



CTPark Chev



CZ

# Superior motorway location in a cost-effective region

Located at the outskirts of the town of Cheb just 10 minutes from the Czech-German border, this strategically located park is ideal for clients looking to leverage the lower wages and embedded industrial knowledge available locally to serve customers and clients in the Czech Republic, Germany and beyond. Close proximity to the German border Strong industrial tradition Low-wage area, highly skilled workforce Direct motorway connections to Germany, Prague, Plzeň

- ▶ Close proximity to German border
- ▶ Strong industrial tradition
- ▶ Low-wage area, highly skilled workforce
- ▶ Direct highway connections to Germany, Prague, Plzeň

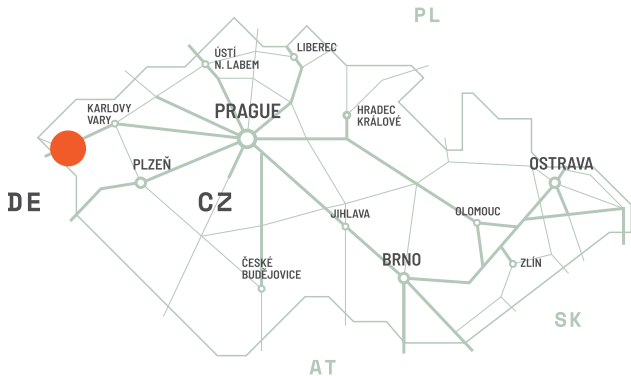
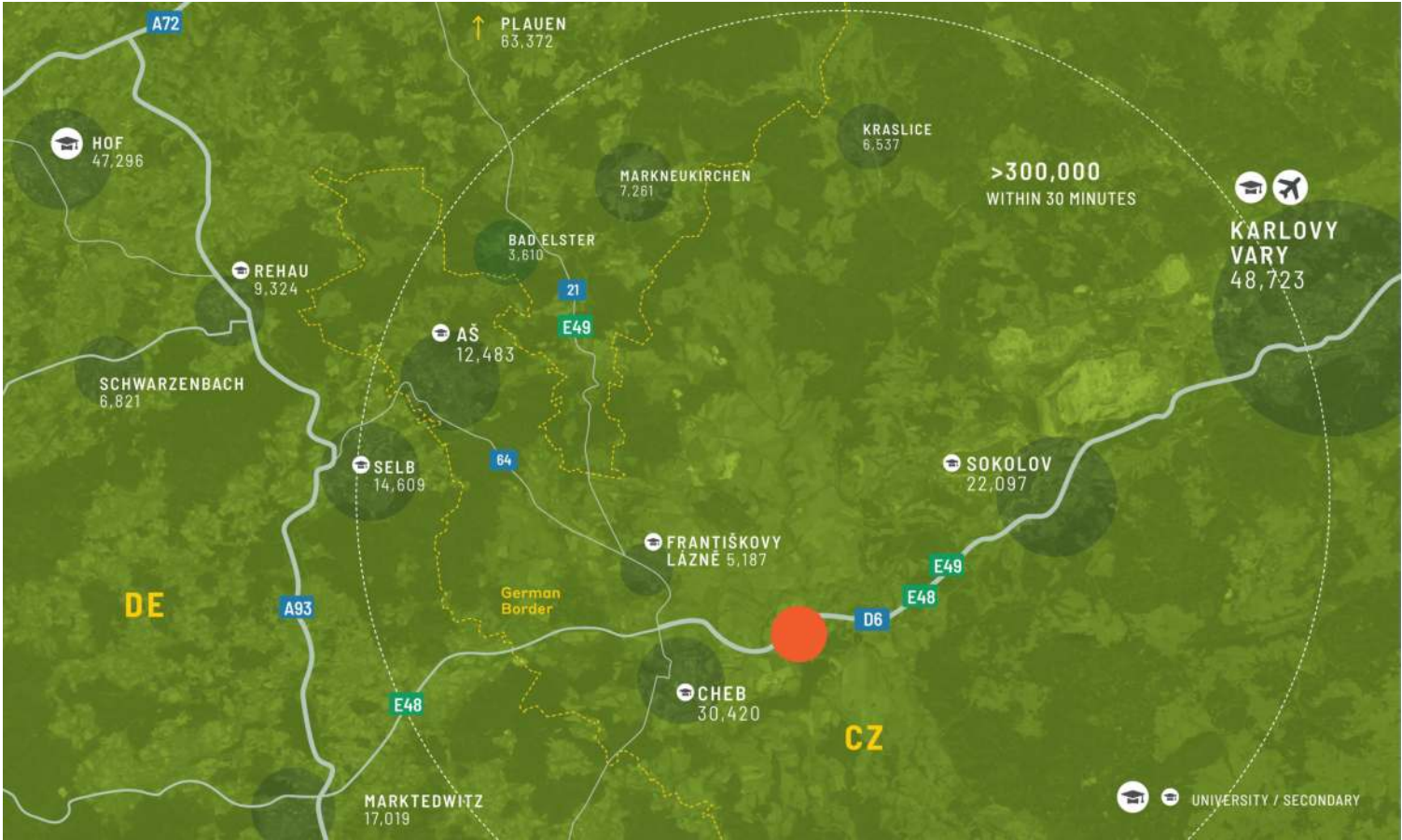
 ADJACENT

