.kognat@ctp.eu
+381 66 888 9762



DISTANCES	
Belgrade center	5 km
International Airport	5 km
Budapest	360 km
Zagreb	369 km

CTPark Belgrade City will be the largest logistics hub in Serbia and with units starting from 2,500 m2 with showroom , office , warehouse. The location is ideal for small and medium-sized enterprises in the FMCG, Pharmaceutical, E-commerce and for last-mile logistics due to its inner city location, excellent connections to the highway and all main city traffic arteries. The park is located in the the largest municipality in the capital (New Belgrade) and less than 10km to the city center and only 10 km from the Belgrade Airport.



Park Benefits

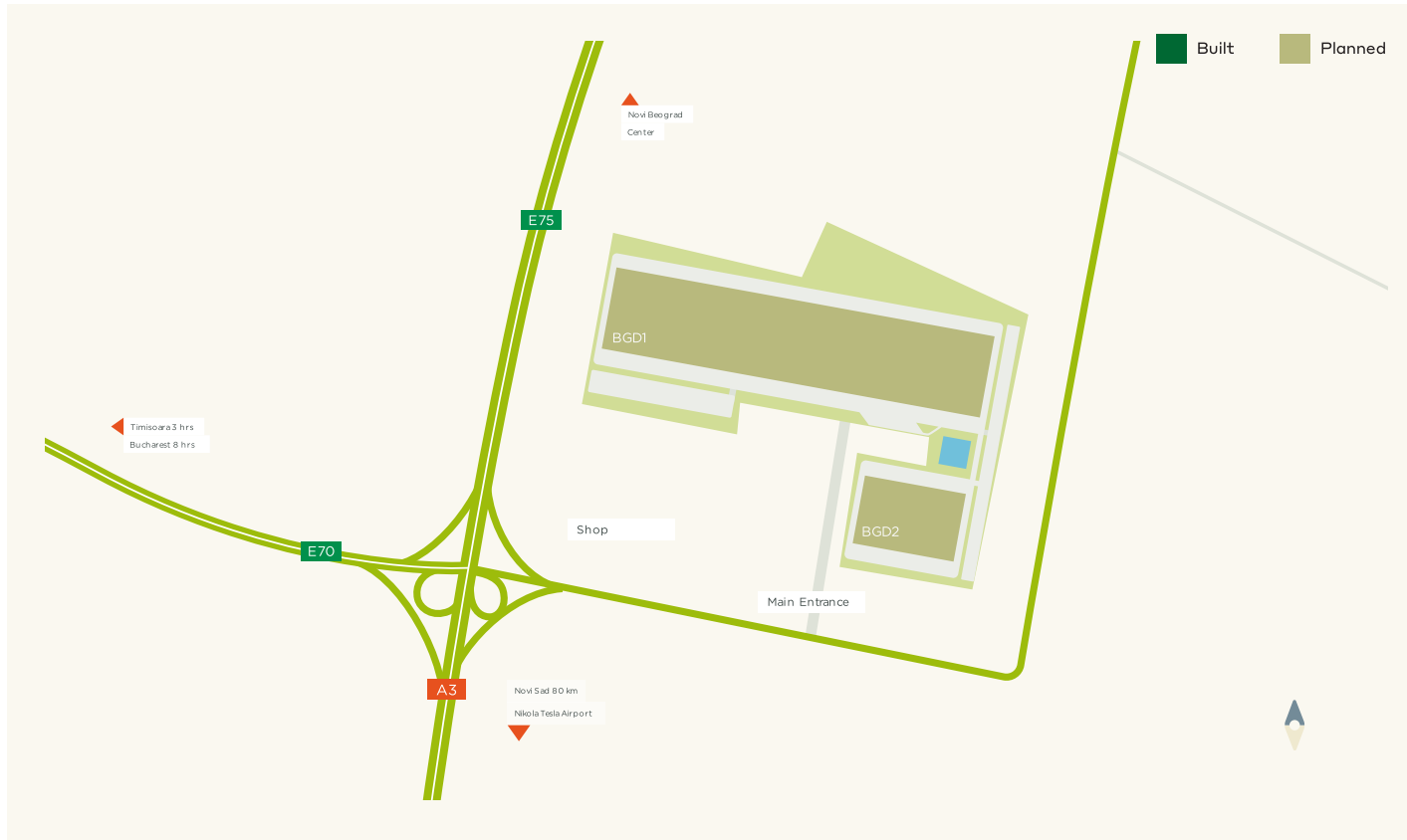
- ▶ Immediate proximity to the main Belgrade market with approximately 1.7 million inhabitants
- ▶ Units from 2,500 to over 30,000 m2
- ▶ Excellent connections to downtown, with railway station, customs house and commuter bus stops nearby

CTP Benefits

- ▶ Facility managers on-site
- ▶ Leading built-to-suit developer
- ▶ Flexible, long-term lease options
- ▶ Market leading building & sustainability standards

Regional benefits

- ▶ Highly skilled labor pool with above average unemployment
- ▶ 11 universities (4 public and 7 private) with over 150,000 students
- ▶ High level of economic growth averaging almost 7% over the last three years



