

ctp




DE

CTPark Güstrow




Strong economic  
location Güstrow:  
Tradition meets modern  
development.


The Güstrow region in Mecklenburg-Vorpommern is economically diverse and benefits from a combination of traditional industries and modern infrastructure. Its location near Rostock, Schwerin, and the Baltic Sea makes Güstrow an attractive economic hub, especially for small and medium-sized enterprises and craft businesses. Güstrow and the surrounding area are investing in the expansion of modern infrastructure and the promotion of commercial spaces, further strengthening the potential for economic growth. Overall, the Güstrow region is characterized by a growth-oriented and well-connected economy that successfully combines both traditional and modern industries.




ROSTOCK LAAGE 20  
KM



BAHNHOF GÜSTROW 3,4  
KM

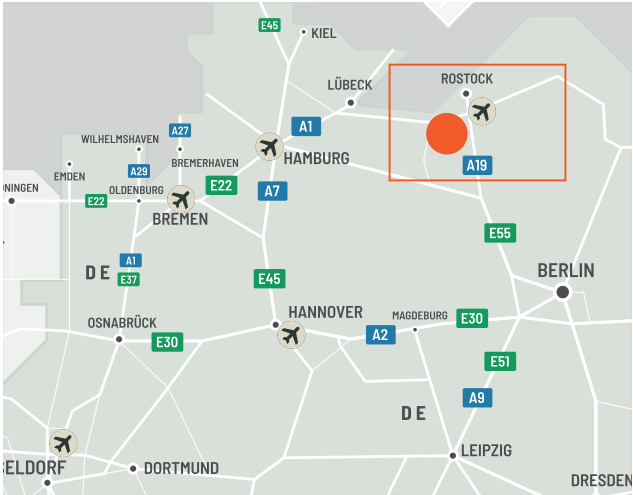
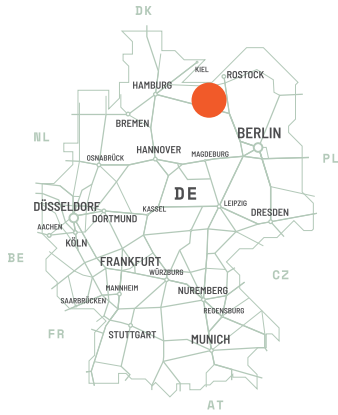
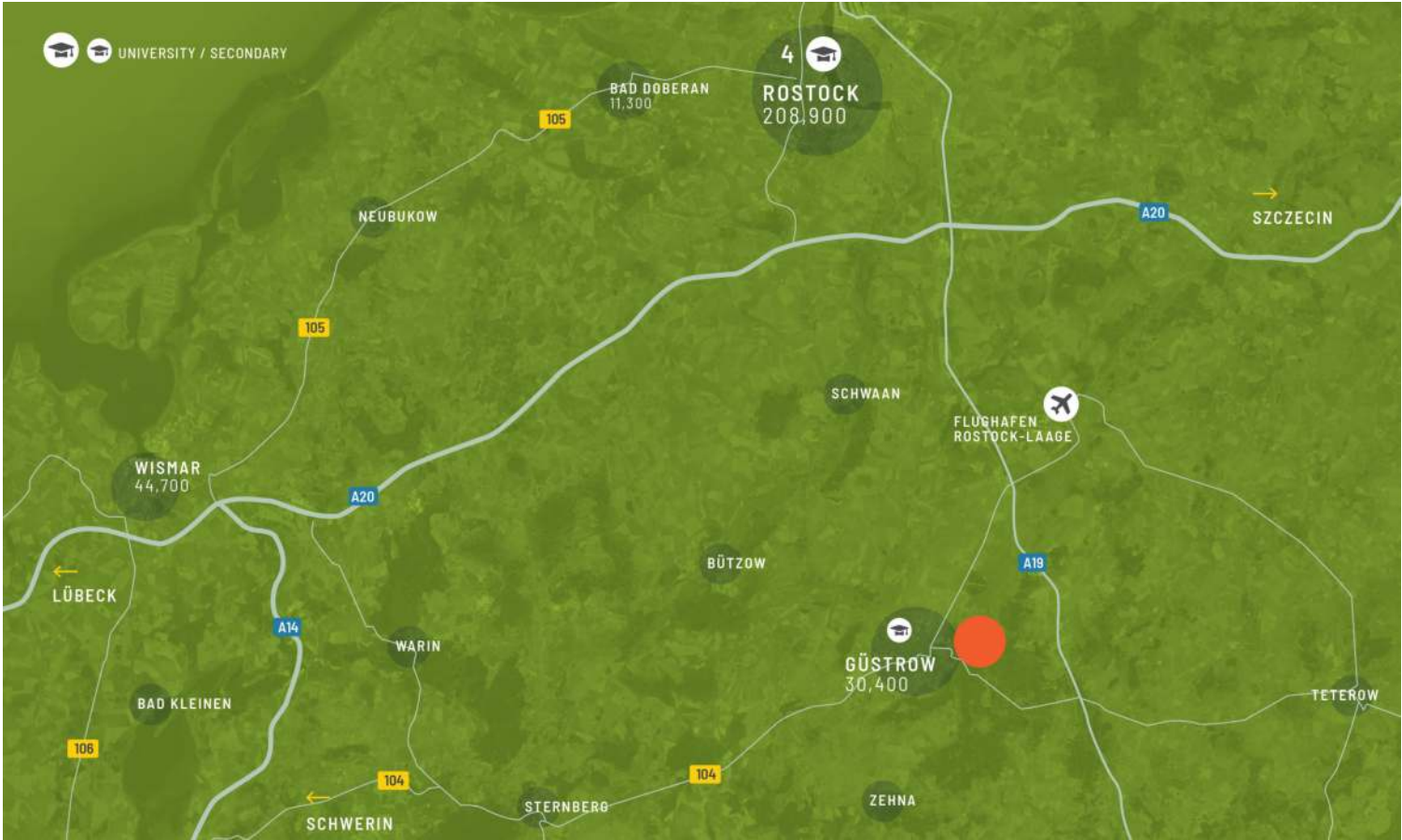