 7 KM

 10 MIN GERMAN BORDER

GRANDI CITTÀ

Karlovy Vary	37	25 minuti
Hof	60	45 minuti
Chemnitz	132	1.5 hrs
Norimberga	155 km	1,45 min
Praga	170 km	1.5 hrs
Leipzig	207 km	2,15 min



## Ten minutes from the Czech-German border

Ideal for suppliers to the German market or as link to suppliers across the Czech Republic, CTPark Cheb provides the full range of facilities for manufacturing companies and logistics providers. The park's location near the E49 motorway and the Czech-German border supports complex domestic and cross-border logistics and supply chains, making it a commercial crossroads of Europe. The park also benefits from location near a major European rail link connecting Prague to Nuremberg. The Czech regions of Cheb and Sokolov are connected to the adjacent border areas of Germany (Selb, Hof) by local railway. Park Features Direct highway access Adjacent petrol station and mini market High visibility from the motorway Ample expansion opportunities EV charging stations; large-scale water retention for greywater systems and sprinklers; solar-ready roofs

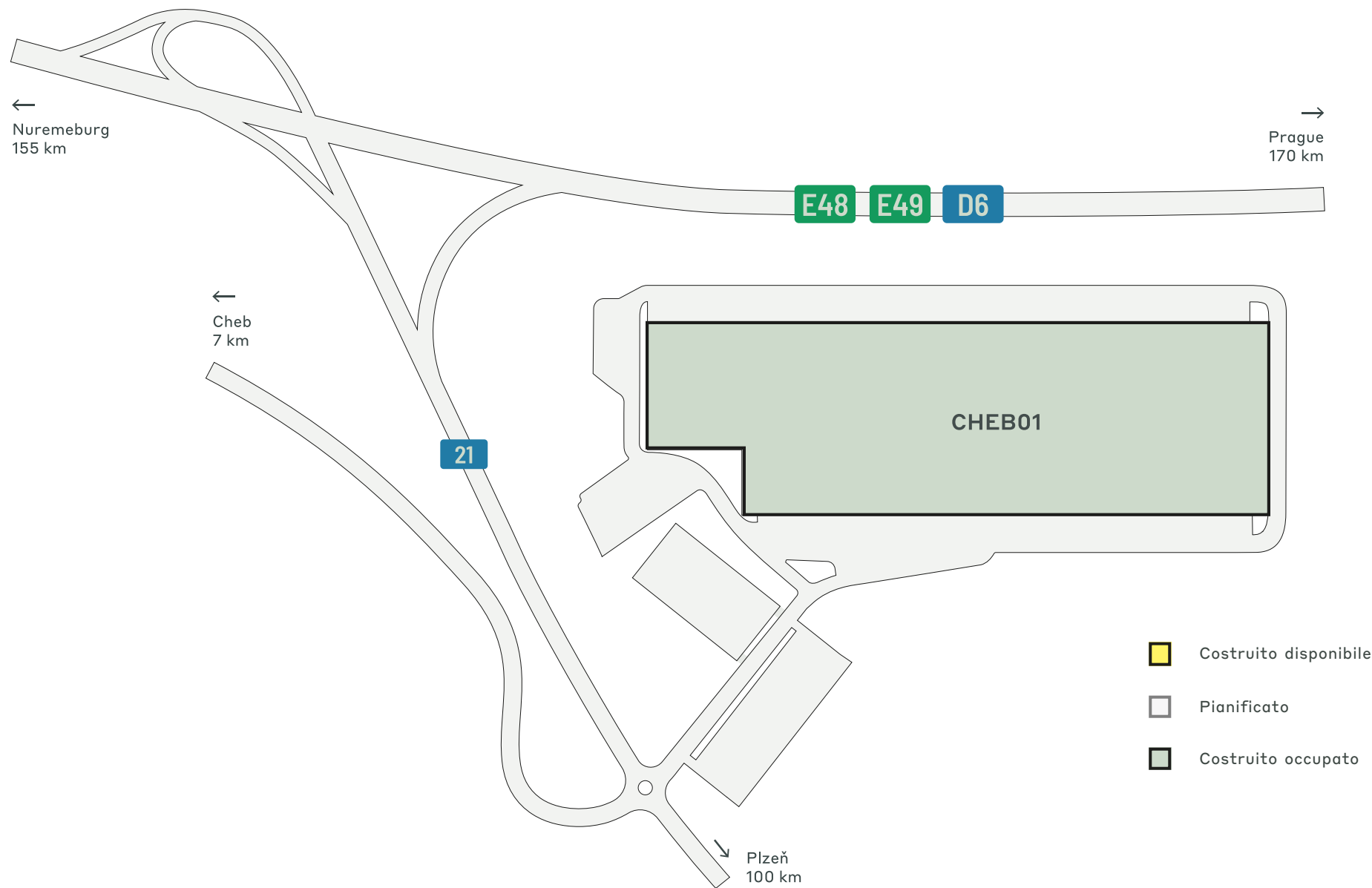
### CARATTERISTICHE DEL PARCO

- ▶ 10 minutes from German border
- ▶ lower wage, highly skilled workforce
- ▶ Direct highway connections to Germany, Prague, Plzeň
- ▶ Sicurezza 24 ore su 24, 7 giorni su 7



Excellent motorway access  
with high visibility

CHE1 20.959 m<sup>2</sup> Costruito



DATI CHIAVE DEL PARCO

# CTPark Cheb

DISPONIBILI ORA

20.959 m<sup>2</sup>

OPPORTUNITÀ DI SVILUPPO

0 m<sup>2</sup>

AREA EDIFICATA

54.146 m<sup>2</sup>

SUPERFICIE TOTALE

5,41 ha

INVESTITORI DEL PARCO E NELLE VICINANZE

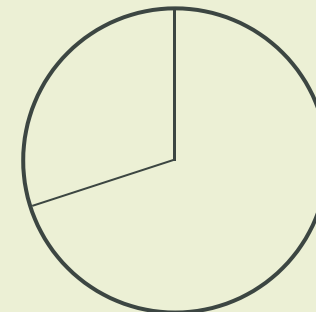
DHL

CUBE

INDUSTRIE NEL PARCO

70% Altro

30% Altro



ctp

# ctPark NETWORK

WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

13.8 mil. sqm  
GLA

SPACE FOR YOU TO GROW

25.7 million sqm  
landbank

SPACE FOR YOU TO GROW

~1,500 clients

ctp

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## KEY

- CTParks  
>100,000 sqm GLA
- CTP locations  
<100,000 sqm GLA
- Mixed-use Parks
- Planned

## MARKETS

- Core markets
- Growth markets
- Western European  
markets

CONTATTAMI