-  0.5 km
-  5 km
-  1 km
-  2 km
-  0.5 km
-  0.1 km
-  0.5 km
-  0.5 km

AVAILABILITY	
AVAILABLE NOW	0 m ²
DEVELOPMENT OPPORTUNITY	121,010 m ²
BUILT-UP AREA	0 m ²
TOTAL AREA	27.50 ha

MAJOR INVESTORS IN THE PARK	
Mercator	Serbian supermarket chain
Wagen International	Leading automotive spare parts distributor
Mercata VT	Largest distributor of tobacco and one of the leading FMCG distributors in Serbia
Lesnina	Member of XXXL Group, second largest furniture trading group worldwide



Turn-key, built-to-suit solutions to fit clients' exact requirements



Illustrative images

Flexible options for dock levellers and loading ramps



Landscaped green areas with year-round park management services



Energy efficient buildings built to BREEAM standards and high EPC ratings



End-to-end development services including permitting, design, construction, project management, and facility management after move-in



High quality standards including flexible 12x24 m grid, partition walls, sprinkler & fire safety systems, LED & natural lighting

Exterior Technical Specifications

Intelligent engineering extends beyond the building walls. Smart landscaping, water retention technology, and solar-energy solutions ensure low environmental impact and a workplace where employees can thrive.



Roof

→ Tenants benefit from secure, low-maintenance insulation that is 100% waterproof and UV-resistant. All new roofs are built 'solar-ready' with a minimum of 10% skylight coverage. Ventilation flaps provide ample natural light and a source of sustainable energy.

Landscaping

→ CTParks are landscaped with trees, shrubs, grass, and flowers, so employees enjoy a refreshing and productive work environment.

Public transport & Access

→ Because each CTPark is an integral part of the local community, we work with authorities to provide dedicated bus stops and other public transit links, and we sometimes offer CTPark shuttle services where needed.

Fence, Gates & Pavement

→ Fences encircle the yard at a height of two metres. A gatehouse can be found at the entrance to the yard or site according to local conditions. Roads are primarily paved with asphalt and parking lots with industrial concrete.

Signage & Branding

→ All CTParks are well-signed to ensure visitors and suppliers can easily locate our tenants. Ample space is provided for tenant logos for high visibility and brand recognition.

Facade

→ Facade sandwich panels (Trimo, Kingspan, or similar) have a mineral wool core, providing 120 minutes of fire resistance.

Hydraulic Dock Levellers

→ Large industrial sectional doors are equipped with motorized/hydraulic control and dynamic load capacity of 6,000 kilograms, with insulation between leveller and frame. Dock levellers reach a height of 1.15 metres above the loading yard at the initial position.

Outside Areas

→ Yards, parking lots, and pavements are illuminated by parapet lights located at 18-metre intervals. Illumination intensity is set according to functional use and applicable standards.

Interior Technical Specifications

CTParks and buildings provide optimal working environments with unparalleled sustainability thanks to above-standard technologies in all aspects of building construction.

Sustainability

- All buildings are designed for minimal environmental impact and efficient utilisation of energy, water, and other resources. Materials and installations are carefully selected to minimise maintenance costs.
- All buildings are built to achieve a minimum certification of BREEAM Very Good CTP. ISO 14001 certified for Construction and Property Management. All new buildings are constructed according to ISO guidelines. New buildings are added to the ISO certification list during annual audits.



Sprinklers & Fire Safety

→ Each warehouse and production hall is equipped with an ESFR ceiling sprinkler system. Fire protection design, including portable fire extinguishers and other equipment, is adapted and implemented according to applicable standards.

Lighting

→ Energy-efficient lighting provides just the right lux in just the right location. Recessed LEDs in the production and warehouse areas adjust automatically according to daylight intensity. Lighting intensity also varies throughout the warehouse space: corridors between the racks are lit to 150 lux, storage areas 200 lux, and loading dock areas 300 lux. The production hall is lit to 300 lux.

Halls

→ Halls are constructed of precast reinforced concrete frames with a modular column grid and a standard clearance height of 12 metres, allowing for maximum mobility. Adequate preparations are made for cranes and crane-ways as needed. A mezzanine above the docks boasts a load-bearing capacity of 500 kilograms per square metre.

Floors

→ Steel-fibre reinforced concrete floor slabs resist dust and stains. A standard load-bearing capacity of five tons per square metre is ideal for all warehouse racking systems and light industrial machinery.

HVAC Systems

→ All air-handling units are equipped with heat recovery with over 67% efficiency. Production halls are kept at 17°C and warehouses at 12°. Roof units ensure hall ventilation, destratification fans circulate hot air, and over- and underpressure technologies ventilate locker rooms and bathrooms. Warm-water and decentralised gas heating units keep hallways warm.

Offices

→ Designed for optimal functionality, office units have a maximum depth of eight metres, with raised floors and drop ceilings and clearance height of 2.75 metres. Wiring ducts run along each room below window sills for easy access to electrical and network outlets. Heating and air conditioning units are hidden above suspended ceilings, and ventilation units can be found in rooms without windows. Each kitchenette is outfitted with a linoleum floor, sink, microwave oven, fridge, and dishwasher.