GLASEWITZER  
CHAUSSEE 0,5 KM



A19 7 KM

GRANDI CITTÀ		
Schwerin	62 km	1 hrs
Rostock	45 km	50 mins
Wismar	90 km	1 hrs





## Optimally connected for businesses and commuters

The business park in Güstrow, located in Mecklenburg-Vorpommern, is strategically positioned for companies. Its central location offers excellent connectivity to larger cities such as Rostock, Schwerin, and the Baltic Sea region. The transportation links are outstanding, especially due to its proximity to the A19 (Rostock–Berlin), as well as the B104 and B103 roads that pass through Güstrow. The Güstrow train station further provides access to the regional rail network, making it easier for commuters and employees to reach the area. Additionally, the proximity to the Baltic Sea motorway (A20) allows for quick connections to the coast and onward to Poland and Denmark.

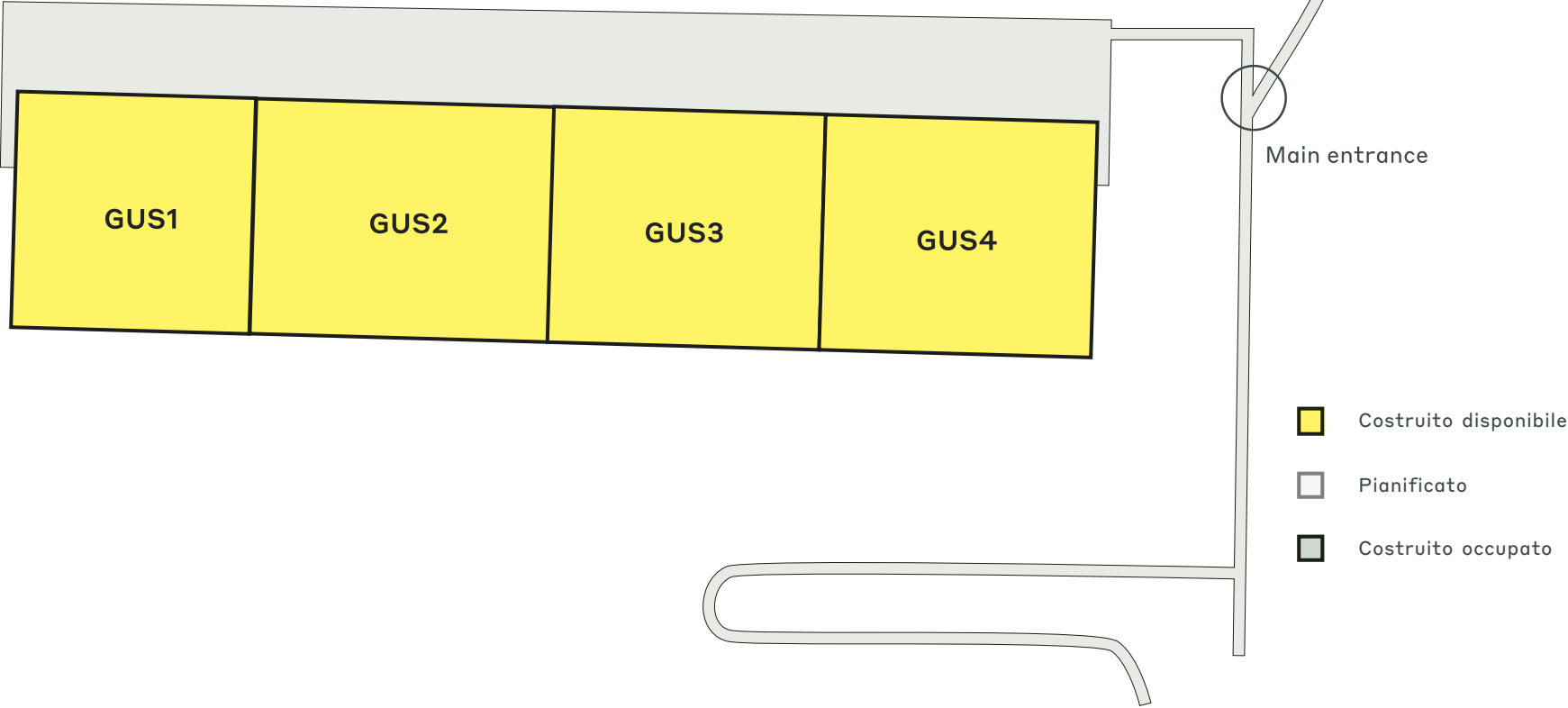
### CARATTERISTICHE DEL PARCO

- ▶ Good connection to A19
- ▶ Good infrastructure
- ▶ Flexible space layout
- ▶ Location directly on the federal road



Flexible commercial property in  
Güstrow for various types of  
businesses

DISPONIBILITÀ E CONSEGNA		
GUS4	2.305 m²	Costruito
GUS3	2.174 m²	Costruito
GUS2	1.456 m²	Costruito
GUS1	898 m²	Costruito
Ufficio	537 m²	Costruito



DATI CHIAVE DEL PARCO

# CTPark Güstrow

DISPONIBILI ORA

7.370 m<sup>2</sup>

OPPORTUNITÀ DI SVILUPPO

0 m<sup>2</sup>

AREA EDIFICATA

7.370 m<sup>2</sup>

SUPERFICIE TOTALE

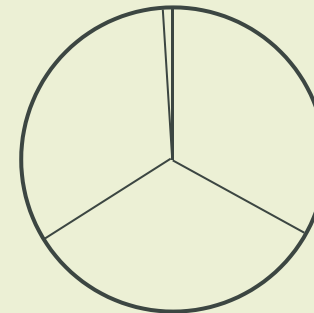
0,74 ha

INDUSTRIE NEL PARCO

33% Servizi

33% 3PL

33% Altro



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# 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

## KEY

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

## MARKETS

- Core markets
- Growth markets
- Western European  
markets

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CONTATTAMI